

Standard Feature Sheet

Grove Park

Exterior Features:

- ❖ Attic with pull down stairs
- ❖ 30 year roof shingles
- ❖ Windows per plan
- ❖ Parged crawl space foundation
- ❖ Fiber Cement siding **
- ❖ Fiberglass front door with glass **
- ❖ Handle set on front door/deadbolt locks on all exterior doors.
- ❖ Deck or Patio per plan **
- ❖ Concrete driveway
- ❖ Two car carriage style garage door with two (2) remotes.
- ❖ Fiber cement ceilings on all porches. **
- ❖ 6x6 treated wood columns on front porch
- ❖ Two all weather(GFI) electric outlets at the front and rear of the house.
- ❖ Two hose bibs per house. front and rear of house.

Appliances:

- ❖ SS slide in Range/Oven **
- ❖ SS Microwave/Hood **
- ❖ SS Dishwasher

Landscaping:

- ❖ Sod front yard to front house corner
- ❖ Sod rear yard with some natural area chosen by Builder

Standard Bath Features:

- ❖ All baths with brushed nickel plumbing fixtures
- ❖ Elongated Toilets
- ❖ Master bath shower includes a trimmed clear glass door with a level 1 tile shower pan.
- ❖ 2nd bath with tub level 1 tile wet wall and floors.
- ❖ Level 2 quartz (Same as Kitchen) countertops in all full baths

Interior Features:

- ❖ #2 Common 2 ¼ " white oak hardwoods in Foyer, Dining, Kitchen, Family room & ½ Bath
- ❖ Level 2 quartz countertop in kitchen with single bowl undermount sink.
- ❖ Level 2 cabinets
- ❖ Level 2 tile backsplash in kitchen
- ❖ Brushed Nickel pulls and knobs on all cabinets
- ❖ 9' Ft. smooth ceilings on the 1st floor. 8 Ft on non vaulted areas of 2nd floor
- ❖ 7.25" Speed base throughout
- ❖ Pictured framed windows
- ❖ Crown on non vaulted areas on 1st floor ** (not including closets and bathrooms)
- ❖ 2 color scheme interior paint colors from standard selections paint chart. (1 flat wall color and white Semi Gloss trim with flat ceiling white) Buyer can choose from Builder selection
- ❖ Level 2 master bath Floor, wet wall and shower pan.
- ❖ Dual Vanities in the master bathroom.
- ❖ Custom designed MDF closet in master bedroom.
- ❖ Brushed nickel hinges and knobs.
- ❖ Brushed nickel towel rods, hand towels holders and TP holders.
- ❖ Standard mirrors**
- ❖ Level 2 carpet with 8lb pad in all bedrooms, stairs and 2nd floor hallway.
- ❖ Fireplace : Gas logs with surround same as countertops
- ❖ Level 1 tile in laundry room

** PER PLAN

Note: Buyer understands that all areas and dimensions shown on any plan are approximate and considered as nominal.

Standard Feature Sheet

Grove Park

**** PER PLAN**

Electrical, Plumbing and HVAC Features:

- ❖ Family Room & all bedrooms pre-wired for ceiling fan/light combination.
- ❖ 14 Seer two zone electric heating system
- ❖ 14 Seer two zone electric AC system
- ❖ Five (5) cable outlet pre-wires
- ❖ Smoke detectors per NC building code
- ❖ Electric washer/dryer connections
- ❖ Laundry room with wire shelving **
- ❖ Gas Tankless hot water heater **
- ❖ Twelve (12) Recessed cans included
- ❖ T.V. Pre-wire in family room (outlet over the fireplace w/ flex tube to right or left of fireplace)
- ❖ Brushed Nickel plumbing fixtures throughout
- ❖ Brushed Nickel light fixtures throughout.
- ❖ 2 pendants over island **

Adjustments and changes of these standard features may occur without notice due to local construction conditions or availability of materials.

Plans are subject to minor changes at the builder's discretion. Any upgraded optional items agreed to by builder and buyer in writing are at an additional cost to the buyer and are non-refundable builder monies. They do not form part of the basic specifications of the house. All options, additions and upgrades are to be paid to Builder at the time a change order is executed by both buyer and Builder.

Customer Service: (warranty booklet will be provide at final walk through)

- ❖ 1 Year (From Closing) Termite Warranty
- ❖ 1 Year nail pop and caulk Warranty
- ❖ 1 Year HVAC, Plumbing, and Electrical Warranty
- ❖ 6 Year Structural Warranty

Lighting Allowances: \$3,500.00 Includes ceiling fans, door chimes, bulbs, interior, exterior fixtures, and tax.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller: _____

Date: _____

Note: Buyer understands that all areas and dimensions shown on any plan are approximate and considered as nominal.