

**Foundation**

- Engineered Post Tension Slab Foundation

**Windows / Doors**

- Vinyl, Double Pane Low E Windows

**Siding**

- Hardiplank Lap Siding and Soffit with Applicable Hardiplank Trim

**Plumbing**

- Tankless Water Heaters

**HVAC**

- 14 SEER Heating and Air Conditioning
- Dual Zoned 1st & 2nd Floors (Zone1) and 3rd Floor (Zone 2)

**Flooring**

- All Bedroom Floors are Carpet
- Tile on 1<sup>st</sup> Floor Entryway
- 3/4" Red Oak Hardwood on full 2<sup>nd</sup> Floor (including Powder Bath), 3<sup>rd</sup> Floor Common Areas and Landing
- Hardwood Stair Treads on Stairway
- Tile Floors in all Bedroom Bathrooms and Utility Room

**Interior Trim**

- Crown Molding in Master Bedroom
- Two-Piece Crown Molding in 2<sup>nd</sup> Floor Living/Dining/Kitchen

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**Buyer**

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**Buyer**

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### **Countertops/Tile**

- Granite Counter Top with 1 ½" Bull Nose & Tile Back Splash in Kitchen
- Granite Counter Top with 1 ½" Bull Nose & Tile surround in Tub/Shower in Secondary Bath
- Tile Top for Tub in the Master Bath

### **Lighting**

- Recess Can Lighting in Living Room, Kitchen, Dining, Master Bedroom, Master Bath, Secondary Bath, Powder room, Front, Back and Side Porch
- Two Four ft. 2 Bulb Fluorescent Lights in Garage
- One Gas Coach Light on Front Exterior
- Fans for Bedrooms
- Mushroom Lights for Closets
- Two Pendant Lights over Island

### **Kitchen**

- Stainless 60/40 Steel Extra Deep Double Sink and Garbage Disposal

### **Bathrooms**

- Steel Tub in Secondary Bath
- Elongated Toilets in all Baths and Powder Room
- 5 ft. Oval Garden Tub in Master Bathroom
- Mirrors in all Baths (style by builder)
- Under-Mount Sinks in 2<sup>nd</sup> and 3<sup>rd</sup>
- Pedestal Sink in Powder Bath
- Double Under-Mount Sinks in Master Bath
- Private Toilet in Master Bath

### **Cabinetry**

- Built in Shelving in Master Bedroom Closet
- Cabinets in Kitchen with Shelving and Island
- Cabinets in Master Bathroom
- Cabinets in Secondary Bath

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**Buyer**

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**Appliances - See Ferguson**

- Stainless Steel Gas Oven/Range
- Stainless Steel Dishwasher
- Stainless Steel Microwave

**Paint**

- Drywall, Screwed and Lightly Textured Wall for Paint

**Landscape**

- Landscaping Package - Grass or Gravel

**Gate/Fencing/Railings**

- Wrought Iron Baluster and Wood Cap for 2<sup>nd</sup> Floor to 3<sup>rd</sup> Floor Stairway (Style by Builder)
- Balcony with Wood Railing on Front of House
- Wrought Iron Automatic Gate and Fence

**Miscellaneous**

- Smoke Detectors
- Drainage System for Gutters where it's allowed
- Gutter System where it's allowed
- Garage Door with Electric Opener
- 9 ft. Ceilings 1st Floor
- 12 ft. Ceilings 2nd Floor
- 9 ft Ceilings 3<sup>rd</sup> Floor
- Prewired for Security System
- Prewired for Surround Sound on 2<sup>nd</sup> Floor
- Gas Fireplace (Style by Builder)

**Insulation:**

- All Insulation Batt

Builder reserves the right to make modifications including changes, additions, or deletions in the features, plans and specifications and to substitute material of similar quality without notice or prior obligation.

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**Buyer**

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**Buyer**

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