

*\*Example - Specifications vary by community*

## **PERMITS & SITEWORK**

- All permit fees & ARC fees needed for construction & community approvals
- Temporary electric and water
- Hook-up to community well for water
- Excavation, sitework, utility, foundation, driveway allowance TBD
- ARC approved Landscape/Sod/Lighting/irrigation allowance (as needed)
- Survey, site plan, topo plan, land disturbance plan (as needed)
- Septic system, which includes all testing, permits and installation

## **FOUNDATION & CONCRETE**

- See above allowance
- Sentricon, (or similar) termite application for home.
- Foundation costs included for basement level (as per plans)

## **FRAMING & INSULATION**

- 2x6 exterior walls (as per plans)
- 2x4 interior walls, 2x6 where needed for plumbing (as per plans)
- 1/2" OSB board roof sheathing system
- 7/16" OSB wall sheathing system, with Tyvek or similar house wrap
- Exterior walls fiberglass insulation R-13
- Ceiling insulation R-30, R-38 where required
- Fireproof Polyseal foam at all penetrations in top plates
- Caulk and seal bottom plates, doors and windows

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## EXTERIOR FINISHES

- **Hardie Board (or similar) lap siding, or Board and Batten siding or Luxury Vinyl Siding** on all framed walls, caulked and painted (except for vinyl siding), (per ARC and plans)
- Exterior finish (as per plans)
- Timberline or similar HD dimensional asphalt shingles, choice of color w/ hidden ridge vents (as needed)
- Hardie Board (or similar) soffit and fascia
- Pressure treated wood decks, steps (as per plans)
- Pressure treated wood, and tension wire cable railings for deck areas (as per plans)

## WINDOWS & DOORS

- Vinyl windows in approved colors, double pane, single hung or fixed (as per plans, and ARC approval)
- Exterior sliding glass door, or exterior French door allowance (as per plans)
- Exterior lockset allowance (as per plans)

## INTERIOR DESIGN

- 5 1/4" baseboard, caulked and painted
- 3 1/2" window and door casings
- Two-square style panel interior doors with lever style hardware
- Drywall on all walls and ceilings with a smooth finish
- Interior walls and ceilings primed, 2 finish coats of paint with choice of 2 colors (buyers' choice)

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## KITCHEN, BATHROOMS

- **Whole-house (shaker style) cabinet allowance** (materials & installation)
- **Whole house counter top allowance** (choice of level 1 granite, many styles)
- **Kitchen** stainless steel undermount sink (double or single bowl)
- **Bathrooms** undermount porcelain sinks
- Moen or equivalent plumbing fixtures. Tiled master walk-in shower (as per plans)
- Secondary bathrooms tiled for shower/tub walls and floors (as per plans)

## ADDITIONAL INCLUDED FEATURES

- \*Fireplace allowance (**gas**) for Great Room (includes box, hearth, mantle, surround, interior L.P. gas line hook-up, many styles)
- Vinyl- coated ventilated shelving in all closets and pantry
- Interior/Exterior specialty lighting and fans allowance. (as per plans)
- 3 ethernet connections & high speed router location for home office setup (as per plans)
- Energy efficient HVAC heat pump for heating and cooling, engineered and designed specifically for this home
- 50 gallon quick- recovery electric hot water heater
- Flooring allowance for LVP flooring, many styles (materials, installation)
- Stained oak stair treads with white risers



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## INCLUDED APPLIANCES

- **LG** - 26 cu ft. French Door Refrigerator w/Dual Ice Makers #LRFXC2606S
- **LG** – 24-inch Top Control Dishwasher, Stainless Steel #LDPN454HT
- **LG** - 1.8 cu. ft. 30 in. Over the Range Microwave Oven #MVEM1825F
- **LG** - 6.3 cu. ft. Convection Electric Range Oven #LREL6321S

*\*Appliances above may be substituted for similar or better by seller if above appliances are unavailable or back ordered when needed*

## WARRANTY

- A copy of the third party warranty will be included as an addendum to the building agreement, and is available for review upon request. The provider of the warranty may vary, but the included items under the warranty will be similar or better