

Standard items included / Allowances

Brick or Hardie with Stone accents
9ft ceilings with tray ceiling in master bedroom, living room with tray or vaulted Ceiling
1 piece fiberglass tub shower combo in baths
Tile shower if on plan and estimated
Acrylic free standing tub if on plan and estimated
Vinyl windows white or tan, single hung with Low e glass,
Front Door to be 3/0 knotty pine/alder with 3 to 6 pane glass, all side doors to garage are steel 9 light,
back doors are steel 15 light
Roof is limited lifetime dimensional shingles (30 year equivalent)
Queen Brick not exceed \$400.00 a thousand, mortar can be gray or buff
Siding to be Hardie horizontal lap, Soffits are vinyl with painted aluminum trim, Porch columns to be
wood wrapped with painted aluminum
Shutters to be vinyl and only supplied on brick homes
Garage door 18ft x 8ft standard height with opener, insulated, no glass.
Gutters 5 inch aluminum with 2x3 down spouts up to 8/12 pitch, 6 inch gutters with 3x4 downspouts
9/12 to 12/12 pitch
Electric underground to all homes, Septic systems to be State inspected, ¾ waterlines to home, NCTC,
Direct Tv, Dish Network available
Recessed lighting 4 cans included in kitchen with the home
Plumbing material to be Pex waterline, Pvc drain lines
Wiring to TN state code
Central heat and air American Standard/ York or equivalent 14 seer electric/ Bonus rooms to have
Ductless style wall mounted unit
Insulation to be fiberglass at a minimum, Spray Foam may be supplied in some houses
Interior trim standard to be paint grade 2-1/2" casing, 3-1/2" baseboard, 5-1/4" crown mold in tray
ceilings only, standard interior split jam hollow core doors, designs provided by builder
Closet material to be steel brackets with 1 x 12 knotty pine shelves painted white and wood dowel rods
Paint to be PPG Porter, Sherwin Williams or the like, 1-2 coat color in flat, trim to be paint grade gloss
white
Flooring: Carpet , New LVP Hardwood, Tile floors to be ceramic with gray or buff grout. Steps to bonus to
be carpet.
Ceilings to be stumped texture in white
Kitchen Cabinets to be custom or semi custom solid wood construction with soft close drawers, stained
or painted
Granite countertops throughout with stainless under mount sink in kitchen and ceramic under mount in
baths
Appliances included are side by side fridge freezer with water and ice in the door, smooth cooktop stove/
oven combo, dishwasher, built in microwave, color to be stainless steel, Kitchen aid or similar
Water heater to be on demand gas
Electric and plumbing fixture budget to be set by builder, ceiling fans standard in all bedrooms and living
room
Door knobs to be lever, brushed nickel or Oil rubbed bronze, finishing hardware to include door stops,
towel bars, and mirrors
Front porch Handrails to be pressure treated wood left natural or painted to match trim on house
Yards to be graded, Harley raked, seeded, and strawed
16 x 16 pressure treated deck or 16 x 16 concrete broomed patio with wood steps included with home
standard

Sidewalk from driveway to front steps 3 ft wide, broomed concrete.
Minimal landscaping including

Allowances:

Textured ceilings, upgrade to slick would be (1.00 per sqft)

LVP Hardwood \$2.99 a sqft (Choices supplied by Contractor)

Tile \$1.99 a sqft (Choices supplied by Contractor)