

### **Estate Line Included Features**

#### **Foundation**

- Slab Foundation
- Termite Bait System
- Concrete Porches with Flagstone or Brick

#### **Framing**

- 2x6 Exterior Walls
- Engineered Roof Trusses 24" On Center or Conventional Framing (If Plan Requires) With ½" ZIP Roof Sheathing
- 7/16" ZIP Wall Sheathing
- ¾" Tongue & Groove Subfloor with Adhesive & Nailed (per plan)

#### **Siding**

- Composite/ Wood Siding (Per plan)
- Composite/Wood Trim Package (Per Plan)
- Covered Porch Pine Tongue & Groove Ceilings
- Included Stone and/or Brick (Per Plan)

#### **Roofing**

- 30 Year, Prorated Warranty Architectural Shingles with Drip Edge
- Shingle Over Ridge Vent for Continuous Ventilation
- Seamless 6" Aluminum Round Gutters & 4" Round Downspout
- Metal Roof Accents (Per plan)

#### **Doors & Windows**

- Fiberglass Smooth Insulated Exterior Doors
- Front Door (Per Plan)
- Vinyl with Low-E Glass Double Pane Windows with Screens (per plan)
- Exterior Doors Include Single Cylinder Deadbolt with Round Knobs & Hinges
  - Front Door Includes Handle Set with Thumb Lever & Single Cylinder Deadbolt
- Carriage Court Garage Door with Inserts & 1/2HP Chain Drive Opener & Two Remotes (Per Plan)
- Exterior Doors with Light & Outlet, as required by code.

#### **Insulation & Energy Efficiency**

- Fiberglass Insulation R-19 (2x6) Exterior Walls
- R-38 in Flat Ceilings, R-30 Vaulted Ceilings
- R-19 "Batts" in Floor in Home (Per Plan)
- Caulk & Sealant Package Includes Bottom Plates, Corners, Doors & Windows
- Envelope & Mechanical Airflow Test Certified as Required

#### **Electric**

- 200 AMP Service
- Media Network Panel
- Code Regulated Number of Decora Wall Switches & Tamper Decora Standard Receptacles with GFI In Wet Areas

- Fans with Lights in All Bedrooms & Great Room
- Recessed Can Lights (Per Electrical Plan)
- Two Standard Flood Lights
- A/C Unit(S) & Electric Furnace(S) Connection as Required
- One Gas Tankless Water Heater Connection
- All Electric Appliances
- Cat 6 Rough-In Wiring & Standard Phone & Cable Outlets in Great Room & All Bedrooms
- Light & GFCI Outlet at Exterior Doors, as required by code.
- Exhaust Fans in Baths Vented Outside
- Smoke Detectors in Bedrooms & All Levels
- Code Regulated Carbon Monoxide Detectors
- Front Door Chime
- Included Kichler Lighting Fixtures from Our Showroom Selections. Finish Chosen During Selection Process

### **Plumbing**

- PEX Water Supply Lines & PVC Drain Lines
- Delta Water Saving Faucets & Fixtures from Our Showroom Selections
- Shut Off Valves at All Sinks
- Owner's Bathroom Shower with 12x12 or 12x24 Tile to ceiling with Shower Head with level mosaic floor tile
- Double Vanity in Owner's Bathroom with Quartz & rectangle Undermount White Bowls
- Owner's Tub (Per Plan)
- Fiberglass Tub with 12x12 or 12x24 Tile Surround to ceiling Secondary Baths
- Tankless Gas Water Heater with Pressure Relief Valve
- Comfort Height Elongated Toilets in White
- Two Frost Proof Exterior Hose Bibs
- Utility Hook-Ups for Washer & Dryer
- Water connection for ice maker.

### **Heating & Cooling**

- 14 SEER or Current Code Requires SEER Electric Heat Pump with One Programmable Thermostat (Quantity May Vary Per Plan)

### **Fireplace**

- 42" Heatilator Icon 80 Wood Burning Fireplace (Per Plan) with Wood Mantle
- 12" Raised Hearth W/Brick Ceiling High on front & sides.

### **Propane**

- 500 Gallon Propane Tank and Hookup Fee Included
  - 3 Hookups: Fireplace, Range, Hot Water Heater

### **Drywall**

- Drywall Fastened, ½" On Walls & Ceilings, Water Resistant Drywall in Bath Ceilings & Wet Areas & Fire Rated as Required
  - Smooth Finish Walls & Ceilings

## **Paint**

- Exterior Siding, Shakes, & Exterior Trim Paint – Caulk & Putty Joints & Nails, Apply Sherwin Williams SuperPaint, Satin Finish.
- Interior Paint – Caulk & Putty Joints & Nails, Apply One Coat of Tinted Primer & Sherwin Williams Flat SuperPaint Walls & Semigloss Trim, & Ceilings to be Flat Sherwin Williams Ceiling Paint
- Epoxy Finished Garage Floors
- Pressure Treated Material is an Unstained, Natural Finish

## **Trim**

- Select Line Paint Grade Molded Hollow Core Doors Per Showroom Selection
- 1x4 Paint Grade Window & Door Casing
- 1x8 Paint Grade Base Boards Throughout
- All 8' Interior Doors Include Doorstops with Knobs on main floor.
  - 6'8" Interior Doors on Second Floor or Terrace
- Interior Stairs with Half Wall with Painted Cap, Oak Treads, Painted Risers, Painted Graspable Handrail (Per Plan)
- ¼ round in all areas with hard surface flooring
- Crown Molding (Per Plan)

## **Cabinets**

- Painted, full overlay, with 5-piece drawer fronts in Kitchen.
- 54" Wall Mounted Cabinets with Crown Molding in Kitchen
- Cabinet Enclosure Around the Refrigerator
- One Trash Pull-Out
- One Lazy Susan or EZ-Reach Corner Shelf (Per Plan)
- Hidden Corbels on Island
- Panel Ends on Perimeter & Islands (Per Plan)
- Two drawer stack less than 24" wide in kitchen
- Full Access Soft Close Drawer Slides with Soft Close Door Hardware in Kitchen & Baths
- Hardware from Showroom Selection
- 36" High Painted, full overlay, with 5-piece drawer fronts Vanity Base in Each Bathroom
- Built ins with wood top flanking fireplace (Per Plan)
- Painted, full overlay, with 5-piece drawer fronts with 42" Wall Mounted Cabinets with Crown Molding in Pantry (Per Plan)
- Painted Full overlay Cabinets in Laundry (Per Plan)

## **Countertops**

- Available Quartz in Kitchen with Sealant & Under Mount Elkay Quartz Sink, 50/50 or 60/40 split.
- Available Quartz Vanity Tops in All Baths with Undermount Rectangle White Porcelain Sink.
- Mosaic Tile Backsplash in Kitchen Included

## **Appliances**

- GE Cafe Refrigerator, Electric Range, 30" Wall Mount Hood, Built-In Microwave Drawer & Dishwasher

## **Flooring**

- Available Hard Surface Flooring Main Living Area & Hall & Owner Suite (Per Plan)

- Available Carpet in Secondary Bedrooms With 8lb Pad
- Available Tile in Baths & Laundry 12x12 or 12x24 Straight Laid Pattern
- Pattern Note: BHH standard for tile direction to maximize eco-friendliness.

#### Miscellaneous

- Owner's Bathroom Tile Shower with Tile & Frameless Clear Glass Enclosure
- Pre-Move-In Window & House Cleaning
- Closet Maid Shelving system in Owner Closet (Per Plan)

#### Insurance & Permits

- Workman's Compensation for Contractor & all Subcontractors
- General Liability
- Builders Risk
- Building Permit from County Building Department & Environmental Health
- HOA Investments \*

\*Not included in Choice or Select Pricing. Price to be determined after we see your land.

#### Site Development

- 1000 sf Concrete Driveway
- 5 Pallets Bermuda Sod (Approximately 2250 sf of coverage)
- Power & water source (per site) \*
- Clear lot for house with 20' perimeter & driveway (per site plan) \*
- Initial excavation for foundation\*
- Septic system & drain field per county design & permit (any changes due to soil will be adjusted accordingly) \*
- Sewer Tap if needed in place of septic system\*
- Temporary erosion control & silt fencing\*
- Base type gravel driveway (per site plan) \*
- ¾" water service line from meter or well to house\*
- Gutter drains (AS REQUIRED) \*
- Final grade with seed & straw \*
- 500 Gallon UG Propane Tank

\*Not included in Choice or Select Pricing. Price to be determined after we see your land.

#### \*Typical Terrace Option(s) to be Determined Will Include:

- 8"X9' Poured Concrete Foundation Walls (Per Plan)
  - Stone/Brick on exposed foundation at front; stucco at exposed foundation on sides/back
- Concrete Slab Foundation Over Vapor Barrier & Gravel
- Damp Proofing & Foundation Drain – 5-Year Warranty
- 57 Stone Gravel Patio from Walk-Out Basement Under Deck (Per Grade)
- Stucco on Exposed Concrete Foundation Walls
- Engineered Floor Truss Systems
- Interior Stairs with Half Wall with Painted Cap, Stained Treads, Painted Risers, Stained Graspable Handrail (Per Plan)
- Rough In Plumbing For 1 Full Bath

\*Not included in Choice or Select Pricing. Price to be determined after we see your land.

[SIGNATURES ON THE FOLLOWING PAGE]

**OWNER:**

Print: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

**OWNER:**

Print: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

**BROWN HAVEN REPRESENTATIVE:**

Print: \_\_\_\_\_

Sign: \_\_\_\_\_

Date: \_\_\_\_\_