

Modern Line Included Features

Foundation

- Four Block High Crawlspace Foundation
- Termite Bait System
- Wood Steps to Grade Per Front Elevation of Plan
- Block Foundation Joints are Tooled & Foundation Painted

Framing

- 2x6 Exterior Walls
- Engineered Roof Trusses 24" On Center or Conventional Framing (If Plan Requires) With ½" ZIP Roof Sheathing
- 9' First Floor Ceiling Height
- 8' Second Floor Ceiling Height (Per Plan)
- Engineered Floor System on Crawl Space Foundation. Engineered Floor Trusses on Terraces.
- 7/16" ZIP Wall Sheathing
- ¾" Tongue & Groove Subfloor with Adhesive & Nailed
- Overhang on Rakes & Eaves (Per Plan)

Siding

- Composite Siding (Per Plan)
- Premium Composite Trim Package
- Wood T&G Covered Porch Ceilings & Roof Overhangs

Decks

- Unstained Pressure Treated Porch/Deck (Per Code)
- 6x6 Pressure Treated Porch/Deck Posts
- 5/4" X 6" Pressure Treated Deck Boards, Nailed & Un-Stained (Per Plan)
- Open Deck on Rear of Home (Per Plan)
- PT Handrails with 2x2 PT Pickets

Roofing

- Architectural Shingles with Drip Edge
- Seamless 6" Aluminum Gutters & 3"X4" Downspout

Doors & Windows

- Fiberglass Smooth Insulated Exterior Doors
- Single Hung White Vinyl with Low-E Glass Double Pane Windows with Screens
 - Additional Investment Option: Additional color options for windows
- Exterior Doors Include Single Cylinder Deadbolt with Round Knobs
 - Front Door Includes Handle Set with Thumb Lever & Single Cylinder Deadbolt
- Insulated Steel Garage Door with Inserts & 1/2HP Chain Drive Opener Two Remotes (Per Plan)
- Exterior Doors with Light & Outlet (Per Code)

Insulation & Energy Efficiency

- Fiberglass Insulation R-19 (2x6) Exterior Walls
- Open Cell Spray Foam in Roof & R-19 "Batts" in Crawlspace Floor in Home
- Caulk & Sealant Package Includes Bottom Plates, Corners, Doors & Windows
- Envelope & Mechanical Airflow Test Certified if required
- 6 Mil Poly Vapor Barrier in Crawl Space

Electric

- 200 AMP Service
- Media Network Panel
- Code Regulated Number of Single Pole Toggle Wall Switches & Tamper Resistant 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 Electric Water Heater Connection
- Wiring for all Electric Appliances
- Cat 5e Rough-In Wiring & Standard Phone & Cable Outlets in Great Room & All Bedrooms
- Light & GFCI Outlet at Exterior Doors
- Exhaust Fans in Baths Vented Outside
- Smoke Detectors in Bedrooms & All Levels
- Code Regulated Carbon Monoxide Detectors
- Front Door Chime
- Included Select Line Kichler Lighting Fixtures from Our Showroom Selections. Finish Chosen During Selection Process

Plumbing

- PEX Water Supply Lines & PVC Drain Lines
- Select Line Delta Water Saving Faucets & Fixtures from Our Showroom Selections
- Shut Off Valves at All Sinks
- Master Bathroom Level 1 Tile Shower with Shower Head
- Double Vanity in Master Bathroom with Level 1 Granite & Rectangle Undermount White Bowls
- Fiberglass Drop-In Tub with Level 1 Tile Skirt Front in Master (Per Plan)
- Fiberglass Tub/Shower Unit with Smooth Walls in Secondary Baths
- 50 Gallon Electric Water Heater with Pressure Relief Valve
- Comfort Height Elongated Toilets in White
- Two Frost Proof Exterior Hose Bibs
- Utility Hook-Ups for Washer & Dryer
- Plumbed Ice Maker Box

Heating & Cooling

- 14 SEER or current code required SEER rating Electric Heat Pump with One Programmable Thermostat (Quantity May Vary Per Plan)

- Fireplaces are an additional investment item

Fireplace

- Additional Investment Option: Gas or Woodburning Fireplace or Electric

Propane

- No Propane Tank or Hookup Fee Included

Drywall

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

Paint

- Exterior Siding, & 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.
- Pressure Treated Material is an Unstained, Natural Finish

Trim

- Select Line Paint Grade Molded Hollow Core Doors Per Showroom Selection
- 1x4 Paint Grade Door Casing Throughout
- 1x6 Paint Grade Base Boards Throughout
- ¼ round in all areas with hard surface flooring
- Drywall Wrapped Window Openings
- All Interior Doors Include Door Stops with Knobs Per Showroom Selection
- Interior Stairs with Half Wall with Painted Cap, Stained Treads, Painted Risers, Stained Graspable Handrail (Per Plan)

Cabinets

- Stained with Full Overlay Shaker Style Door Panel
- 42" Wall Mounted Cabinets With 3" Square Crown Moulding
- Cabinet Enclosure Around the Refrigerator
- One Trash Pull-Out
- One Lazy Susan or EZ-Reach Corner Shelf (Per Plan)
- One drawer stack less than 24" wide in the kitchen.
- Full Access Soft Close Drawer Slides with Soft Close Door Hardware in Kitchen & Baths
- Hardware from Showroom Selection
- Slab Drawer Fronts
- 36" High Stained Vanity Base in Each Bathroom

Countertops

- Available Level 1 Granite in Kitchen with Sealant & Undermount Stainless Steel Sink in 50/50 split or 60/40 split.
- Available Level 1 Granite Vanity Tops in All Baths with Rectangle Undermount White Porcelain Sink.
- 4" Backsplash Included
 - Additional Investment Option: Tile Backsplash

Appliances

- Select Line Stainless (Brand Per Market) Refrigerator, Freestanding Electric Range, Over-the-Range Microwave & Dishwasher

Flooring

- Level 1 Laminate Flooring Main Living Area & Hall
- Level 1 Carpet in Bedrooms With 8lb Pad
- Level 1 Tile in Baths & Laundry 12x12 or 12x24 in Straight Laid Pattern
 - Note: BHH standard for tile direction to maximize eco-friendliness.

Miscellaneous

- Master Bathroom Tile Shower with Level 1 Tile & Framed Clear Glass Enclosure (per plan)
- 12" Vinyl Coated Linen Shelving & 12" Vinyl Coated Shelf & Rod Closet Shelving
- 42" High Frameless Mirrors Above Vanities
- Pre-Move-In Window & House Cleaning

***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 Modern Collection Pricing. Price to be determined after we see your land.*

***Site Development**

- 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 for)
- 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 included

**Not included in Modern Collection 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: _____