



EMERALD ISLE, NORTH CAROLINA

### Included Features and Specifications For: VILLAGE WEST

**Buyer:** A-Team Village West, LLC

**Address:** 201 Islander Dr., 205 Islander Dr., 207 Islander Dr., 9002 Louise Ave., 9004 Louise Ave.

**Community:** Village West

**Building #'s:** 1-11

**Plan:** Village West

**\*All specs below are standard to homes built in VILLAGE WEST. See attached addendum for any and all changes to standard specs specific to the houses listed above\***

<u>EXTERIOR:</u>	
Porches	Covered Porches and deck per plan
	4x8 Hardie sheets on Porch Ceilings with Batten Trim
	White Vinyl Railings
	No Screening included
	Pressure treated wood decking boards
Columns	White Hardie board wrapped columns
Roof	Exposed Fastener Metal Roof 5V10 w/ ice & water shield underlayment
	5/8 OSB
Siding	Hardie board siding (non-beaded) painted on site, per plan
Soffits	White Hardie board
Fascia	White Hardie board
Exterior Doors	Full & 1/2 view doors per plan in entry and master bedroom w/ 3-point lock system
	9'X8' SLIDER DOORS (No Grids) to Living Room, per plan
Windows	Single hung white vinyl w/ 4 over 1 grid pattern; YKK Builder Series
	Screens included
	1"x4" Hardie board window trim

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

Gutters	Whole house gutters in white
Exterior Electrical	All exterior lights per electrical plan
	LED flush on all porches, storage room & workout room
	Exterior outlets on each porch and deck
Exterior Plumbing	1 exterior cold-water hose bib ON EACH PORCH
<u>INTERIOR</u>	
Ceiling Height	Per Plans: 9' on Bedroom level); 10' on Living Room Level
Insulation	R-15 in walls; spray foam open cell roof insulation
HVAC	14 SEER heat pumps sized per plan with programmable thermostats; one unit per floor
Water Heater	50-gallon gas water heater-residential;
Interior Doors	2 panel, square top Masonie (Hollow Core) doors in White <b>(6'-8" doors at 9' ceilings, 8'-0" doors at 10' ceilings)</b>
	Satin Nickel Hardware with Lever handles
Interior Trim	7 ¼" Speed base Level 2; 9 ¼" Speed base Level 3
	1x4 Flat on all doors and windows, per plan
	5 ¼" Crown Molding in foyer, great room, kitchen, breakfast area, and dining,
	Solid wood shelves THRU OUT with METAL hanging rod in master bedroom closets ( <i>double stack on long wall + single stack on short wall in master closet</i> ) + Guest Bedrooms (single stack)
	Solid wood shelves in linen and pantry closets (3 in linen; 4 in pantry)
Paint	Sherwin Williams Cashmere Paint (1 color THRU OUT); Flat white ceiling paint; Semi-gloss white trim <b><i>*color choice per respective color scheme</i></b> <b><i>Reflection SW 7661</i></b> <b><i>Crushed Ice SW 7647</i></b>
Flooring	Luxury Vinyl Flooring thru out (except full baths, which are tile; includes powder room and laundry) <b><i>*per plan, provided and installed by developer</i></b>
	Wooden stairs stained to match Luxury Vinyl Flooring w/ white painted risers.
	Tile floors in all FULL bathrooms (Master + Guest)
Kitchen	SOLID WOOD CABINETS per plan PROVIDED BY CAROLINA CABINETS
	Staggered height cabinets

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

	Soft close drawers and 4 roll out trays included
	Cabinet knobs and/or pulls in satin nickel
	Single Bowl undermount stainless steel under mount sink
	Delta-ESSA single hole faucet with integrated sprayer in satin nickel
	Granite Countertops (Fantasy Brown) at perimeter
	4" x 6" Subway Tile Backsplash
	Under cabinet lighting
<b>Bathrooms</b>	<b>SOLID WOOD CABINETS per plan PROVIDED BY CAROLINA CABINETS</b>
	Cultured Marble Countertops (White-MATTE) in Guest
	Granite Countertops (Fantasy Brown) in Master Bathroom
	Granite Countertops (Fantasy Brown) in in Powder Room
	Rectangle edge sink bowls
	Delta-Woodhurst - 8" spread faucets in master; 4" spread in guest and powder baths in satin nickel
	Standard Delta-Woodhurst shower trim
	Custom Framed mirrors in all bathrooms (white frame with flat glass)
	Shower Wall Tile + Shower Floor Tile w/ FRAMELESS shower door in satin nickel in master bathroom
	Fiberglass tub insert w/ Tile walls in all guest bathroom
	17" Comfort height toilets in all bathrooms (white)
	Satin Nickel Bath Accessories in "Savannah" collection
<b>Laundry</b>	<b>STACKABLE Washer/Dryer UNIT - does not include cabinets nor shelving (GE-GUD27ESSM/27GSSM) or Side by Side GTW225ASNWW GE Washer GTD33EASKWW GE Dryer</b>
	Electric dryer hookup
<b>Appliances</b>	Per plan, provided and installed by developer
<b>Interior Electrical</b>	Level 1 Lighting Package (Capital Braylon) in Satin Nickel
	Standard White Indoor Fan 50" (916656) in family room + master bedroom (fan prewire in all other bedrooms and bonus room)
	Electrical per Plan (includes: 10 recessed can lights w included w/ location determined by homeowner)

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

	RG-6 cable outlets for cable TV in 4 locations (locations TBD by homeowner)
	Cat 5e Cable for Telephone in 2 locations (locations TBD by homeowner)
Warranty	1-year home warranty (see manual for details)

\*Standards as of October, 28 2020\*

**\*\*These are the standard options for the units as described above. Additional options are available upon request; however, buyer acknowledges that such options will be considered an upgrade and charged accordingly on future change orders approved and paid for in advance by the buyer. All options included in contract price will be listed on attached addendum. \*\***

Buyer: \_\_\_\_\_

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

Seller: \_\_\_\_\_

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

Advanced Home Consultant:

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

Superintendent: \_\_\_\_\_

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

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_



SELECTIONS SUMMARY VILLAGE WEST PHASE 1

Address	207 Islander Drive		
	A	B	C
Units Residential	1	2	3
Units Commercial			
Foundation	Monolithic Slab		
Roof	5V Metal Galvanized Silver		
Siding Gables	Hardie Shingle Staggered		
Siding 3rd Floor	Hardie Shingle Staggered		
Siding 2nd Floor	Hardie 8 1/4 Lap 7" Reveal		
Siding Ground Floor	Hardie Board & Batten		
Exterior Colors Gables	Pearl Gray		
Exterior Colors 3rd Floor	Pearl Gray		
Exterior Colors 2nd	Pearl Gray		
Exterior Colors Ground Floor	Deep Ocean		
Soffit & Story Banding	Hardie 12" Solid Soffit		
Soffit & Story Banding Color	Aortic White		
Windows	Vinyl GBG White 4 over 1		
Porch Ceiling	Hardie Sheets & Batten		
Porch Ceiling Color	Aortic White		
Railing	Vinyl White		
Ground Floor Exterior Single Doors Mercantile	Multi Lock Coastal Full View		
Ground Floor Exterior Single Doors Residential Entry	Multi Lock Coastal 1/2 View		
<b>INTERIOR FINISHES</b>			
<b>LIVING AREA</b>			
Ceiling Height	10 ft		
Door Size	8 ft		
Baseboard	9 1/4"		
Crown Molding	5 1/4"		
<b>BEDROOM AREA</b>			
Ceiling Height	9 ft		
Door Size	6' 8"		
Door Type	2 Panel Smooth Square		
Door Core/ Hinges	Hollow/Satin Nickel		
Door Casing Type	1 x 4 Flat Casing		
Baseboard	7 1/4"		
<b>INTERIOR FLOORING</b>			
Living Area and Bedroom Flooring	LVP		
Master Bathroom/Guest Bathroom	Grespana,Atica Perla 12x24		
Powder Room	LVP		
Laundry	LVP		
Steps/ Risers	Stained/white paint		
<b>KITCHEN</b>			
Kitchen Cabinets	Carolina Cabinets		
Kitchen Island	NO	NO	NO
Kitchen Countertops	Granite/Fantasy Brown		
Kitchen Sink	SS Single Bowl Undermount		
Kitchen Faucet	Delta Satin		
Kitchen Under Cabinet Lighting	LED		
Refrigerator	SS Whirlpool		
Range/Electric/Vented to exterior	SS Whirlpool		
Microwave	SS Whirlpool		
Dishwasher	SS Whirlpool		
<b>BATHROOMS FINISHES</b>			
<b>MASTER</b>			
Cabinets	Carolina Cabinets		
Countertop	Granite/Fantasy Brown		
Sink	White Undermount		
Faucet/8" Spread	Delta/Satin Nickel		
Shower Enclosure	Frameless/Satin Nickel		
<b>GUEST BATHROOM</b>			
Cabinets	Carolina Cabinets		
Countertop	Cultured Marble		
Sink	White Undermount		
Faucet/ 4" Spread	Delta/Satin Nickel		
Shower Enclosure	Skirted Tub Insert/Tile		
<b>POWDER ROOM</b>			
Cabinets	Carolina Cabinets		
Countertop	Granite/Fantasy Brown		
Sink	White Undermount		
Faucet/ 4" Spread	Delta/Satin Nickel		
<b>LAUNDRY ROOM</b>			
Washer / Dryer Stackable			
Washer	GTW225ASNWW		
Dryer	GTD33EASKWW		



	205 Islander Drive	
Address	D	E
Units Residential	4	5
Units Commercial		
Foundation	Monolithic Slab	
Roof	5V Metal Galvanized Silver	
Siding Gables	Hardie Shingle Staggered	
Siding 3rd Floor	Hardie Shingle Staggered	
Siding 2nd Floor	Hardie 8 1/4 Lap 7" Reveal	
Siding Ground Floor	Hardie Board & Batten	
Exterior Colors Gables	Light Mist	
Exterior Colors 3rd Floor	Light Mist	
Exterior Colors 2nd	Light Mist	
Exterior Colors Ground Floor	Deep Ocean	
Soffit & Story Banding	Hardie 12" Solid Soffit	
Soffit & Story Banding Color	Aortic White	
Windows	Vinyl GBG White 4 over 1	
Porch Ceiling	Hardie Sheets & Batten	
Porch Ceiling Color	Aortic White	
Railing	Vinyl White	
Ground Floor Exterior Single Doors Mercantile	Mult Lock Coastal Full View	
Ground Floor Exterior Single Doors Residential Entry	Mult Lock Coastal 1/2 View	
<b>INTERIOR FINISHES</b>		
<b>LIVING AREA</b>		
Ceiling Height	10 ft	
Door Size	8 ft	
Baseboard	9 1/4"	
Crown Molding	5 1/4"	
<b>BEDROOM AREA</b>		
Ceiling Height	9 ft	
Door Size	6' 8"	
Door Type	2 Panel Smooth Square	
Door Core/ Hinges	Hollow/Satin Nickel	
Door Casing Type	1 x 4 Flat Casing	
Baseboard	7 1/4"	
<b>INTERIOR FLOORING</b>		
Living Area and Bedroom Flooring	LVP	
Master Bathroom/Guest Bathroom	Grespana,Atica Perla 12x24	
Powder Room	LVP	
Laundry	LVP	
Steps/ Risers	Stained/white paint	
<b>KITCHEN</b>		
Kitchen Cabinets	Carolina Cabinets	
Kitchen Island	YES	
Kitchen Countertops	Granite/Fantasy Brown	
Kitchen Sink	SS Single Bowl Undermount	
Kitchen Faucet	Delta Satin	
Kitchen Under Cabinet Lighting	LED	
Refrigerator	SS Whirlpool	
Range/Electric/Vented to exterior	SS Whirlpool	
Microwave	SS Whirlpool	
Dishwasher	SS Whirlpool	
<b>BATHROOMS FINISHES</b>		
<b>MASTER</b>		
Cabinets	Carolina Cabinets	
Countertop	Granite/Fantasy Brown	
Sink	White Undermount	
Faucet/8" Spread	Delta/Satin Nickel	
Shower Enclosure	Frameless/Satin Nickel	
<b>GUEST BATHROOM</b>		
Cabinets	Carolina Cabinets	
Countertop	Cultured Marble	
Sink	White Undermount	
Faucet/ 4" Spread	Delta/Satin Nickel	
Shower Enclosure	Skirted Tub Insert/Tile	
<b>POWDER ROOM</b>		
Cabinets	Carolina Cabinets	
Countertop	Granite/Fantasy Brown	
Sink	White Undermount	
Faucet/ 4" Spread	Delta/Satin Nickel	
<b>LAUNDRY ROOM</b>		
Washer / Dryer Stackable		
Washer	GTW225ASNWW	
Dryer	GTD33EASKWW	



	201 Islander Drive	
Address	F	G
Units Residential	6	7
Units Commercial		
Foundation	Monolithic Slab	
Roof	5V Metal Galvanized Silver	
Siding Gables	Hardie Shingle Staggered	
Siding 3rd Floor	Hardie Shingle Staggered	
Siding 2nd Floor	Hardie 8 1/4 Lap 7" Reveal	
Siding Ground Floor	Hardie Board & Batten	
Exterior Colors Gables	Cobblestone	
Exterior Colors 3rd Floor	Cobblestone	
Exterior Colors 2nd	Cobblestone	
Exterior Colors Ground Floor	Deep Ocean	
Soffit & Story Banding	Hardie 12" Solid Soffit	
Soffit & Story Banding Color	Aortic White	
Windows	Vinyl GBG White 4 over 1	
Porch Ceiling	Hardie Sheets & Batten	
Porch Ceiling Color	Aortic White	
Railing	Vinyl White	
Ground Floor Exterior Single Doors Mercantile	Multi Lock Coastal Full View	
Ground Floor Exterior Single Doors Residential Entry	Multi Lock Coastal 1/2 View	
<b>INTERIOR FINISHES</b>		
<b>LIVING AREA</b>		
Ceiling Height	10 ft	
Door Size	8 ft	
Baseboard	9 1/4 "	
Crown Molding	5 1/4"	
<b>BEDROOM AREA</b>		
Ceiling Height	9 ft	
Door Size	6' 8"	
Door Type	2 Panel Smooth Square	
Door Core/ Hinges	Hollow/Satin Nickel	
Door Casing Type	1 x 4 Flat Casing	
Baseboard	7 1/4"	
<b>INTERIOR FLOORING</b>		
Living Area and Bedroom Flooring	LVP	
Master Bathroom/Guest Bathroom	Grespana,Atica Perla 12x24	
Powder Room	LVP	
Laundry	LVP	
Steps/ Risers	Stained/white paint	
<b>KITCHEN</b>		
Kitchen Cabinets	Carolina Cabinets	
Kitchen Island	NO	
Kitchen Countertops	Granite/Fantasy Brown	
Kitchen Sink	SS Single Bowl Undermount	
Kitchen Faucet	Delta Satin	
Kitchen Under Cabinet Lighting	LED	
Refrigerator	SS Whirlpool	
Range/Electric/Vented to exterior	SS Whirlpool	
Microwave	SS Whirlpool	
Dishwasher	SS Whirlpool	
<b>BATHROOMS FINISHES</b>		
<b>MASTER</b>		
Cabinets	Carolina Cabinets	
Countertop	Granite/Fantasy Brown	
Sink	White Undermount	
Faucet/8" Spread	Delta/Satin Nickel	
Shower Enclosure	Frameless/Satin Nickel	
<b>GUEST BATHROOM</b>		
Cabinets	Carolina Cabinets	
Countertop	Cultured Marble	
Sink	White Undermount	
Faucet/ 4" Spread	Delta/Satin Nickel	
Shower Enclosure	Skirted Tub Insert/Tile	
<b>POWDER ROOM</b>		
Cabinets	Carolina Cabinets	
Countertop	Granite/Fantasy Brown	
Sink	White Undermount	
Faucet/ 4" Spread	Delta/Satin Nickel	
<b>LAUNDRY ROOM</b>		
Washer / Dryer Stackable	GE-GUD 27ESSM/GSSM	
Washer	GTW225ASNWW	
Dryer	GTD33EASKWW	



SELECTIONS SUMMARY VILLAGE WEST PHASE 1

	9002 Louise Drive	
Address	H	I
Units Residential	8	9
Units Commercial		
Foundation	Monolithic Slab	
Roof	5V Metal Galvanized Silver	
Siding Gables	Hardie Shingle Staggered	
Siding 3rd Floor	Hardie Shingle Staggered	
Siding 2nd Floor	Hardie 8 1/4 Lap 7" Reveal	
Siding Ground Floor	Hardie Board & Batten	
Exterior Colors Gables	SW 6197	
Exterior Colors 3rd Floor	SW 6197	
Exterior Colors 2nd	SW 6197	
Exterior Colors Ground Floor	Deep Ocean	
Soffit & Story Banding	Hardie 12" Solid Soffit	
Soffit & Story Banding Color	Aortic White	
Windows	Vinyl GBG White 4 over 1	
Porch Ceiling	Hardie Sheets & Batten	
Porch Ceiling Color	Aortic White	
Railing	Vinyl White	
Ground Floor Exterior Single Doors Mercantile	Multi Lock Coastal Full View	
Ground Floor Exterior Single Doors Residential Entry	Multi Lock Coastal 1/2 View	

INTERIOR FINISHES

LIVING AREA

Ceiling Height	10 ft
Door Size	8 ft
Baseboard	9 1/4"
Crown Molding	5 1/4"

BEDROOM AREA

Ceiling Height	9 ft
Door Size	6' 8"
Door Type	2 Panel Smooth Square
Door Core/ Hinges	Hollow/Satin Nickel
Door Casing Type	1 x 4 Flat Casing
Baseboard	7 1/4"

INTERIOR FLOORING

Living Area and Bedroom Flooring	LVP
Master Bathroom/Guest Bathroom	Grespana,Atica Perla 12x24
Powder Room	LVP
Laundry	LVP
Steps/ Risers	Stained/white paint

KITCHEN

Kitchen Cabinets	Carolina Cabinets
Kitchen Island	YES
Kitchen Countertops	Granite/Fantasy Brown
Kitchen Sink	SS Single Bowl Undermount
Kitchen Faucet	Delta Satin
Kitchen Under Cabinet Lighting	LED
Refrigerator	SS Whirlpool
Range/Electric/Vented to exterior	SS Whirlpool
Microwave	SS Whirlpool
Dishwasher	SS Whirlpool

BATHROOMS FINISHES

MASTER

Cabinets	Carolina Cabinets
Countertop	Granite/Fantasy Brown
Sink	White Undermount
Faucet/8" Spread	Delta/Satin Nickel
Shower Enclosure	Frameless/Satin Nickel

GUEST BATHROOM

Cabinets	Carolina Cabinets
Countertop	Cultured Marble
Sink	White Undermount
Faucet/ 4" Spread	Delta/Satin Nickel
Shower Enclosure	Skirted Tub Insert/Tile

POWDER ROOM

Cabinets	Carolina Cabinets
Countertop	Granite/Fantasy Brown
Sink	White Undermount
Faucet/ 4" Spread	Delta/Satin Nickel

LAUNDRY ROOM

Washer / Dryer Stackable	GE-GUD 27ESSM/GSSM
Washer	
Dryer	





SELECTIONS SUMMARY VILLAGE WEST PHASE 1

	9004 Louise Drive	
Address	J	K
Units Residential	10	11
Units Commercial		
Foundation	Monolithic Slab	
Roof	5V Metal Galvanized Silver	
Siding Gables	Hardie Shingle Staggered	
Siding 3rd Floor	Hardie Shingle Staggered	
Siding 2nd Floor	Hardie 8 1/4 Lap 7" Reveal	
Siding Ground Floor	Hardie Board & Batten	
Exterior Colors Gables	Pearl Gray	
Exterior Colors 3rd Floor	Pearl Gray	
Exterior Colors 2nd	Pearl Gray	
Exterior Colors Ground Floor	Deep Ocean	
Soffit & Story Banding	Hardie 12" Solid Soffit	
Soffit & Story Banding Color	Aortic White	
Windows	Vinyl GBG White 4 over 1	
Porch Ceiling	Hardie Sheets & Batten	
Porch Ceiling Color	Aortic White	
Railing	Vinyl White	
Ground Floor Exterior Single Doors Mercantile	Multi Lock Coastal Full View	
Ground Floor Exterior Single Doors Residential Entry	Multi Lock Coastal 1/2 View	

INTERIOR FINISHES

LIVING AREA

Ceiling Height	10 ft
Door Size	8 ft
Baseboard	9 1/4"
Crown Molding	5 1/4"

BEDROOM AREA

Ceiling Height	9 ft
Door Size	6' 8"
Door Type	2 Panel Smooth Square
Door Core/ Hinges	Hollow/Satin Nickel
Door Casing Type	1 x 4 Flat Casing
Baseboard	7 1/4"

INTERIOR FLOORING

Living Area and Bedroom Flooring	LVP
Master Bathroom/Guest Bathroom	Grespana,Atica Perla 12x24
Powder Room	LVP
Laundry	LVP
Steps/ Risers	Stained/white paint

KITCHEN

Kitchen Cabinets	Carolina Cabinets
Kitchen Island	YES
Kitchen Countertops	Granite/Fantasy Brown
Kitchen Sink	SS Single Bowl Undermount
Kitchen Faucet	Delta Satin
Kitchen Under Cabinet Lighting	LED
Refrigerator	SS Whirlpool
Range/Electric/Vented to exterior	SS Whirlpool
Microwave	SS Whirlpool
Dishwasher	SS Whirlpool

BATHROOMS FINISHES

MASTER

Cabinets	Carolina Cabinets
Countertop	Granite/Fantasy Brown
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GUEST BATHROOM

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POWDER ROOM

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LAUNDRY ROOM

Washer / Dryer Stackable	GE-GUD 27ESSM/GSSM
Washer	
Dryer	