



Included Features and Specifications For:
VILLAGE WEST



Phase 3 Lots 19-28

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 view doors per plan in entry and master bedroom 12'X8' SLIDER DOORS (No Grids) to Living Room and 12'x6-8' for 1 st floor per plan Garage Roll up door
Windows	Single hung white vinyl w/ 4 over 1 grid pattern; YKK Builder Series No Screens included 1"x4" Hardie board window trim
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 and Outdoor Shower

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INTERIOR

Ceiling Height	Per Plans: 9' on level 1; 10' on level 2 (Living Room); 9' on level 3 (Bedrooms)
Insulation	R-15 in walls; spray foam open cell roof insulation
HVAC	14 SEER heat pumps sized per plan with programmable thermostats; 2 units (1 st floor 9000 BTU Mini-Split and 2-Ton zoned between 2 nd and 3 rd floor)
Water Heater	50-gallon Electric water heater-residential;
Interior Doors	2 panel, square top Masonite (Hollow Core) doors in White (6'-8" doors at 9' ceilings, 8'-0" doors at 10' ceilings) Satin Nickel Hardware with Lever handles
Interior Trim	7 ¼" Speed base Level 1 9 ¼" Speed base Level 2; 7 ¼" Speed base Level 3 1x4 Flat on all doors and windows, per plan 5 ¼" Crown Molding in great room, kitchen, breakfast area, and dining, and bedroom level hallway Solid wood shelves throughout with METAL hanging rod in master bedroom closets (double stack on long wall + single stack on short wall in master closet) + Guest Bedrooms (single stack) Solid wood shelves in linen and pantry closets (3 in linen; 4 in pantry)
Paint – No more than 2 color selections per Townhouse	Sherwin Williams Cashmere Paint (1 color throughout); Flat white ceiling paint; Semi-gloss white trim *Color choice per respective color scheme * Depending on Palette Selection
Flooring	Luxury Vinyl Flooring throughout (except Master and Guest baths, which are tile) * Depending on Palette Selection Wooden Stair Treads painted and clear coated to complement the LVP. Risers painted white
Kitchen	SOLID WOOD CABINETS per plan PROVIDED BY CAROLINA CABINETS Ceiling height cabinets Soft close drawers Cabinet knobs and/or pulls in satin nickel White Single Bowl Apron sink Delta-ESSA single hole faucet with integrated sprayer in satin nickel or similar due to availability Granite or Quartz Countertops at perimeter * Depending on Palette Selection Tile Backsplash included in kitchen 2 or 3 under cabinet lighting depending on floor plan
Bathrooms	SOLID WOOD CABINETS per plan PROVIDED BY CAROLINA CABINETS

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	Venetion Marble countertops in Guest Bathroom
	Venetion Marble Countertops in Master Bathroom
	Venetion Marble Countertops in Powder room
	Venetion Marble Countertops in Ground Floor Bathroom
	Rectangle edge sink bowls
	Delta-Woodhurst - 8" spread faucets in master; 4" spread in guest, ground floor bathrooms and powder baths in satin nickel or similar based on availability
	Standard Delta-Woodhurst shower trim or similar based on availability
	LED Lighted mirrors in all bathrooms
	Shower Wall Tile + Shower Floor Tile w/ FRAMELESS shower door in satin nickel in master bathroom
	Fiberglass tub insert w/ Tile walls in 3 rd floor guest Bathroom
	Shower insert fiberglass in ground floor Bathroom
	17" Comfort height toilets in all bathrooms (white)
	Satin Nickel Bath Accessories in "Savannah" collection or similar
Laundry	Single Shelf
	Electric dryer hookup
Appliances	Refrigerator, Stove, Dishwasher and Microwave Selection based on availability
Interior Electrical	Level 1 Lighting Package in Satin Nickel or similar based on availability
	Standard White Indoor Fan in family room + master bedroom + ground floor (fan prewire in all other bedrooms and bonus room)
	Nickel or similar based on availability
	Electrical per Plan
	(Includes: 14 recessed can lights w included)
	RG-6 cable outlets for cable TV in 5 locations
	Cat 5e Cable for Telephone in 2 locations

*Standards as of January 1st 2022 *

**These are the standard options for the units as described above. Additional options are available upon request; however, the 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. Builder can substitute any product with another comparable product based on availability. **

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Buyer 1: _____

Date: _____

Buyer 2: _____

Date: _____

Seller: _____

Date: _____

Advanced Home Consultant: _____

Date: _____

Superintendent: _____

Date: _____



