

# Included Features

*The Oaks at St. Martin September 1, 2017*  
*Love Construction Company, Inc. (Love Homes)*

## Interior Features

- Vinyl sheet flooring in front entry, baths, kitchen, breakfast area and laundry. Buyer may choose up to two patterns from builder's samples.
- One color of carpet (with upgraded padding) for the other interior areas. Buyer may choose 1 color from builder's samples.
- Carpeted interior stair (on multi-level homes) with 1/2 height walls where appropriate
- Two-tone paint package. Your choice of one flat wall color from builder samples with gloss white trim
- Washer hookup and electric dryer hookup. Locations may be reversed from what is shown on plan sketch
- Painted hollow-core paneled interior doors. Choice of 2, 4, 5 or 6 panel door styles from builder samples.
- Interior trim of windows and doors to include traditional painted wood trim casings
- Wide painted baseboards
- Painted 2-piece chair rail in breakfast rm, formal dining
- Choice of lighting fixtures to fit house as wired. Must be selected at Contractors Building Supply in Monroe with a \$1000 allowance. Allowance to include all lighting, fans, bulbs, doorbell equipment, shipping and sales tax.
- Ceiling fan prewiring is included in all bedrooms, family room and finished bonus room if one is present. (Fans must be purchased as part of lighting allowance)
- Prewired cable TV outlets in all bedrooms, finished bonus rm, and family room.
- Prewired phone jacks in master bedroom and family room.
- Number of 110v electrical receptacles to be wired per building code
- Hard-wired/battery backup combo Carbon Monoxide and Smoke Detectors for family safety in each bedroom and in some hallways
- Ventilated closet shelving (basic builder package in closets & washer/dryer area)
- Smooth finished ceilings
- Homes to have 8' base ceiling height (except some rooms with higher vaulted and tray ceilings)
- Doorbell prewired at front entry
- Optional non-vent 36" fireplace with 24" propane gas logs, blower, neutral ceramic tile trim and painted wood trim surround.

## Standard Energy Features

- Energy efficient 40 gallon or larger electric water heater
- Double-paned vinyl windows with with tilt-in bottom sash, grilles between glass, and half-screens (included on operable windows in heated areas). Window blinds are not included.
- Energy efficient insulation package to meet or exceed all applicable building codes
- Carrier or Payne heat pump (single system) on ranch homes. Multi-story homes may have a zoned single heat pump.

## Elegant Bathroom Features

- Master Bath features: White fiberglass garden tub/shower or 5' shower (per plan sketch or as already installed). Chrome Brantford two-handled lavatory faucet by Moen. Elongated white water closet. White cultured marble vanity top.
- Powder Bath (if present) features: Standard pedestal lavatory (white) with chrome Brantford two-handled lavatory faucet by Moen. Elongated white water closet.
- Hall Bath(s) features: White fiberglass tub/shower combination. Chrome Brantford two-handled lavatory faucet by Moen. Elongated white water closet. White cultured marble vanity top.
- Birch stained picture-framed door cabinets in full baths. Choice of stylish stain colors. Standard cabinet knobs included.
- Baths include oversized mirror, chrome bath accessories to include towel rod or ring, toilet paper holder, and bright chrome shower curtain rod
- Shower doors are not included, but can be added as an upgrade.
- Exhaust fans in all baths

## Kitchen Features

- 3 cm granite tops with pencil edge and 4" granite backsplash. Choice of color from builder samples.
- Undermount stainless steel kitchen sink: large single bowl, 50-50 double bowl or 60-40 double bowl.
- Kitchen sink faucet to be a single-handled chrome pullout Moen faucet.
- Birch picture-framed door cabinets. Satin nickel cabinet knobs included. 30" high wall cabinets with crown molding. Choice of many stylish stain colors from builder samples. Cabinet above refrigerator space is an optional feature.

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

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

- Ice maker connection
- Appliance to include the following major brand appliances (i.e. Kenmore, Whirlpool, GE or similar) Choice of black or stainless steel:
  - Radiant electric self-clean range/oven
  - Over-the-range microwave
  - Upgraded dishwasher + standard garbage disposer

**Exterior Features**

- Exterior wall construction of: Vinyl siding with one section of vinyl shake. Exterior trim will be white vinyl/ metal (except for porch posts, porch trim, and door trims which may be wood products). Note: Siding may step-down on foundation on basement homes. Buyer may choose vinyl siding and shakes from builder’s samples.
- Optional brick-veneer sections and/or additional vinyl shake sections may be added to the home as an upgrade
- Front door to be smooth fiberglass with or without glass insert design. Design choices available . Door to garage to be 6 panel insulated steel, Sliding glass door (if any) to be vinyl. Patio door (if any) to be 15-lite glass steel
- Most of our floorplans can have a rear sliding glass door or a 15-lite patio door and window if selected at the time of contract.
- Garage will be unfinished and unpainted. Includes white steel garage door. Electric opener is optional.
- Two outside flood lights. One on front of home and one on back of home.
- Pair of front coachlights at garage door.
- Rectangular paneled vinyl shutters to be supplied on front of home (per sketch). Buyer color choice from builder samples
- Landscape package to include the planting of shrubs on the front foundation wall with pine needle mulch. Yard will be seeded and strawed to the street, to the side lot lines (where disturbed) and to approximately 40 ft to the rear of the home (where disturbed). All wooded or natural areas will be left in natural state.
- 2-outside water faucets and 2-outside electrical outlets
- Concrete rear patio to be approximately 120 sqft.
- Front porch railings only when code inspector requires
- Front porch or stoop to be standard concrete.
- Front steps to be brick. Garage steps or rear steps may be wooden.
- Gutters are included.
- Most lots will have a full-length double width concrete driveway. On some lots a single-width concrete driveway widening to double parking pad will be used. Front concrete walkway.

**General Features**

- Basic security system. Buyer must supply own monitoring service.
- Brick-veneered concrete slab foundation

- Exterior house wrap
- 25/30 year architectural shingles(on all roofs and bays)
- 2-10 Home Buyers Warranty for New Homes included
- Termite pre-treat per applicable building code
- Schlage satin chrome or satin nickel locksets and door hinges (interior and exterior). Round knob style.
- Single cylinder deadbolts on exterior swing doors
- Standard neighborhood mailbox and post are included
- Neighborhood has Restrictive Covenants but has no Homeowner’s Association nor dues. I agree that I have read the Declaration of Restrictive and Protective Covenants and Conditions for this neighborhood. I further agree that I have seen the recorded plat of the neighborhood, and have noted any easements or conditions that affect my home site or that affect the neighborhood.
- **Note: Direction of door swings may change from what is shown on Plan Sketch. Window and door trim may vary from what is shown on sketch.**
- **This contract is contingent upon builder obtaining satisfactory layout results from surveyor and satisfactory foundation and elevation information. If lot is found to be unsuitable for slab foundation or unsuitable for house footprint, builder may void contract and will return earnest money and due diligence fees to the Buyer.**

Note: Builder must approve all buyer finish/color selections. On an existing or under construction home, Buyer may not choose any stated contract choice item that is already installed or ordered at the time of contract on this home. Also, on existing or under construction homes, specifications may vary from those listed in this document. Product offerings may change as new products are introduced but will be at least equal to these specifications.

Additions and changes to the above specifications:

1. \_\_\_\_\_
2. \_\_\_\_\_

<b>When fully executed, these specifications become part of the North Carolina Offer to Purchase and Contract between Buyer and Seller.</b>	
Buyer:	_____
Buyer:	_____
Date:	_____
<b>Seller: Love Construction Company, Inc.</b>	
By:	_____
Date:	_____