

Included Features

Pinedell

Love Construction Company, Inc. (Love Homes)

Interior Features

- Love Road: Luxury vinyl tile (LVT) in main level family room, dining and kitchen. Laundry and baths to be vinyl sheet flooring. One color of carpet for lower level family room, all bedrooms and hallways (upgraded padding). Choices from samples.
- Virginia Street: Vinyl sheet flooring (with hardwood pattern) in family, dining and kitchen. Laundry and baths to also be vinyl sheet flooring. One color of carpet for bedrooms and hallway(upgraded padding). Choices from samples.
- Carpeted interior stair (on multi-level homes)
- Two-tone paint package. Your choice of one flat wall color from builder samples with gloss white trim
- Washer hookup and electric dryer hookup
- 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 and 2 pc chair rail in dining
- Choice of lighting fixtures to fit house as wired. Must be selected at Contractors Building Supply with \$1000 allowance (includes shipping, tax, bulbs, doorbell equip)
- Ceiling fan prewiring is included in the master bedroom, 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, family room.
- Number of 110v electrical receptacles to be wired per building code
- Hard-wired/battery backup combo Carbon Monoxide and Smoke Detectors for safety
- 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 ceilings)
- Doorbell prewired at front entry

Standard Energy Features

- 40 gallon electric water heaters.
- Double-paned vinyl windows with with tilt-in bottom

sash, grilles between glass, and half-screens (included on operable windows in heated areas)

- Energy efficient insulation package to meet or exceed all applicable building codes
- Carrier or Payne heat pump system. (multiple zones on multi level homes)

Elegant Bedroom & Bathroom Features

- Master Bath features: White fiberglass garden tub/shower or shower combo (per plan sketch). Chrome Brantford two-handed lavatory faucet by Moen. Elongated white water closet. White cultured marble vanity top.
- Hall Bath(s) features: White fiberglass tub/shower combination. Chrome Brantford two-handed lavatory faucet by Moen. Elongated white water closet. Cultured marble vanity top.
- Birch picture-framed door cabinets in full baths (1 color for both baths). Standard cabinet knobs included.
- Baths include oversized mirror, chrome towel rod or ring, chrome toilet paper holder, and shower curtain rod
- Shower doors are not included, but can be added as an upgrade.
- Exhaust fans in all baths

Kitchen Features

- Granite kitchen counters with a pencil-edge
- Stainless steel undermount sink with choice of large single bowl, a 50/50 bowl or a 60/40 bowl
- Kitchen sink faucet to be a single-handled chrome pullout Moen faucet.
- Birch picture-framed door cabinets. Cabinet knobs included. 30" high wall cabinets. Choice of stain colors from builder samples. Cabinet above refrigerator space is an optional feature.
- Ice maker connection
- Appliance allowance to include the following appliances. Stainless steel from a major appliance manufacturer
 - Radiant range with smooth glass top
 - Over-the-range microwave
 - Dishwasher
 - Standard garbage disposer

Buyer Initials _____

Seller Initials _____

Exterior Features

- Exterior wall construction to be of: Standard vinyl siding with vinyl shake detailing. Exterior trim will be white vinyl/aluminum (except for porch posts, porch trim, and door trims which may be wood products). Buyer may choose vinyl siding from builder's samples.
- Front door to be smooth fiberglass with 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 in steel.
- 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.
- 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 patio at dining room to be approximately 120 sqft. (Love Road may require a deck)
- Front porch railings only when code inspector requires
- Front porch or stoop to be standard concrete.
- Front steps to be brick. Garage steps (if garage is present) or side or rear steps may be wooden.
- Gutters are included.
- Single-width concrete driveway widening to double parking pad and 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 HBW home warranty included
- Termite pre-treat per applicable building code
- Schlage satin chrome locksets and satin chrome door hinges (interior and exterior). Round knob style.
- Single cylinder deadbolts on exterior swing doors
- Standard neighborhood mailbox and post are included
- Pinedell does not have restrictions and has no Homeowner's Association or dues.

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.

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. _____
3. _____

When fully executed, these specifications become part of the North Carolina Offer to Purchase and Contract between Buyer and Seller.

Buyer: _____

Buyer: _____

Date: _____

Seller: Love Construction Company, Inc.

By: _____

Date: _____