

# *Estate Series Standard Features*

*(Many Custom Options Available)*

*The Homestead, Hidden Meadows, Lathan's Pond January 1, 2015*

*Love Construction Company, Inc. (Love Homes)*

## **Interior Features**

- Plank hardwood flooring in foyer, formal dining room, family room, breakfast room, kitchen (and 1/2 bath depending on location). Choice of 1 color from samples
- Non-vent 36" fireplace with propane gas logs and blower. Ceramic tile and formal painted wood surround
- Ceramic tile flooring in full baths and laundry. Buyer to choose from builder samples
- One color of standard frieze carpet (with upgraded 8 lb rebond padding) for the other interior areas. Buyer may choose one color from builder samples
- Stained/painted interior stair with wood balustrade
- One color of wall paint throughout and white trim (flat on walls- gloss trim). Buyer color choice from samples.
- 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. (Cut-off doors, if any, are to be flush hardboard)
- Interior trim of windows and doors to include traditional painted wood trim casings. Wide painted baseboards
- Painted 2-piece chair rail in breakfast rm and dining rm
- Painted wide crown molding in master bedroom, formal dining room & formal living room (if present)
- Buyer choice of lighting within lighting allowance at builder's normal lighting vendor.
- Master bedroom, family room, and finished bonus room (if present) to include ceiling fans.
- All bedrooms to be pre-wired for future ceiling fans
- Cable TV outlets in bedrooms, bonus rm, family rm.
- Phone jacks in all bedrooms, bonus rm, family rm
- Generous number of electrical receptacles per code
- Hard-wired/battery backup combo Carbon Monoxide and Smoke Detectors or family safety in each bedroom and in some hallways
- Ventilated closet shelving
- Laundry to include a wall cabinet above washer and ventilated closet shelving above dryer
- Smooth finished ceilings throughout

- 9' ceiling height on main level. 8' ceiling height upstairs. Some rooms also have vaulted or tray ceilings
- Doorbell at front entry

## **Standard Energy Features**

- 50 gallon electric or gas 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). Some choice in grill pattern may be available.
- Energy efficient insulation package to equal or exceed applicable building codes
- Carrier/Payne heat pump on ranches and ranches with bonus. On 1-1/2 story, 2 story or 3 story homes, multiple heat pumps or a multi-zoned heat pump will be used
- Builder to select location for placement of propane tank.

## **Elegant Bedroom & Bathroom Features**

- Master Bath features: Garden tub (white) with standard ceramic tile trim surround and with chrome Moen Roman tub faucet. Separate white fiberglass shower. Brantford 2-handled chrome lavatory faucets by Moen. Elongated white water closet. White cultured marble vanity top(s)
- Hall Bath(s) features: White fiberglass tub/shower combination. Brantford 2-handled chrome lavatory faucets 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.
- Full baths to receive Maple picture-framed style cabinets in a choice of stain colors or Birch picture-framed style cabinets painted White or Linen. Standard brushed nickel cabinet knobs included.
- Baths include oversized mirror, chrome towel rod or ring and chrome toilet paper holder. Chrome shower curtain rod in hall bath(s)
- Master bath shower to include chrome framed clear or obscure glass shower door
- Exhaust fans in all baths

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

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

## Kitchen Features

- Maple picture-framed style cabinets in a choice of stain colors or Birch picture-framed style cabinets painted White or Linen. 42" high wall cabinets with crown molding (or staggered 30"/42" high wall cabinets per buyer choice). Standard brushed nickel cabinet knobs
- Granite kitchen counters (Level 1 with pencil edge) with 4" backsplash and undermount stainless sink (single bowl, double bowl or 60/40 double bowl). Color choice from builders samples
- Under cabinet lighting, over sink lighting and general overhead task lighting
- Moen Integra stainless/chrome one-hole faucet with pullout spout
- Ice maker connection
- Kenmore appliances to be stainless steel, black or white:
  - Radiant electric range/oven with oversize window
  - Built-in over-the-range microwave
  - Dishwasher with top door edge controls
  - Garbage disposer

## Exterior Features

- House placement will be at or near 40' front setback on most lots, depending on septic system location.
- Exterior wall construction to be of: Vinyl siding with brick veneer sections and/or vinyl shake sections on front. (Full brick veneer is optional). Exterior trim will be vinyl/aluminum (except for porch posts & trim, and door trims which may be wood products). Buyer may choose vinyl siding from builder's samples.
- Front door to be a painted smooth fiberglass door. Some styles will be available with glass inserts. Buyer choice of design from samples. Other exterior doors to be 6 panel insulated steel, except patio door to be 15-lite glass in steel or vinyl slider.
- Garage will be drywalled and unpainted. Includes white steel garage door with opener + 2 remotes
- Two outside flood light roughs. 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 around the home where disturbed, and to approximately 40 ft to the rear of the home. All wooded or natural areas will be left in natural state.
- 2-outside water faucets and 2-outside electrical outlets
- 12 x 16 Treated wood deck or Concrete patio. Circle one choice: Wooden Deck                      Concrete Patio
- Front porch railings only when code inspector requires

- Front porch or stoop to be standard concrete.
- Front steps to be brick.
- Garage steps to be brick or wooden.
- Prefinished white aluminum gutters and down spouts
- Front Concrete walkway.
- Single-width concrete driveway widening to double parking pad. When home placement is not made at or near the minimum front setback, a full-length concrete driveway will require a surcharge for extra concrete.

## General Features

- Home will be served by Union County Public Water and an individual septic system. Propane gas.
- Basic security system. Buyer must supply own monitoring service.
- Brick-veneer exterior on foundations
- Foundation Selected:
  - Concrete Slab                      Crawlspace
- Exterior house wrap
- 25/30 year architectural style shingles
- "2-10 Home Buyers Warranty" home warranty included
- Termite pre-treat per applicable building code
- Satin chrome Schlage locksets and door trim.
- Single cylinder deadbolts on exterior swing doors
- Mailbox and post are NOT included
- Homestead, Hidden Meadows, Lathan's Pond and Appaloosa Pointe have Restrictive Covenants.
- **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 plan sketch.**
- **This contract is contingent upon builder obtaining satisfactory septic results and general layout results from surveyor and satisfactory foundation and elevation information. If lot is found to be unsuitable for conventional septic, slab foundation or unsuitable for house footprint, builder may void contract and will return earnest money to the buyer.**

Note: Builder must approve all buyer finish/color selections.

<p><b>When fully executed, these specifications become part of the North Carolina Offer to Purchase and Contract between Buyer and Seller.</b></p> <p>Buyer: _____</p> <p>Buyer: _____</p> <p style="text-align: center;">Date: _____</p> <p><b>Seller: Love Construction Company, Inc.</b></p> <p>By: _____</p> <p style="text-align: center;">Date: _____</p>
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