

**STANDARD FEATURES LIST Rita Ann 2024 Plan for Derby Lane**

Room Details

1. **Foyer**

- Laminate wood flooring at entry area.

2. **Living Room**

- Laminate wood flooring chosen from builders supplied sample ring.
- 1- Coaxial cable TV outlet.
- Vent less gas fireplace.
- Lighting for living room with ceiling fan and light combination.

3. **Stairs**

- 36" wide.
- Carpeted treads and risers.
- White painted trim handrail on stairs.

4. **Dining Room**

- Laminate wood flooring chosen from builders supplied sample ring.

5. **Kitchen/Breakfast**

- Laminate wood flooring chosen from builders supplied sample ring.
- Cabinetry in kitchen with flat panel door and drawer fronts.
- Granite countertop with tile backsplash chosen from builders supplied sample ring.
- Staggered upper cabinets. Cabinet knobs and drawer pulls.
- Custom built in wood pantry shelving.
- Double bowl stainless steel under mount sink.
- Recessed can light over kitchen sinks.
- Sink faucet with pull out spray.
- Ice maker hookup terminal.
- Frigidaire (or comparable) appliances in Stainless Steel finish: Self cleaning Smooth top Electric range; Built in Microwave/Hood mounted over range; and Dishwasher selected by builder and included in price of house.

6. **Laundry Room**

- Tile flooring chosen from builders supplied sample ring.
- 12" White wire shelving above washer and dryer location.
- Washer hookup terminal.
- Dryer vent installed and vented to the outside.

## Room Details Continued...

### 7. ½ Bath

- Tile flooring chosen from builders supplied sample ring.
- Commode.
- Pedestal vanity sink, single bowl.
- Center set vanity fixtures; brush Nichol finish.
- Mirror over vanity sink.
- Wash cloth ring and tissue holder in brush Nichol.

### 8. Master Bed Room

- Laminate wood flooring chosen from builders supplied sample ring.
- Ceiling fan with light combination.
- Custom built in wood closet shelving in WIC.
- 1- Coaxial cable TV outlet. 1- Phone jack outlet.
- Trey Ceiling.

### 9. Master Bath

- Tile flooring chosen from builders supplied sample ring.
- Double sink vanity, cabinetry with flat panel doors to match kitchen cabinets, cultured marble countertops. Mirror over vanity sink. Center set vanity fixture, brush Nichol finish.
- Tile shower with semi frameless glass door.
- Shower head fixture, brush Nichol finish.
- Wash cloth ring, towel bar, and tissue holder in brush Nichol finish.

### 10. Garage

- Finished sheetrock with painted ceilings and walls. Concrete floor.
- Garage wired to code.
- Plumbing connections and power source installed for a water softener.

### 11. Guest Bedrooms

- Carpet Flooring chosen from builders supplied sample ring.
- White wire shelving in closet.
- Ceiling fan with light combination.

## Room Details Continued...

### **12. Guest Bath**

- Tile flooring chosen from builders supplied sample ring.
- Two sink vanities and cabinetry with flat panel doors to match kitchen cabinets, cultured marble countertops.
- Center set vanity fixture, brush Nichol finish.
- Mirror over vanity sinks.
- Commode.
- Shower tub combo.
- Tub spout and shower head fixture, brush Nichol finish.
- Wash cloth ring, towel bar, and tissue holder in brush Nichol finish.

### ***Exterior and Interior Details***

#### Exterior Details

- Raised slab foundation construction with textured wipe finish.
- Low maintenance lap vinyl siding chosen from builders supplied sample ring.
- Accents of shake vinyl or board and batten siding on front of home chosen from builders samples.
- Screened in rear porch.
- Vinyl Shutters on front windows chosen from builders supplied sample ring.
- White vinyl soffit on porch ceiling.
- Dead bolts on all exterior hinged doors.
- 16' Garage door white, with motorized opener, 120 MPH rated construction, 1 security keypad opener, and 2 wireless remote openers.
- Architectural self sealing fiberglass shingles with ridge ventilation on main body roof and garage roof.
- Soil treated for termite protection and one year termite bond.
- 2- Exterior water spigots and 2- Exterior electrical outlets.
- Exterior main water line shut off valve and box.
- 2- Exterior flood light fixtures.
- Concrete parking pad in front of garage opening.
- Concrete drive leading to parking pad and concrete walkway to front door.
- Sod front yard area per property.
- Grade and seed (contractor blend grass seed) yards where disturbed.
- Landscaping shrubs for front of house with pine straw mulch.

### Interior Details

- First floor ceiling height is 9'.
- Second floor ceiling height is 8'.
- Access to attic areas will be by way of scuttle hole in ceiling.
- All Current building codes to be adhered to as of the date installed or inspected by the Code Enforcement Department.
- Insulate home to code.
- Choice of flat paint color for walls chosen from builders supplied sample ring.
- Ceilings of home to be finished smooth and painted white.
- All trim to be painted semi gloss white.
- Brush Nichol door hinges and hardware.
- 3 ¼" Casing on interior windows, doors and cased openings.
- 5 ¼" Base boards.
- 50 Gallon electric hot water heater located in garage.
- 14 seer HVAC unit, two zone system.
- White air registers for HVAC vents.
- HVAC digital thermostats.
- 6 Total, any combination, of phone jacks or coaxial TV jacks included.