

Standard items included / Allowances

Brick or Hardie with Stone accents
9ft ceilings with tray ceiling in master bedroom and tray or vaulted ceiling in living room
1 piece fiberglass tub shower combo in baths
Tile shower if on plan and estimated
Acrylic free standing tub if on plan and estimated
Vinyl windows white or tan, single hung with Low e glass,
Front Door to be 3/0 knotty pine/alder with 3 to 6 pane glass, all side doors to garage are steel 9 light,
back doors are steel 15 light
Roof is limited lifetime dimensional shingles(30 year equivalent)
Queen Brick not exceed \$330.00 a thousand, mortar can be gray or buff
Siding to be Hardie horizontal lap, Soffits are vinyl with painted aluminum trim, decorative porch
columns can be wood wrapped with painted aluminum or Knotty Pine
Shutters to be vinyl lifetime warranty if available or painted pine
Garage door 18ft x 8ft standard height with opener, insulated, no glass.
Gutters 5 inch aluminum with 2x3 down spouts up to 8/12 pitch, 6 inch gutters with 3x4 downspouts
9/12 to 12/12 pitch
Electric underground to all homes, Septic systems to be State inspected, ¾ waterlines to home, natural
gas available, A T and T, Comcast, Direct Tv, Dish Network available
Recessed lighting 4 cans included with the home
One switch roughed in at front door for landscape lights
Plumbing material to be Pex waterline, Pvc drain lines
Wiring to TN state code
Central heat and air American Standard/ York or equivalent 14 seer gas or electric/ Bonus rooms to have
Ductless style wall mounted unit
Insulation to be open cell spray foam in attics and walls, closed cell encapsulated foundation
Interior trim standard to be paint grade 2-1/2" casing, 3-1/2" baseboard, 5-1/4" crown mold in tray
ceilings only, standard interior split jam hollow core doors, designs provided by builder
Closet material to be steel brackets with 1 x 12 pine shelves and wood dowel rods
Paint to be PPG Porter, Sherwin Williams or the like, 1-2 coat color in flat, trim to be paint grade gloss
white
Flooring: Carpet , New LVT Hardwood, Tile floors to be ceramic with gray or buff grout. Steps to be
carpet, interior hardwood steps are an upgrade and cost to be determined by builder
Ceilings to be stomp texture in white
Kitchen Cabinets to be custom or semi custom solid wood construction with soft close drawers, stained
or painted
Granite throughout with stainless under mount sink in kitchen and ceramic under mount in baths
Appliances included are side by side fridge freezer with water and ice in the door, smooth cooktop stove/
oven combo, dishwasher, built in microwave, color to be stainless steel, Kitchen aid or similar
Water heater to be on demand gas
Electric and plumbing fixture budget to be set by builder, ceiling fans standard in all bedrooms and living
room
Door knobs to be lever, brushed nickel or Oil rubbed bronze, finishing hardware to include door stops,
towel bars, and mirrors
Front porch Handrails to be pressure treated wood left natural or painted to match trim on house
Yards to be graded, Harley raked, fertilized, seeded, and strawed
12 x 12 pressure treated deck or 16 x 16 concrete broomed patio with wood steps included with home
standard

Sidewalk from driveway to front steps 3 ft wide, broomed concrete.
Paved asphalt driveway standard 20ft at road, 10 ft to home, 24 ft by 24 ft turnaround at garage

Allowances:

Plumbing fixtures	Contractor Supplied Brushed Nickel or Bronze
Electric fixtures	Contractor Supplied Brushed Nickel or Bronze
Appliances	Contractor Supplied Stainless
Cabinets	Contractor Supplied White / Gray/ Stained brown
Textured ceilings, upgrade to slick would be	(1.00 per sqft)
Laminate Hardwood	\$1.99 a sqft (Choices supplied by Contractor)
Tile	\$1.99 a sqft (Choices supplied by Contractor)
Interior trim to be paint grade	2-1/4 windows and door trim, split jam doors
Yard to be graded, Harley raked, seeded, strawed, fertilized approx.	50 feet out from house in all directions
Minimal landscaping including	