

VA BUILDERS

STANDARD HOME PACKAGE/UPGRADE OPTIONS/BUYERS PREFERENCE SHEET

At **VA Builders** we are constantly updating our products and specifications to give our customers the very best in Quality and Value. Below is a partial list of features for all VA Builders homes. Also, feel free to ask about upgrading options.

This form outlines the items featured in your home. All changes must be in written form and signed by the buyer and the builder. The builder reserves the right NOT to accept further changes once initial construction has started on your home. The buyer is to complete all color selections and options (**if applicable – see disclaimer on page 4 of this document) within 10 working days from accepted contract date. *Changes made after that date will be subject to a \$150.00 change fee – PER CHANGE.* Some custom changes and upgrades may require full payment in advance either to the builder or the subcontractor providing service. Please sign this form to indicate your full agreement as outlined.

Structural Features

- Energy efficient insulation system includes R-30 value in ceiling, R-13 in walls
- Tongue-and-groove sub flooring on second level (glued and nailed)

Exterior Features

- Manufactured vinyl siding
- Fiberglass roofing shingles with 30 year manufacturer's warranty
- Energy efficient thermopane windows
- Waterproof electrical outlets
- Hose bib – Front & Rear
- Concrete driveway: 1 car garage – 10' wide to street; 2 car garage – flaring down to 10' at street
- 36" concrete walkway to front entrance
- Landscaping package: Sod front and sides to 1/2 of house. Fine grade, fertilize, and seed the rear yard to a maximum of 40 feet. 10 foundation shrubs
- Paneled Vinyl Shutters(per plan)
- 10 x 12 Patio (if plan calls for)

Interior Features

- 9" Flat ceilings
- 6.0 x 6.8 Sliding Glass Rear Door or Single 15 light steel door (per plan)
- Walls painted flat color choice for standard, semi gloss trim. One color wall finish throughout
- Linen Closet in Master Bath (per plan)
- Vinyl-coated ventilated shelving
- Garage walls finished and painted
- 2 panel and top
- Fireplace with surround (neutral cultured marble) and white mantle (per plan)

Kitchen/Laundry Area

- Ventilated utility shelf above washer/dryer connections
- Spacious pantry (per plan)
- Appliances include standard Smooth Top electric range, ductless range hood, and dishwasher (Black, White or stainless).
- Custom cabinets from Kitchen & Lighting Design (standard height 34.5")
- 8" Double bowl stainless steel sink with sprayer
- Faucet with sprayer (Brushed Nickel)
- Formica Countertops
- Ice-maker hook-up

Bathrooms

- Cultured Marble Counter Tops (sized per plan)
- Custom cabinets from Kitchen & Lighting Design (standard height 30.5")
- Faucet (Brushed Nickel) and fixtures in the shower (Brushed Nickel)
- 5' shower/tub combination unit
- Toilet (white)

Flooring

1. Main living area laminate or wood from builders standard, wet area from builder standard. Any upgrade paid to builder at time of selection and approval.

2. Bedrooms/Great Room-Living Room/Hallways/Foyer

- Carpet, (Frieze, Berber, or Pile standards to choose from)
- 7/16" 6.0 lb. Rebond Padding

Electrical Features

- Energy Efficient Electric Heat Pump
- Electric Energy Saver Water Heater – 50 Gal
- Underground utilities
- Pre-wire
 - ❖ Cable: All Bedrooms (1), Family Room (1)
 - ❖ Telephone: All Bedrooms (1), Kitchen (1)
- Ceiling fans – Family Room (1), Master Bedroom (1), all other Bedrooms are pre-wired
- Decorator light fixture package from Kitchen & Lighting
- Smoke detector alarm to protect bedrooms (included in Lighting Package)

Other

- Pre-Closing Walk Through

We the undersigned, acknowledge that the above materials will be used in the construction of the home we have contracted to purchase. We also acknowledge that due to unavailability of materials, substitute materials of equal value may be used.

DATE

Buyer:

Buyer:

VA Builders
Representative:

VA Builders reserves the right to change specifications without notice.

Upgrade Options

- ★ Upgrades will not be allowed if construction has already begun on the property at the time the contract has been accepted.
- ★ Upgrades will be paid directly to the Builder or subcontractor prior to the ordering of materials, unless a written agreement stating otherwise has been negotiated. A copy of the written agreement needs to be provided to the Listing Agents New Construction Assistant for inclusion in the Real Estate File.

Builders Upgrades: VA Builders Inc.

Appliances:	Builder Standard Stainless Steel w/microwave	\$ NA
	Extra Pre-wire for Cable or TV outlets	\$100.00 each
	Extra Ceiling fan Pre-wire	\$150.00 each
	Extra Ceiling Fan Pre-wire w/light kit	\$400.00 each
	Decking Material	\$18.00 per square foot

Plumbing: Ferguson Supply
511 Bell Fork Road
Jacksonville, NC 28540
Contact: Julie
910-478-9977

Flooring: Flooring Design
237 Bell Fork Road
Jacksonville, NC 28546
Contact: Wendy
910-346-7500

Lighting: Kitchen and Lighting Design
141 Williamsburg Parkway
Jacksonville, NC 28546
Contact: Steve
910-455-2393

Heating & Cooling: Down East Heating & Conditioning
234 Marine Boulevard
Jacksonville, NC 28540
Contact:
910-346-4311

VA BUILDERS

Buyers Preference Sheet

****Disclaimer:** This Buyers Preference Sheet (BPS) will be completed by the New Construction Assistant (NCA) to the Listing Agent (LA). Buyers will only be allowed to make choices if they enter into contract for the purchase of the property prior to the onset of construction. If this BPS has already been completed by the NCA to the LA at the time of contract, NO CHANGES will be allowed.

Date:	_____
Buyer's Name:	_____
Buyer's Phone:	_____
Agent:	_____
Agent's Phone:	_____
Floor Plan:	_____

Shingles Color:		Garage Door Color	White
Brick Color:		Trim Color:	white (Fascia & Soffit)
Siding Color:		Accent Color: (Front Door)	
Accent Color: (Shutters) - Raised Panel or Open Louvered			

Kitchen Cabinet Style:			
Kitchen Counter Top Style:			
Kitchen Appliance Color:	White White w/microwave	Black Black w/Microwave	Upgrade: Builders STD SS Builders STD SS w/ Microwave

Lighting Package:		Finish:	
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Other:

	Carpet (Standard)	Vinyl (Standard)
Living/Family/Great Room		
Dining Room		
Foyer		
Kitchen		
Kitchen Nook		
Master Bath		
Upstairs Bath		
Downstairs Bath		
Laundry		
Master Bed		
Bed # 2		
Bed # 3		
Bed # 4		

Hallways		
Other:		
Other:		
Other:		

Bathroom Cabinet Color:			
Bathroom Countertops	Cultured Marble	Color:	
Fireplace Mantle:	White	Fireplace Surround:	Neutral cultured marble

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