

# *The Brookstone*

## Standard Specifications and Included Features Addendum

-Features and specifications are standard but may vary from home to home-

### **FOUNDATION**

Monolithic reinforced concrete slab or block wall foundation, lot depending

### **SHEETROCK AND PAINT**

Sheetrock is sanded smooth and painted with 2 coats of paint from builder selection options. Ceilings are painted white. All front doors and shutters are from builder selection options. Interior trim painted with semi-gloss white. Garage is finished with sheetrock and painted. Bull nose corners included.

### **BOXING AND SIDING**

Vinyl siding with white vinyl soffit. Shake in gables. Stone skirt on face of house or complete stone facing on garage or face of porch. Board and Batten.

### **PATIO, WALKS, AND DRIVEWAYS**

Concrete driveway from garage to street. Concrete poured 4" deep. Back patio varies per plan. Sidewalk 3' wide from driveway to front porch.

### **DOORS AND WINDOWS**

Windows are vinyl, single hung, double pane with screens on bottom sash. Metal garage door with high wind package, hardware package, and two auto openers. 4040 obscured glass fixed window over master tub. Main garage has single door.

### **LANDSCAPING**

Professional landscaping package includes sod (where reasonable) for front yards. Seeded rear and side yards. Shrubs vary per yard and bed size. One 25 gallon tree and pine straw in beds are included. – Appropriate landscaping will be installed at builder discretion and per covenants



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## **CEILINGS**

Smooth Ceilings throughout with the exception of tray in master, vaults per plan, bead board ceiling in half bath only. Tray ceiling in dining.

## **HARDWARE**

**Builder standard selection to be used or same price product.**

Doorknobs and deadbolts on exterior doors, house numbers, toilet paper holders, towel bars, mirrors above vanities, doorstops, and wire closet shelving per plan. Brushed chrome door knobs and brushed chrome hinge package with standard knobs are included.

## **FLOOR COVERINGS**

Carpet from builder selection options with pad in office/den and all bedrooms, second floor halls, and stairs. Laminate from builder selection options in foyer, dining and family room, kitchen and breakfast. Tile floors from builder selection options in baths, kitchen and laundry, per plan.

## **INSULATION**

R30 in the ceiling and R13 in exterior walls, according to code.

## **HEATING AND COOLING**

Dual heat pump

## **ROOF**

Shingles are 30-year architectural.

## **INTERIOR TRIM**

Base molding and windows and doors cased. Crown molding in family, office and dining rooms.

## **CABINETS**

Cabinets may be selected from builder selection options. Kitchen tops vary per plan and may include laminate or granite from builder selection options. Bathrooms have marble tops.



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## PLUMBING

Stainless steel pull down single lever faucets in kitchen. Kitchen sink is double bowl stainless. Elongated toilets, 50-gallon hot water heater. Double vanity in master and second bath. Fiberglass tub/shower combination in 2<sup>nd</sup> bath. Master Bath has a separate fiberglass shower and garden tub. Washer connection, and 2 outside spigots.

## APPLIANCES

Appliances included are range, microwave, and dishwasher and all are stainless steel.

## FIREPLACE

Floor level, decorative molding and floor level hearth. Electric fireplace with mantle.

## ELECTRICAL

Builder provides bath fans, door chimes and smoke detectors. House wired to code and wired for outside floodlights (per plan), ceiling fans in master and family rooms (per plan). Phone jacks in bedrooms, kitchen and living. Cable TV wired in all bedrooms and living room. Protected circuits in kitchen, bathrooms, 2 exterior outlets and garage outlets.

## INCLUDED FEATURES

### EXTERIOR

- 30-year architectural shingles
- Low maintenance vinyl siding
- Vinyl windows with screens, single hung low-E glass with grill between the glass
- Patio in rear, walkway in front
- Double car concrete driveway
- All homes have a 2-car garage with two automatic garage door opener
- Landscaping package includes sodded front yard. Seeded side and rear yards per covenants
- Shutters on front elevation per plan
- 2 exterior hosebibs
- 2 exterior electrical outlets
- Decorative Stone Accents per plan
- Flood light



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### INTERIOR

- Doorknobs and deadbolts on outside doors
- Double Vanities in Master Bath and 2nd bath
- Vented closet shelving
- Ceiling fans in master bedroom and family room. All other bedrooms are prewired
- Tile floors in kitchen, bathrooms and laundry
- Four exposed rails on staircase
- Brushed chrome hardware
- Finished and painted garage walls
- Smooth painted ceilings
- Vault or tray ceilings in master bedroom (per plan)
- 4 ½" basemolding
- Phone jacks in kitchen, bedrooms, and living
- Cable TV wired in bedrooms and living room

### KITCHEN

- Raised panel cabinets
- Stainless Steel smooth top, self cleaning range
- Stainless Steel Dishwasher
- Stainless Steel Microwave
- Designer plumbing fixture package
- Bar
- Pantry (per plan)

### BATHROOMS

- Elongated toilets
- Obscured glass fixed window over tub in master
- Powder Room has pedestal sink
- Raised back-saver double vanity in master bathroom
- Designer brushed chrome plumbing fixtures

### ENERGY SAVING FEATURES

- Heat pump
- 50-gallon hot water heater
- R30 insulation in ceilings and R13 in walls, per code
- GFI receptacles to meet code
- Single hung insulated vinyl windows with screens

### CUSTOMER SERVICE

- Color Selection meeting prior to pulling permits
- Walk through prior to closing
- 10 year structural warranty
- 1 year workmanship warranty



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These are the included features provided within the purchase price. Any additional features or changes are considered upgrades and should be paid for prior to installation unless other arrangements are made. All upgrade payments are non-refundable and are not a credit to the purchase price.

Additional feature changes or upgrades are listed below:

	Price
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____