



STANDARDS & FEATURES FOR STATESBORO

FLOORING

- PREFINISHED ENGINEERED WOOD FLOORING IN FOYER, DINING ROOM, KITCHEN, HEARTH ROOM, AND FAMILY ROOM
- TILE FLOORING IN BATHROOMS, LAUNDRY ROOMS AND GARAGE ENTRY
- STAIN RESISTANT CARPET IN ALL BEDROOMS, BONUS ROOM, CLOSETS AND STAIR

CABINETS

- CUSTOM DESIGNED CABINETS BY HOMECREST CABINETRY THROUGHOUT

COUNTERTOPS

- 3 CM GRANITE COUNTER TOPS IN THE KITCHEN, MASTER BATH, 1ST FLOOR BATH
- CULTURED MARBLE COUNTER TOPS IN THE 2ND FLOOR BATHROOMS
- COUNTER HEIGHT KITCHEN BAR TOPS

APPLIANCES

- G.E. DELUXE GAS COOKTOP, MICROWAVE, VENT-A-HOOD, DOUBLE OVEN, DISH WASHER, DISPOSAL
- APPLIANCE COLOR: STAINLESS STEEL

WALLS AND CEILINGS

- CEILINGS: SMOOTH (9' - 1ST FLOOR, 8' - 2ND FLOOR)
- VAULTED CEILINGS AS LISTED PER PLAN
- SQUARE CORNERBEAD
- SANDED SMOOTH FOR PAINTING

TRIM

- 4-1/4" CROWN MOLD IN DINING ROOM, MASTER B.R., AND TRAY BACK HALLWAY, FAMILY ROOM, FOYER
- 4-1/4" BASE THROUGHOUT 1ST FLOOR
- 3-1/4" BASE THROUGHOUT 2ND FLOOR
- 2-1/4" CASING FOR ALL 1ST FLOOR WINDOWS
- STOOL AND APRON ONLY FOR ALL 2ND FLOOR WINDOWS AND GARAGE
- 2-1/4" CASING FOR ALL INTERIOR DOORS
- NINE WOOD TREADS UP TO STAIR LANDING

DOORS

- EXTERIOR BACK DOORS FROM LIVING AREAS ARE FULL GLASS – STEEL INSULATED
- EXTERIOR FRONT DOORS –FIBERGLASS
- INTERIOR – MASONITE FIVE PANEL DESIGN

HARDWARE

- INTERIOR AND EXTERIOR DOORS (EXCLUDING ENTRY) -KWIKSET- POLO STYLE
- ENTRY DOOR-KWICKSET-AVALON
- FINISHES CAN BE BRUSHED NICKEL OR OIL RUBBED BRONZE FINISH

RAILINGS

- ALL RAILING TO BE IRON, FINISH TO BE DETERMINED

PLUMBING

- FAUCETS-DELTA WINDEMERE COLLECTION (STANDARD IS CHROME; OTHER FINISHES ARE AVAILABLE AS AN UPGRADE)
- ELONGATED TOILETS ARE STANDARD
- 2-50 GALLON GAS WATER HEATERS (TANKLESS AVAILABLE AS AN UPGRADE)
- TUBS – STANDARD PORCELAIN COATED STEEL ALL FULL BATHS BESIDES MASTER
- MASTER BATH TUB TO BE FREE STANDING SOAKER STYLE
- ALL PLUMBING TO BE STRAPPED TO PREVENT WATER PIPE VIBRATION
- GAS HEAT, FIREPLACE AND COOKTOP
- STAINLESS STEEL DOUBLE BOWL UNDERMOUNT SINK IN KITCHEN

ELECTRICAL

- GENEROUS LIGHTING ALLOWANCE
- 6-TOTAL CABLE AND 1 PHONE JACKS THROUGHOUT THE HOME
- RECEPTACLES, SWITCHES AND LIGHT OUTLETS AS SHOWN ON PLANS – WHITE
- SMOKE DETECTORS HARDWIRED WITH BATTERY BACKUP
- TWO EXTERIOR FLOOD LIGHTS
- ONE YARD POST LANTERN-PRESELECTED BY DEVELOPMENT



PAINTING

- ONE INTERIOR WALL COLOR WITH ONE ADDITIONAL COLOR FOR ONE ROOM ONLY (FLAT)
- ALL TRIM & INTERIOR DOORS TO BE ONE COLOR (SEMI-GLOSS)
- TWO EXTERIOR PAINT COLORS ONLY-MUST BE APPROVED BY DEVELOPMENT

SECURITY

- ALARM SYSTEM COVERS ALL DOWNSTAIRS WINDOWS AND DOORS

INSULATION

- HIGHER THAN CODE R-VALUE INSULATION
- R-30 INSULATED CEILINGS
- R-13 INSULATED WALLS

SHELVING

- WOOD SHELVING IN MASTER CLOSET AND PANTRY
- VENTILATED WIRE SHELVING ALL OTHER ROOMS (WOOD SHELVING AVAILABLE AS AN UPGRADE)
- BENCH LOCKERS PER PLAN

FIREPLACES

- 1 - 42" VENT FREE WITH GAS LOGS WITH CUSTOM TIMBER MANTEL AND TILE SURROUND

TILE

- BACKSPLASH IN KITCHEN
- CERAMIC TILE SURROUNDING ON ALL TUBS AND SHOWERS WITH DURAROCK BACKING

EXTERIOR

- WOOD CORNICE WITH JAMES HARDY SIDING
- CONCRETE TO BE WASHED GRAVEL IN LOCATIONS AS SHOWN ON PLANS
- RAISED PANEL OR CARRIAGE STYLE STEEL GARAGE DOORS WITH OPERATORS, 2-REMOTES, AND WIRELESS KEYPAD (WINDOWS AND DECORATIVE HARDWARE ARE AVAILABLE AS AN UPGRADE)
- SHUTTERS ARE OF CEDAR CONSTRUCTION WITH PAINT OR STAIN FINISH
- PROFESSIONAL LANDSCAPING PACKAGE INCLUDING FULLY SODDED YARD, SHRUBS, AND A TREE
- ENGINEERED FOUNDATION
- ENTIRE EXTERIOR OF HOME IS HOUSE WRAPPED TO IMPROVE INSULATION
- ENERGY EFFICIENT LOW-E VINYL DOUBLE PANED INSULATED WINDOWS WITH SCREENS
- DECORATIVE WROUGHT IRON MAILBOX
- FULL GUTTER SYSTEM-ALUMINUM PREFINISHED
- OWENS-CORNING ARCHITECTURAL ROOFING SHINGLES WITH 30 YEAR WARRANTY
- MINIMUM OF TWO OUTSIDE RECEPTACLES
- TWO OUTSIDE HOSE BIBS
- CEDAR OR FIBERGLASS COLUMNS
- ALL PORCH CEILINGS ARE SHEETROCK AND SMOOTH FINISH (V-JOINT WOOD OPTION AVAILABE AS AN UPGRADE)

WARRANTY

- 1 YEAR BUILDERS WARRANTY
- OPTIONAL: 2-10 HOME BUYER'S WARRANTY OFFERED AS AN UPGRADE (Call for details)

COMMON UPGRADES AND ESTIMATED COSTS:

Hardwood in master bedroom	
Plumbing fixtures finish	
Tankless water heater	
Garage windows	
Garage hardware	
Wood shelving in additional closets	
Cedar beams	
Patio extension-additional concrete	\$8 per square foot