

# Standard Features

*(Many Custom Options Available)*

*The Homestead, Hidden Meadows, Lathan's Pond August 1, 2018  
Love Construction Company, Inc. (Love Homes)*

## Interior Features

- Luxury Vinyl Tile (LVT) in foyer, dining, family room, breakfast, kitchen, and laundry. Buyer may choose 1 color from builder samples. Upgrade to hardwood flooring is available.
- One color of carpet (with 8 lb- 3/8" rebond padding) for the other interior areas. Buyer may choose one color from builder samples
- Carpeted interior stair (on multi-level homes) with wooden railings at exposed treads
- One color of flat wall paint throughout and white trim (flat on walls- gloss trim). Buyer color choice from samples.
- Washer hookup and electric dryer hookup
- Painted hollow-core paneled interior doors. Choice of 2, 4, 5 or 6 panel door styles from builder samples. (Cut-off doors, if any, are to be flush hardboard)
- Interior trim of windows and doors to include traditional painted wood trim casings. Wide painted baseboards
- Painted 2-piece chair rail in breakfast rm and dining rm
- Painted wide crown molding in master bedroom, foyer, formal dining room & formal living room
- Choice of lighting fixtures to fit house as wired. Must be selected at Contractors Building Supply in Monroe with a \$1400 allowance. Allowance to include all lighting, fans, bulbs, doorbell equipment, shipping and sales tax.
- Ceiling fan prewiring is included in all bedrooms, family room and finished bonus room if one is present. (Fans must be purchased as part of lighting allowance)
- Prewired cable TV outlets in all bedrooms, finished bonus rm, and family room.
- Generous number of electrical receptacles per code
- Hard-wired/battery backup combo Carbon Monoxide and Smoke Detectors or family safety in each bedroom and in some hallways
- Ventilated closet shelving (basic builder package in closets & washer/dryer area)
- Smooth finished ceilings throughout
- Minimum 8' ceiling height plus vaulted ceilings in many rooms in ranches. Some ranches will have 9' ceilings throughout. On 2 story homes 9' ceilings on main level and 8' ceilings upstairs. Upstairs masters to have vaulted or tray ceilings.
- Doorbell at front entry
- Optional non-vent 36" fireplace with 18" propane gas logs and blower. Tile and painted wood surround. Builder to select location for placement of propane tank.

## Standard Energy Features

- 50 gallon electric water heater
- Double-paned white vinyl windows with with tilt-in bottom sash, grilles between glass, and half-screens (included on operable windows in heated areas)
- Energy efficient insulation package to equal or exceed applicable building codes
- Carrier/Payne heat pump on ranches and ranches with bonus. On 1-1/2 story, 2 story or 3 story homes, a multi-zoned heat pump will be used.

## Elegant Bedroom & Bathroom Features

- Master Bath features (refer to plan sketch to see which units are included): Skirted white garden tub with tile trim surround and/or 4' or 5' white full fiberglass shower with framed glass door and/or huge 6' x 4' shower base with tile walls and without a door (most people won't need a door on a 6' shower). Chrome Brantford two-handled lavatory faucet(s) by Moen. Elongated white water closet. White cultured marble vanity top. Granite tops available as an upgrade.
- Tile surrounds or walls and tile flooring to be selected from builders samples (straight laid medium priced tile)
- Ceramic tile flooring in baths. Buyer to choose from builder samples (straight laid medium priced tile)
- Powder Bath (if present) features: Standard pedestal lavatory (white) with chrome Brantford two-handled lavatory faucet by Moen. Elongated white water closet.
- Hall Bath(s) features: White fiberglass tub/shower combination. Chrome Brantford two-handled lavatory faucet by Moen. Elongated white water closet. Cultured marble vanity top. Granite tops available as an upgrade.
- Birch picture-framed door cabinets in full baths (choice of stain or paint colors). Standard cabinet knobs included.
- Baths include oversized mirror, chrome bath accessories to include towel rod or ring, toilet paper holder. Hall bath includes bright chrome shower curtain rod
- Exhaust fans in all baths

## Kitchen Features

- 3 cm granite tops with pencil edge. 4" granite backsplash. Choice of color from builder samples
- Undermount stainless steel kitchen sink: large single bowl, 50 -50 double bowl or 60-40 double bowl.
- Kitchen sink faucet to be a single-handled chrome pullout Moen faucet.
- Birch picture-framed door cabinets. Satin nickel cabinet knobs included. 36" or 42" high wall cabinets with crown molding.

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

Choice of many stylish stain and paint colors from builder samples.

- Under cabinet lighting, over sink lighting, over island lighting or recessed lighting in kitchen.
- Ice maker connection
- Appliances to include the following *stainless steel* appliances from a major appliance manufacturer. Buyer can choose white or black or stainless appliance package.
  - Radiant freestanding electric range/oven
  - Over-the-range microwave
  - Dishwasher with hidden top controls
  - Garbage disposer

### Exterior Features

- House placement will be at or near 40' front setback on most lots, depending on septic system location.
- Exterior wall construction to be of: Vinyl siding with vinyl shake detail sections. (Partial or full brick veneer is optional). Exterior trim will be white vinyl/aluminum (except for porch posts & trim, and door trims which may be wood products). Buyer may choose vinyl siding and shakes from builder's samples.
- Front door to be a smooth painted fiberglass door with decorative glass. Buyer choice of design from samples. Other exterior doors to be 6 panel insulated steel, except patio door to be 15-lite glass in steel or vinyl slider.
- Garage will be drywalled and unfinished. Includes white steel garage door with opener + 2 remotes
- Two outside flood light roughs. One on front of home and one on back of home.
- Pair of front coachlights at garage door.
- Rectangular paneled vinyl or Board and Batten vinyl shutters to be supplied on front of home (per sketch). Buyer color choice from builder samples
- Landscape package to include the planting of shrubs on the front foundation wall with pine needle mulch. Yard will be seeded and strawed to the street, to the side lot lines around the home where disturbed, and to approximately 40 ft to the rear of the home. All wooded or natural areas will be left in natural state.
- 2-outside water faucets and 2-outside electrical outlets
- 12 x 16 Treated wood deck or Concrete patio. Circle one choice:  
 Wooden Deck                      Concrete Patio
- Front porch railings only when code inspector requires
- Front porch or stoop to be standard concrete.
- Front steps to be brick.
- Garage steps to be brick or wooden depending on height.
- Prefinished white aluminum gutters and down spouts
- Front Concrete walkway.
- Single-width concrete driveway widening to double parking pad. When home placement is not made at or near the minimum front setback, a full-length concrete driveway will require a surcharge for extra concrete.

### General Features

- Home will be served by Union County Public Water and an individual septic system.

- Basic security system. Buyer must supply own monitoring service.
- Brick-veneer exterior on foundations
- Foundation Selected: Circle one below:  
 Concrete Slab                      Crawlspace
- Exterior house wrap
- Simulated architectural shingles(on all roofs and bays)
- 2-10 HBW home warranty included
- Termite pre-treat per applicable building code
- Schlage satin chrome or satin nickel locksets and door hinges (interior and exterior). Round knob style.
- Single cylinder deadbolts on exterior swing doors
- Mailbox and post are not included
- The Homestead, Hidden Meadows, Lathan's Pond and Appaloosa Pointe have Restrictive Covenants.
- Note: Direction of door swings, window and door trim may change from what is shown on Plan Sketch.
- **This contract is contingent upon builder obtaining satisfactory septic evaluation results, satisfactory layout results from surveyor and satisfactory foundation and elevation information. If lot is found to be unsuitable for slab foundation or unsuitable for house footprint, builder may void contract and will return earnest money and due diligence fees to the Buyer.**

Note: Builder must approve all buyer finish/color selections. On an existing or under construction home, Buyer may not choose any stated contract choice item that is already installed or ordered at the time of contract on this home. Also, on existing or under construction homes, specifications may vary from those listed in this document. Product offerings may change as new products are introduced but will be at least equal to these specifications.

Additions and changes to the above specifications:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**When fully executed, these specifications become part of the North Carolina Offer to Purchase and Contract between Buyer and Seller.**

**Buyer:** \_\_\_\_\_

**Buyer:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Seller: Love Construction Company, Inc.**

**By:** \_\_\_\_\_

**Date:** \_\_\_\_\_