

# Included Features

Classic Series, January 1, 2016

Love Construction Company, Inc. (Love Homes)

## Interior Features

- Vinyl sheet flooring in front entry, baths, kitchen, breakfast area and laundry. Buyer may choose up to two patterns from builder's value level samples.
- One color of carpet (with upgraded 8 lb padding) for the other interior areas. Buyer may choose 1 color from builder's value level samples.
- Carpeted interior stair (on multi-level homes) with 1/2 height walls where appropriate
- Two-tone paint package. Your choice of one flat wall color from builder samples with gloss white trim
- 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.
- Interior trim of windows and doors to include traditional painted wood trim casings
- Wide painted baseboards
- Painted 2-piece chair rail in breakfast rm, formal dining
- Choice of lighting fixtures to fit house as wired. Must be selected at Contractors Building Supply in Monroe with a \$1000 allowance. Allowance to include all lighting, fans, bulbs, doorbell equipment, shipping and sales tax.
- Ceiling fan prewiring is included in the master bedroom, 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.
- Prewired phone jacks in master bedroom and family room.
- Number of 110v electrical receptacles to be wired per building code
- Hard-wired/battery backup combo Carbon Monoxide and Smoke Detectors for family safety in each bedroom and in some hallways
- Ventilated closet shelving (basic builder package in closets & washer/dryer area)
- Smooth finished ceilings
- Homes to have 8' base ceiling height (except some rooms with higher vaulted and tray ceilings)
- Doorbell prewired at front entry
- Optional non-vent 36" fireplace with 24" gas logs, blower, and formal painted wood trim surround.

## Standard Energy Features

- 40 gallon electric water heater
- Double-paned 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 meet or exceed all applicable building codes
- Carrier/Payne heat pump (single system)

## Elegant Bedroom & Bathroom Features

- Master Bath features: White fiberglass garden tub/shower combination. Chrome Brantford two-handed lavatory faucet by Moen. Elongated white water closet. White cultured marble vanity top.
- Powder Bath (if present) features: Standard pedestal lavatory (white) with chrome Brantford two-handed lavatory faucet by Moen. Elongated white water closet.
- Hall Bath(s) features: White fiberglass tub/shower combination. Chrome Brantford two-handed lavatory faucet by Moen. Elongated white water closet. Cultured marble vanity top.
- Birch picture-framed cabinets in full baths (1 color for both baths). Cabinet knobs included.
- Baths include oversized mirror, chrome towel rod or ring, chrome toilet paper holder, and shower curtain rod
- Shower doors are not included, but can be added as an upgrade.
- Exhaust fans in all baths

## Kitchen Features

- Stainless steel double-bowled kitchen sink
- Kitchen sink faucet to be a single-handed chrome pullout Moen faucet.
- Picture-framed birch cabinets. Cabinet knobs included. 30" high wall cabinets. Choice of stain colors from builder samples.
- Ice maker connection
- Rolled-edge (post formed) laminate counter tops where possible. (Some homes will require custom self-edge laminate installations). Buyer choice of one color from builder's samples.

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

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

- Appliance allowance to include the following appliances. White, black or stainless steel:
  - Kenmore standard electric range/oven
  - Kenmore unvented hood (white or black only)
  - Kenmore dishwasher
  - Kenmore garbage disposer
  - Radiant ranges are available as an upgrade.

**Exterior Features**

- Exterior wall construction to be of: Standard vinyl siding. Exterior trim will be white vinyl/aluminum (except for porch posts, porch trim, and door trims which may be wood products). Buyer may choose vinyl siding from builder's samples.
- Optional brick-veneer sections and/or vinyl shake sections may be added to the front of the home at an additional cost.
- Front door to be smooth fiberglass with glass insert design. Design choices available . Door to garage to be 6 panel insulated steel, Sliding glass door to be vinyl. Patio door (if any) to be 15-lite glass in steel .
- Note: Some floorplans show a rear sliding glass door. For no additional charge, we can substitute a 15-lite patio door and window instead of the sliding glass door if you are having a home built.
- Garage will be unfinished and unpainted. Includes white steel garage door. Electric opener is optional.
- Two outside flood lights. One on front of home and one on back of home.
- Pair of front coachlights at garage door.
- Rectangular paneled 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, 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
- Concrete patio to be approximately 12' x 10'
- Front porch railings only when code inspector requires
- Front porch or stoop to be standard concrete.
- Front steps to be brick. Garage steps or rear steps may be wooden.
- Gutters are included.
- Single-width concrete driveway widening to double parking pad and front concrete walkway.

**General Features**

- Basic security system. Buyer must supply own monitoring service.

- Brick-veneered concrete slab foundation
- Exterior house wrap
- 25/30 year architectural shingles(on all roofs and bays)
- 2-10 HBW home warranty included
- Termite pre-treat per applicable building code
- Schlage satin chrome locksets and satin chrome door hinges (interior and exterior).
- Single cylinder deadbolts on exterior swing doors
- Standard neighborhood mailbox and post are included
- Neighborhood has a Declaration of Restrictive Covenants but has no Homeowner's Association or dues. I agree that I have read the Declaration of Restrictive and Protective Covenants and Conditions for this neighborhood. I further agree that I have seen the recorded plat of the neighborhood, and have noted any easements or conditions that affect my home site or that affect the neighborhood.
- Note: Direction of door swings may change from what is shown on Plan Sketch. Window and door trim may vary from what is shown on sketch.
- This contract is contingent upon builder obtaining 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 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. \_\_\_\_\_

<p><b>When fully executed, these specifications become part of the North Carolina Offer to Purchase and Contract between Buyer and Seller.</b></p> <p><b>Buyer:</b> _____</p> <p><b>Buyer:</b> _____</p> <p style="text-align: center;"><b>Date:</b> _____</p> <p><b>Seller: Love Construction Company, Inc.</b></p> <p><b>By:</b> _____</p> <p style="text-align: center;"><b>Date:</b> _____</p>
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