

# Included Features

*(Many Custom Options Available)*

*The Oaks at St. Martin, February 1, 2007*

*Love Construction Company, Inc. (Love Homes)*

## Interior Features

- Plank hardwood flooring in foyer area (size varies by plan). Buyer may choose 1 color from builder samples
- Non-vent 36" fireplace with 24" propane gas logs, blower, and formal painted wood trim surround
- Vinyl sheet flooring in baths, kitchen, breakfast area and laundry. Buyer may choose up to three patterns from the Congoleum Prelude collection
- One color of carpet (with 6 lb- 3/8" rebond padding) for the other interior areas. Buyer may choose 1 color from Beaulieu Testament carpet.
- Carpeted interior stair (on multi-level homes) with wooden railings at exposed treads.
- One color of wall paint throughout and white trim (flat on walls- gloss trim). Buyer color choice from samples
- Washer hookup and electric dryer hookup
- 6 panel painted "elite" interior doors. (Cut-off doors, if any, are to be flush hardboard)
- Traditional interior painted wood door/window casings
- Extra wide painted baseboards
- Painted 2-piece chair rail in breakfast rm and dining rm
- Painted wide crown molding in formal dining room & formal living room (if present)
- Choice of designer lighting packages
- Master bedroom and family room include ceiling fans, with separate switches for fan and light. Ceiling fan rewiring can be added to other rooms.
- Prewired cable TV outlets in all bedrooms, finished bonus rm, and family room. Prewired phone jacks in all bedrooms, finished bonus rm, family rm, & kitchen
- Number of 110v electrical receptacles wired 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
- Homes to have 8' base ceiling height (except some rooms with higher vaulted and tray ceilings)
- *Some* 2-story homes (that have master bedroom upstairs) to have 9' base ceiling height on main level (except for HVAC needs, and vaulted and tray ceilings) and 8' base ceiling height on upper level
- Doorbell at front entry

## Standard Energy Features

- 40 gallon water heater (Circle One). Gas \$75 extra.  
Propane gas                      Electric
- Double-paned vinyl windows 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 with propane gas furnace backup on ranches and ranches with bonus. On 1-1/2 story, 2 story or 3 story homes, multiple heat pumps or a multi-zoned heat pump will be used (with no gas furnace backup).

## Elegant Bedroom & Bathroom Features

- Master Bath features: Deep fiberglass garden tub (white). Separate white fiberglass shower with Moen posi-temp shower valve. Chrome lavatory faucets by Moen (Moen model # 4621). Elongated white water closet. White cultured marble vanity top(s).
- Powder Bath (if present) features: Charleston pedestal lavatory (white) with chrome lavatory faucets by Moen (Moen model # 4621). Elongated white water closet.
- Hall Bath(s) features: White fiberglass tub/shower combination with Moen posi-temp shower valve. Chrome lavatory faucets by Moen (Moen model # 4621). Elongated white water closet. Cultured marble vanity top(s).
- Choice of White cabinets w/raised panel look styling or use same cabinet as chosen in kitchen. Taller 33-1/2" height vanity tops for your comfort.
- Choice of cabinet knob colors.
- Baths to include oversized mirror, chrome towel rod or ring, chrome toilet paper holder, and shower curtain rod
- Shower doors are not included, but available as upgrade.
- Exhaust fans in all baths

## Kitchen Features

- Stainless steel kitchen sink
- Kitchen sink faucet to be chrome Moen #7430 with vegetable sprayer
- Picture-framed stained oak cabinets. (Alternate wood choices may be available with raised panel look styling). Choice of knob colors. 30" high wall cabinets. Color

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

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

and style choice from builder samples.

- Ice maker connection
- Laminate counter tops with 4” backsplash. Buyer choice of one color from builder’s samples.
- Appliance allowance to include the following *white-on-white* appliances (or equal or better):
  - Kenmore electric range/oven #22-90922
  - Kenmore Built-in microwave #22-80412
  - Kenmore 6 cycle Dishwasher #22-15182
  - Kenmore garbage disposer #22-6010

### 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.
- Front door to be smooth fiberglass with glass design. Buyer choice of design . Other exterior doors to be 6 panel insulated steel, except patio door to be 15-lite glass in steel or vinyl sliding glass door.
- Garage will be unfinished and unpainted. Includes white steel garage door with electric 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. In some cases, the coachlights will be used at the front door instead
- 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
- Treated wood deck to be at least 120 sqft or Concrete patio to be at least 120 sqft. (Patis may not be used on some crawlspace homes). 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 and garage steps to be brick.
- Prefinished white aluminum gutters and down spouts
- Single-width concrete driveway widening to double parking pad and front concrete walkway

### General Features

- Basic security system. Buyer must supply monitoring.
- Brick-veneer exterior on foundations
- Slab foundations are standard. Crawlspace foundations may be used on some lots (will require additional charge). High crawl foundation walls may be “stepped” with wood frame knee walls as determined by builder. Knee walls at stepped foundation will be covered with

vinyl siding material.

- Foundation Selected: Circle one below:  
 Concrete Slab                      Crawlspace
- Exterior house wrap
- Simulated architectural shingles (on roofs and all bays)
- 2-10 HBW home warranty included
- Termite pre-treat per applicable building code
- Satin Chrome Schlage locksets and door trim.
- Single cylinder deadbolts on exterior swing doors
- Standard wrought iron mailbox and post are included
- **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 plan 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 foundation type chosen or unsuitable for house footprint, builder may void contract and will return earnest money to the buyer.
- **I agree that I have read the Declaration of Restrictive and Protective Covenants and Conditions for The Oaks at St. Martin. I further agree that I have seen the recorded plat of The Oaks at St. Martin, and have noted any easements or conditions that affect my homesite or that affect the neighborhood.**

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, appliances already installed in home may be different model numbers than those listed in this document.

Additions and changes to the above specifications:

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

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