

Pottery Landing Standard Features

(Below is a list of the General standard Features included with the Pottery Landing Build Package, unless otherwise noted in other Build Docs) Builder reserves the right to change the following without notice.

General (Unless otherwise noted in build Docs)

- Plans, Engineering, and Permits
- Water & Sewer Taps
- Community Association Approval

Framing (Unless otherwise noted in build Docs)

- Monolithic slab construction with vapor barrier and fiber mesh
- 9' ceilings except where noted by plans (vaults, trays, etc.)
- Exterior walls and gables sheathed with 7/16" OSB and covered with house wrap
- Engineered roof trusses – Roof pitch Per Roof Line
- 7/16" OSB roof sheathing
- Floor Decking ¾ tongue and groove
- Architectural Shingles

Windows and Exterior Doors (Unless otherwise noted in build Docs)

- Single hung insulated vinyl windows with low E glass and extended jambs per plans
 - Picture frame painted trim with 3 ¼ FJ casing and stool
 - Fiberglass screens
- 1-0/3-0/1-0 Front Door
- 2/8 solid steel 6 panel rear entry door in garage (as per plans)
- 15 light side entrance door

Exterior (Unless otherwise noted in build Docs)

- Beaded Vinyl Siding
- Brick Foundation Skirt Per Plans
- Shutters on all Front Window Elevations

Electrical (Unless otherwise noted in build Docs)

- 200 amp service
- Wire, switches, outlets, and labor
- Locations of lights, switches, and outlets to be confirmed by owner
- Bedrooms and living room wired for light and fan
- Phone and cable outlets – 10 pulls
- Bathroom exhaust fans
- Smoke detectors and door bell
- Light fixtures (Oil Rubbed Bronze)
- Garage Openers and Remotes

Plumbing and Fixtures (Unless otherwise noted in Build Docs)

- Pex supply lines and PVC waste lines
- Tile Shower in Master Bathroom
- PVC supply from water tap to house
- 4" PVC sewer service
- Fiberglass tubs and showers (as per plans)
- Tile Shower in Master Bath
- Stainless steel Under mount kitchen sink
- Garbage disposal
- Oil Rubbed Delta faucets or similar quality
- Elongated bowl toilets and seats
- 50 gallon gas water heater
- 2 outside hose bibs

Drywall (Unless otherwise noted in build Docs)

- Smooth Ceilings
- Smooth Walls
- Vaulted Ceilings in Living Room overlook

Cabinets (Unless otherwise noted in build Docs)

- Kitchen cabinets 36" and 42" staggered top cabinets (choice of stain or Color from builder selections)
 - Kitchen counters (Granite color choices from builders selections)
 - Adult Height Vanity (Granite Bathroom Tops)
 - Matching Cabinet Hardware

Trim and Paint (Unless otherwise noted in build Docs)

- Elite molded Cheyenne Style interior doors
- 5 ¼ MDF speed base
- 3 ½ FJ casing
- Crown Moldings on First Floor where applicable
- Windows cased out with extended jambs and stools
- Oil Rubbed Door hardware
- Mirrors over vanity tops
- Bath hardware (towel, toilet paper holder, etc.)
- Closet Maid shelving
- Painting – 1 wall color choice (additional color \$250)
 - Flat latex wall paint
 - Semi-gloss latex white painted trim

Floor Covering (Unless otherwise noted in build Docs)

- Hand Scraped Maple Hardwoods in kitchen and great room, Dining, Living, and Foyer
- Tile in wet areas and Carolina Room

Appliances (Stainless steel appliances) (Unless otherwise noted in build Docs)

- Range (flat top Slide in), microwave, Garbage Disposal and dishwasher

Outside Improvements (Unless otherwise noted in build Docs)

- Construction debris removed and lot cleaned up
- Fully sodden yard
- Concrete drive and Walk
- Plants and Shrubs and Tree's to Builders discretion

Quality Assurance

- One year builder's warranty
- Walk through inspection prior to closing
- Manufacture's warranties on appliances, fixtures, and equipment