



**BERKSHIRE
HATHAWAY**
HomeServices

Georgia
Properties

Woodridge Estates Lot 8

Loren Homes Builder's Standard Features

Category	Description	Manufacturer
Garage	Attached to house- courtyard entry Overhead wires for door opener Electrical per plan- includes outlets per code; ceiling fixtures to come from lighting allowance 18'x7' single garage door, 175 Series, insulated steel with embossed grain texture, hardware included 650 Series standard drive 1/2 HP all chain DC motor operator with 2 garage door openers Interior drywall, trim and painted including ceiling	Overhead door
Roofing	Certainteed Landmark Architectural Shingles (warranty detail at www.certainteed.com) Shingles w/soft underlayment Weathered wood- neighborhood color	Certainteed
HVAC	14ACX single stage air conditioner with 5 year compressor & parts warranty 80% AFUE furnace with 20 year heat exchanger warranty and 5 year parts warranty Honeywell programmable pro series thermostat System size applicable to sq footage	Lennox Lennox Honeywell 14 SEER rating
Electrical	Electrical to code/plan Bath vent per plan/code Standard switches available in white or tan Door chime Dishwasher and disposal outlet + disposal switch Block, wire & switch for ceiling fans in all bedrooms, great room & study Gas supply line for range/stove 220V electric for washer/dryer Lights in all walk in closets Weather proof outlets porches/patios 1 cat 5 phone jack; 3 cat 5/RG6 combo jack	

Plumbing	<p>Single handle Delta trinsic matte black faucet - secondary baths</p> <p>8" widespread Delat trinsic matte black faucet - owner bath & powder</p> <p>Delta trinsic a159-BL-DST higharc faucet in matte black</p> <p>Stainless steel sink in kitchen, 50/50, single, 60/40</p> <p>Pex water lines</p> <p>2 exterior hose bibbs with interior shut off valves</p> <p>Elongated toilets in all bathrooms</p> <p>50 gallon water heater w/ recirc pump</p> <p>Irrigation in front & rear yards</p>	<p>559HA-BL-DST</p> <p>3559-BLMPU-DST</p> <p>Western</p> <p>AO Smith</p>
Tile Work	<p>Tile surround to ceiling - master shower with frameless shower glass</p> <p>Tile surround to ceiling - secondary bath shower walls above tub base</p> <p>Tile on master floor, secondary baths floor, laundry room floor</p> <p>Tile backsplash in kitchen</p> <p>Shampoo niche included in master shower; tile bench included in master shower</p> <p>Vinyl single hung windows or fixed windows per plan</p> <p>Delaney designer satin nickel door levers</p> <p>445 casing- doors & windows</p>	<p>Interceramic</p> <p>Delaney</p>
Flooring	<p>5" laminate Mannington flooring-entire main floor 25lb frieze carpet-second floor</p> <p>Oak stained treads & painted risers on stairs</p>	<p>Mannington</p> <p>Shaw</p>
Fireplace	<p>42" direct vent fireplace with wall switch and gas logs (flush hearth)</p> <p>Masonry surround with site built custom mantle</p>	
Millwork	<p>7.25 baseboard on main floor and bonus</p> <p>No crown molding</p> <p>6'8" interior doors in Oxford Plan</p> <p>Vinyl single hung windows or fixed windows per plan</p> <p>Delaney designer satin nickel door levers</p> <p>445 casing- doors & windows</p>	<p>Delaney</p>
Cabinets & Tops	<p>42" standard overlay shaker door kitchen cabinets, wood dovetail, full extension with standard crown</p> <p>Hardware allowance</p> <p>Cushion close/soft close drawers and doors- kitchen & baths</p> <p>Level 1 granite in kitchen</p> <p>Wall mirrors- all baths</p>	<p>Schrock</p>
Paint	<p>Sherwin williams flat latex wall paint- all drywall surfaces</p> <p>All wood trim painted with semi-gloss latex enamel</p> <p>Smooth ceiling finish painted in wall color or white</p>	<p>Sherwin Williams</p>

Shelving	Ventilated wire shelving installed in all closets	
Working pantry	Base cabinets in pantry with solid melamine shelving above	
Lighting	Vendor is City Plumbing & Electric Recessed can lights (4- bonus, 4- hall, 6-kitchen) Lighting allowance to be used at CPE (\$3000 includes fixtures, bulbs, door chime) Exterior lighting- per electrical plan- 2 light drops porch and wall sconce garage, fan/light courtyard- to be selected in CPE allowance Note: exterior color -dark/bronze- style to be selected per homeowner	
Appliances	GE Café Single oven/Micro combo Model CWB713P2NSI GE Café Single oven CTBT570DP2N51 GE Café stainless interior dishwasher with hidden controls CDT805P2N51 36" GE Café built in gas cooktop CGP95362MS1 GE Profile under cabinet hood PVX7360SJSS	GE Café GE Café GE Café GE Café
Exterior Finishes	Full front elevation masonry general shale brick Painted cement fiber siding, metal returns per plan Painted Aluminum gutters w/square aluminum downspouts Exterior colors per design board Concrete walkways, driveway, and patio surfaces (front & courtyard) Landscaping per design board- to be selected by buyer within landscape plant material allowance and list Miratec prepainted shutters per plan	Horizon/General Shale Allura
Energy Saving	Exterior OSB Sheathing Programmable thermostat (2) Efficient hot water tank w/ hot water recirculation Insulated garage door Homes built to C.A.B.O. specifications Ceiling - R30 rated insulation Exterior Walls - R13 rated insulation Floors - R19 rated insulation Blower door/duct blast test performed on every home Energy caulk/foam package	
Termite	Pestban bait stations & internal tubing	
Mailbox	Georgetown Imperial style aluminum mailbox at each home	
Waterproofing	Waterproofing foundation	