



**BERKSHIRE
HATHAWAY**
HomeServices

Georgia
Properties

Liberty Springs

Standard Features

Specifications listed below are subject to change due to availability and/or price.

Category	Description	Manufacturer
Garage	Attached to house	
	Overhead wires for door opener	
	Electrical per plan- includes outlets per code; ceiling fixtures to come from lighting allowance	
	9'x8' single garage doors; 381 series carriage style insulated door, hardware included	Overhead door
	650 Series standard drive 1/2 HP all chain DC motor operator with 2 garage door openers	
	Interior drywall, trim and painted including ceiling	
Roofing	Certainteed Landmark architectural shingles	Certainteed
	shingles w/soft underlayment	
	Weathered wood- neighborhood color	
HVAC	14ACX single stage air conditioner with 5 year compressor & parts warranty	Lennox
	80% AFUE furnace with 20 year heat exchanger warranty and 5 year parts warranty	Lennox
	Honeywell programmable pro series thermostat	Honeywell
	System size applicable to sq footage	14 SEER rating
Electrical	Electrical to code/plan	
	Bath vent per plan/code	
	Rocker switches available in white or tan	
	Door chime	
	Dishwasher and disposal outlet + disposal switch + disposal	
	Block, wire & switch for ceiling fans in all bedrooms & covered porch	
	Floor outlet in great room on main level	
	Gas supply line for cooktop	
	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		



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Plumbing	Plumbing trim allowance of \$4000 for Delta faucets	
	Available standard kitchen sink- undermount Blanco silgranit single, 50/50 or 60/40	
	Undermount white rectangular sinks in all bathrooms	
	Pex water lines	
	2 exterior hose bibbs with interior shut off valves	
	Elongated standard or comfort height toilets in all bathrooms	Western
	50 gallon water heater w/ recirc pump	AO Smith
	Irrigation in front & rear yards	
Tile Work	To ceiling tile surround- master shower & secondary bath shower walls	Interceramic
	Tile on master floor, secondary baths floor	
	Tile backsplash in kitchen	
	Shampoo niche included under all shower heads; tile bench included in master shower	
Flooring	Mannington Laminate flooring- all main living areas, powder room if applicable, laundry room, bedrooms & study	Mannington
	Standard tile in master bath & secondary baths	Interceramic
	Stained oak treads, painted risers- stairs	
Fireplace	42" fireplace with wall switch and gas logs (flush hearth)	
	fireplace on deck with wall switch and gas logs	
	Masonry or slate surround with custom mantle	
	Built in base cabinets with shiplap above to ceiling & 3 floating shelves on either side	
Millwork	7.25 baseboard on main floor and bonus	
	No crown molding	
	Hollow core paint grade molded interior doors, style to be chosen by customer	
	Vinyl single hung windows or fixed windows per plan, black	
	Delaney designer satin nickel door levers	Delaney
	445 casing- doors & windows	
	Decorative molding allowance for stained beams OR board & batten in dining room	



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Cabinets & Tops	Shaker door kitchen cabinets, wood dovetail, full extension with standard crown, cabinets to ceiling with cabinet hood	
	Double trash pull out included	
	Hardware allowance	
	Cushion close/soft close drawers and doors- kitchen & baths	
	Vicostone quartz/granite (all colors in builders program up through level 6) kitchen & baths	
	Raised height vanities throughout home (35" tall cabinet)	
	Laundry room includes cabinets over washer & dryer	
	Plate glass wall mirrors- all baths	
Paint	Sherwin williams flat latex wall paint- all drywall surfaces	Sherwin Williams
	All wood trim painted with semi-gloss latex enamel	
	Smooth ceiling finish painted in wall color or white	
Shelving	Solid melamine closet systems in pantry & master closet, wire elsewhere	
Working pantry	Base cabinets in pantry with solid melamine shelving above	
Lighting	Recessed can lights (4- bonus, 4- hall, 6-kitchen)	
	Lighting allowance to be used at floor and light works (\$6000 includes fixtures, bulbs, door chime)	
	Exterior lighting- per electrical plan- to be selected in lighting allowance	
	Note: exterior color -dark/bronze- style to be selected per homeowner	



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Appliances	GE Café 30" Combination Double wall oven with convection & advantium technology	GE Café
	GE Café stainless interior dishwasher with hidden controls	GE Café
	36" GE Café built in gas cooktop	GE Café
	GE Profile under cabinet hood	GE Café
	Vinyl single hung windows or fixed windows per plan, black	
	Delaney designer satin nickel door levers	Delaney
	445 casing- doors & windows	
	Decorative molding allowance for stained beams OR board & batten in dining room	
Exterior Finishes	Full front elevation masonry to be selected by buyer- Horizon stone in ledgestone or handcrafted style OR general shale brick	Horizon/ General Shale
	Painted cement fiber siding, metal returns per plan	Allura
	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. Total allowance is \$25,000	
	Miratec prepainted shutters per plan	
Energy Saving	Techshield roof 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*	
	*Pestban service to be established/paid for by buyer post close	
Waterproofing	Waterproofing foundation	