



From left to right: Jesse, Lauren, Jimmy and Andrew



Our Story

Andrew Carruth and Lauren Merritt, Principals of Loren Homes

You could say we were born into residential construction as our family has been building homes for three generations. Our grandfather started the legacy in Macon, Georgia and taught our father, Mark Carruth, the trade after he graduated from the University of Georgia. He worked diligently to learn the art of nurturing relationships during the building process, consistently delivering a quality built house that became a home to numerous clients throughout the years.

After a few years, our father thought it was time to spread his own wings so our family moved to the north Atlanta suburbs where he founded Loren Construction in the early 1980's. Loren Construction completed several residential projects in Roswell, Marietta and Kennesaw, then had the opportunity to partner with Arvida Corporation as a member of their builder group. In doing so, Loren Construction became an integral part of a string of successful developments in the northern suburbs of Atlanta and communities such as Country Walk in Powder Springs and many subdivisions in the Towne Lake area of Woodstock. Under his direction, Loren Construction quickly earned a reputation as a customer-focused homebuilder with an unmatched desire to deliver a superior product and provide an unparalleled experience for buyers. This philosophy opened the door to a new partnership with Cousins Properties in the late 1990's which allowed them to participate in a new builder group that delivered homes in award winning communities such as Bentwater and Seven Hills in Acworth, Georgia.

My sister Lauren and I grew up during these formative years, and we were able to witness our father's dedication to both his customers, and his team, firsthand. We saw the long hours, the willingness to work alongside vendors to solve problems, and the sincere interest he took in his customers lives and families. To Lauren and I, his team members were like extended family, and while growing up we had various opportunities to work alongside our adopted "aunts" and "uncles" and learn from them. Lauren made it official by joining Loren in 2007, and I followed suit in 2015. Since that time, our mission has been to continue our father's philosophy for Loren to the best of our ability. In 2018 we rebranded Loren Construction as Loren Homes, which marked the official handoff from our father, and the beginning of our opportunity to continue his legacy.

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LIBERTY SPRINGS

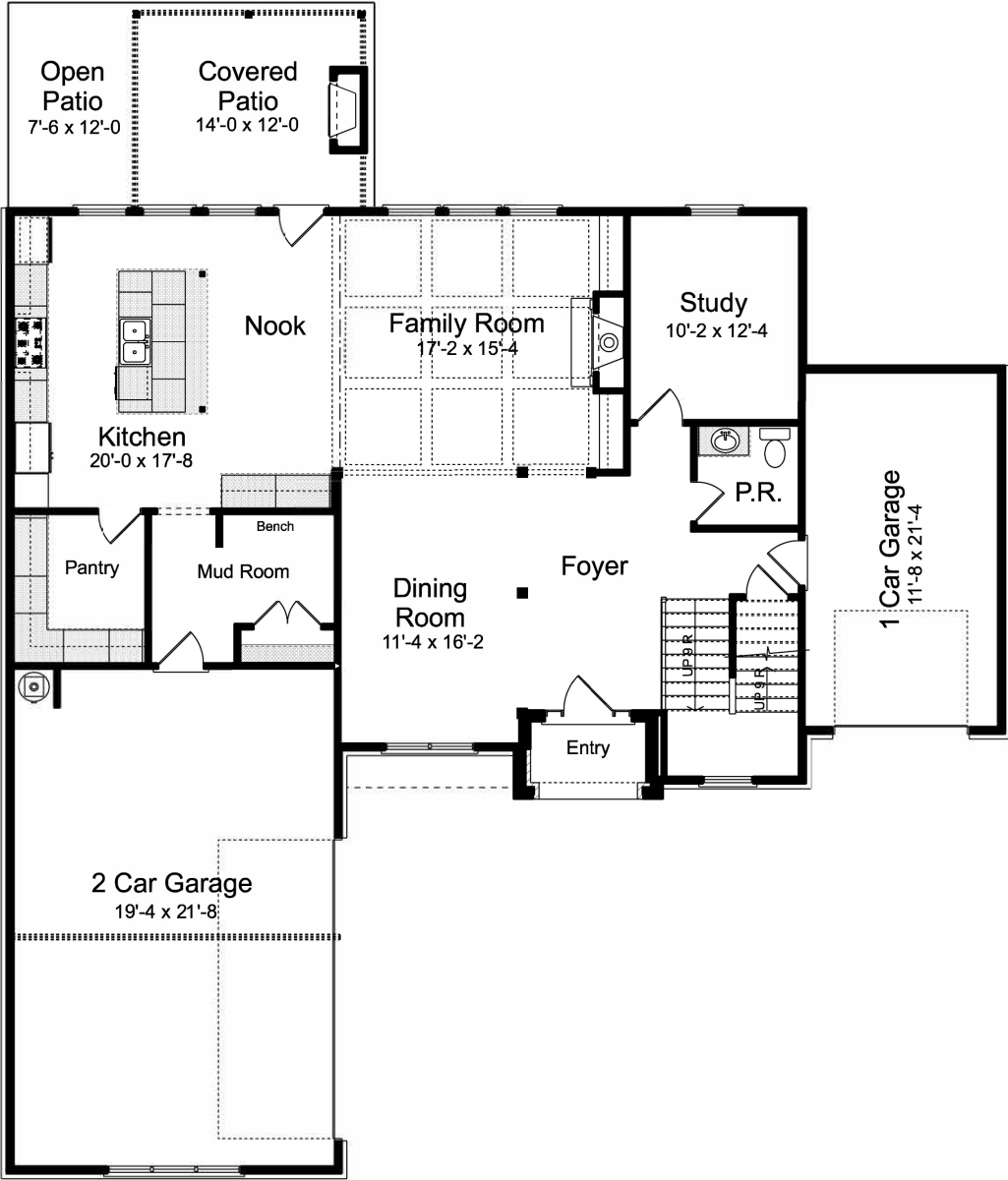
Lot 1 - Oxford Courtyard on Slab Floorplan



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Lot 1 - Oxford Courtyard on Slab Floorplan

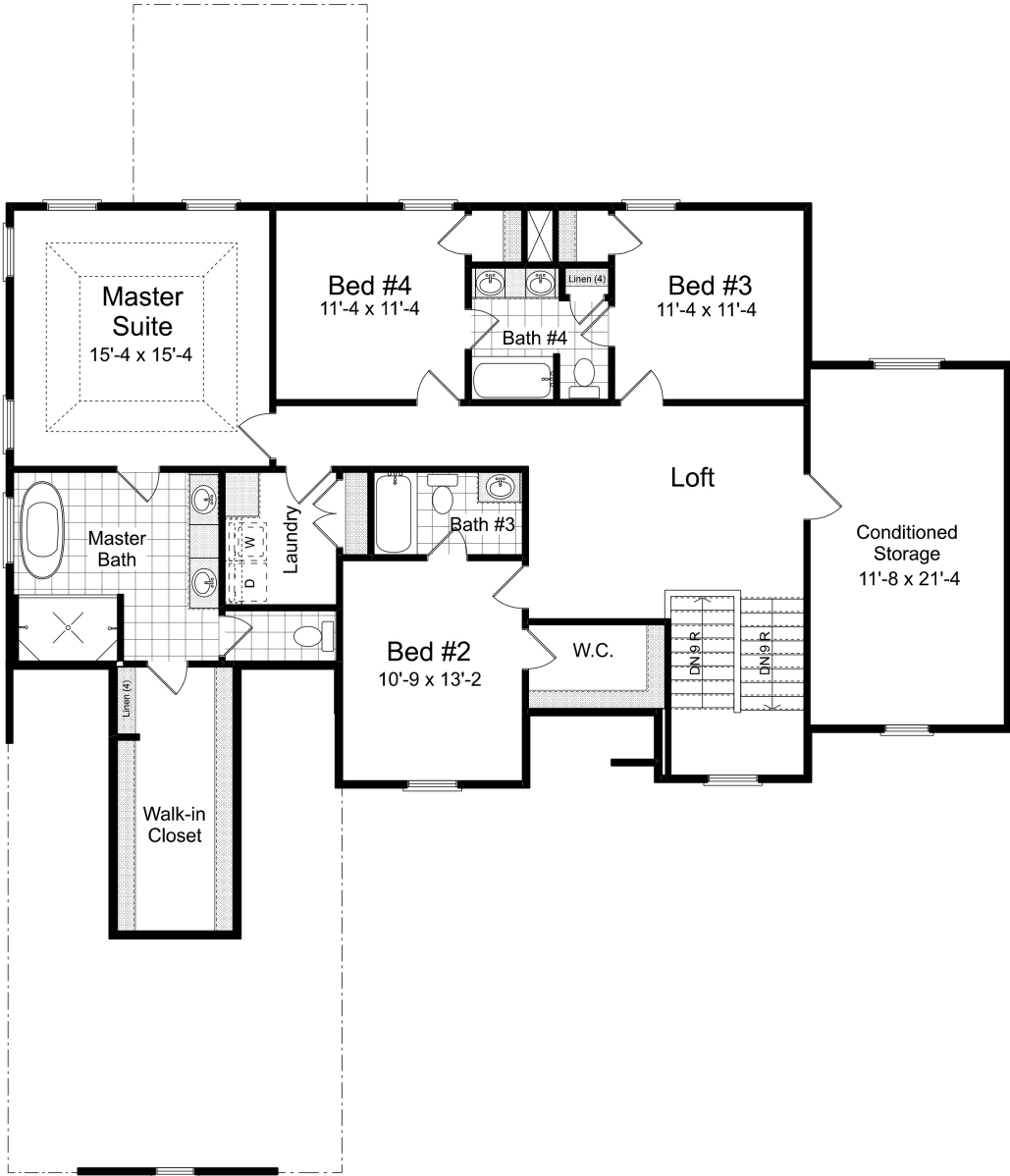


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Lot 1 - Oxford Courtyard on Slab Floorplan



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LIBERTY SPRINGS

Liberty Springs Features for Lot 1

Category	Description	Manufacturer
Warranty	GAHBA 1 year warranty with opportunity for 2 warranty appointments	
Garage	Attached to house	Overhead door
	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	
	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 with 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 in white	
	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	

Category	Description	Manufacturer
Plumbing	Delta faucet plumbing trim. High arc pull down faucet in kitchen; 8" spread vanity faucets, coordinating shower/tub trim	
	White apron front "farmhouse" sink in kitchen	
	Undermount white rectangular sinks in all bathrooms	
	Freestanding BRF80 Sterling Plumbing tub in owners' bath	
	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- owners' bath shower & secondary bath shower walls	Shaw
	Tile on owners' bath floor, secondary baths floor	
	Tile backsplash in kitchen	
	Shampoo niche included under all shower heads; tile bench included in owners' bath shower	
Flooring	1/2" thick engineered hardwood, 7" wide plank, all living spaces other than secondary bedrooms, laundry & baths	Anderson Tuftex or Shaw
	Shaw frieze carpet in secondary bedrooms	Shaw
	Standard tile in owners' bath & secondary baths & laundry up	Shaw
	Stained oak treads, painted risers- stairs. Stair parts in white oak with metal balusters	
Fireplace	42" ventless fireplace with wall switch and gas logs (flush hearth)	
	Ventless fireplace on deck with wall switch and gas logs	
	Slate surround with painted mantle	
	Pair of built in base cabinets with shiplap above to ceiling & 3 floating shelves	
Millwork & Lockout	7.25 baseboard on main floor and bonus, 445 door & window casing	
	Hollow core 2 panel paint grade molded interior doors	
	White oak stair parts & treads	
	Vinyl single hung windows or fixed windows per plan, black	
	Door levers in matte black or stainless	Schlage
Cabinets & Tops	Shaker door kitchen cabinets, wood dovetail, full extension with standard crown, 42" uppers with 2nd row of cabinets to ceiling with cabinet hood	
	Double trash pull out & specialty pull out cabinets included	
	Matte black hardware	
	Cushion close/soft close drawers and doors- kitchen & baths	
	Vicostone quartz kitchen & baths	
	Raised height vanities throughout home (35" tall cabinet)	
	Laundry room includes cabinets over washer & dryer	
	No mirrors provided by builder	

Category	Description	Manufacturer
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- 2 light drops porch and wall sconce garage, fan/light courtard- to be selected in lighting allowance	
	Note: exterior color -dark/bronze- style to be selected per homeowner	
Appliances	Café (by GE) appliances	GE Café
Exterior Finishes	Per plan elevation masonry, 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 front patio	
	Landscaping per design board- to be selected by buyer within landscape plant material allowance and list	
	Miratec prepainted shutters per plan	
Energy Saving	Programmable thermostat (2)	
	Efficient hot water tank w/ hot water recirculation	
	Insulated garage door	
	Ceiling - R38 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	Neighborhood kiosk	
Waterproofing	Waterproofing foundation	



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Liberty Springs Lot 1

Design Selections

Exterior Finishes

Brick or Stone	Brick
Masonry selection	Graysburg with Atlanta Antique Mortar
Siding color	Repose Gray SW7015
Board & batten OR Shake color	Repose Gray SW7015
Trim color	Pure White SW7005
Front door color	Dried Thyme SW6186
Shutters color	Sealskin SW7075
Garage door color	Repose Gray SW7015 trimmed in Pure White SW7005
Gutter color	Dark bronze
Roof	Certainteed Landmark architectural shingles in Weathered Wood
Vinyl Window Color	Black on exterior, white on interior
Front porch finish	Brushed concrete with masonry border
Garage door style	Per plan
Fireplace outdoor surround	Graysburg with Atlanta Antique Mortar
Fireplace outdoor mantle	Stained mantle shelf

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Liberty Springs Lot 1 Design Selections

Kitchen

Cabinet Surround color	Icy Avalanche
Cabinet island color	Icy Avalanche
Cabinet hood color	Icy Avalanche
Cabinet hardware	128 Gibson matte black cabinet pull drawers; Gibson matte black cabinet knob doors
Quartz surround	Luce di Luna
Quartz island	Luce di Luna
Sink	White cast farm sink
Kitchen Faucet	Emmeline Champagne Bronze 9182-CZ-PR-DST
Air switch	Champagne Bronze
Pantry cabinet	Icy Avalanche
Pantry hardware	128 Gibson matte black cabinet pull drawers; Gibson matte black cabinet knob doors
Pantry top	Graphite
Backsplash	Vesper 6x6 100
Layout	Straight
Grout color	Ash
Appliances	CWB713P2NS1 Café stainless convection oven/ microwave with bronze handles
	CTS70DP2NS1 Café stainless electric wall oven with bronze handles
	CDT805P2NS1 Café stainless dishwasher with bronze handles
	CGP70362NS1 Café stainless 36" gas cooktop with bronze handles
	Broan PM250SS hood liner

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Liberty Springs Lot 1 Design Selections

Mudroom

Cabinet color	Icy Avalanche
Hardware	128 Gibson matte black cabinet pull drawers; Gibson matte black cabinet knob doors

Owners bath

Cabinet color	Morel
Cabinet hardware	128 Gibson matte black cabinet pull drawers; Gibson matte black cabinet knob doors
Quartz	Royal Gray
Vanity faucet	Trinsic widespread champagne bronze 3559-CZMPU-DST
Faucet spread	8"
Shower head	Trinsic matte black
Shower head- handheld	Matte black
Freestanding tub faucet	Tub filler floor mount T4759 matte black
Freestanding tub	BRF80 Sterling Plumbing
Bath floor & grout	Shaw Tattered 100 12x24, Bleached wood grout
Bath floor layout	Straight, parallel to cabinets
Shower wall & grout	Shaw Tattered 100 12x24, Bleached wood grout
Shower wall layout	Horizontal, straight
Shower floor & grout	Estate 500 penny round, Bleached wood grout
Shower floor layout	Mosaic
Freestanding tub wall	Shaw Tattered 100 12x24, horizontal straight up to knee wall height, Bleached wood grout
Shower niche	Under shower head
Shower bench	As drawn on plans

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Liberty Springs Lot 1 Design Selections

Powder Room

Cabinet color	Icy Avalanche
Cabinet hardware	Gibson matte black cabinet knob doors
Quartz	Luce di Luna
Vanity faucet	Trinsic widespread champagne bronze 3559-CZMPU-DST
Vanity spread	8"
Flooring	Anderson Tuffex Majestic Pecan 11061 Barley

Jack and Jill Bath

Cabinet color	Icy Avalanche
Cabinet hardware	Gibson matte black cabinet knob doors
Shower/Tub	Full shower/tub unit
Quartz	Bahia
Vanity faucet	Trinsic widespread matte black 3595-BLMPU-DST
Faucet spread	8"
Shower head	Trinsic matte black tub & shower
Bath floor & grout	Shaw Metanoia 100 12x24, Rolling Fog
Bath floor layout	Straight, parallel to cabinets
Shower wall & grout	Stage Craft Artic White 3x12, Artic White grout
Shower wall layout	Horizontal stagger
Shower niche	Under shower head

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Liberty Springs Lot 1 Design Selections

Bed 5 Bath

Cabinet color	Icy Avalanche
Cabinet hardware	Gibson matte black cabinet knob doors
Shower/Tub	Full shower/tub unit
Quartz	Bahia
Vanity faucet	Trinsic widespread matte black 3595-BLMPU-DST
Faucet spread	8"
Shower head	Trinsic matte black tub & shower
Bath floor & grout	Shaw Metanoia 100 12x24, Rolling Fog
Bath floor layout	Straight, parallel to cabinets
Shower wall & grout	Stage Craft Artic White 3x12, Artic White grout
Shower wall layout	Horizontal stagger
Shower niche	Under shower head

Laundry

Cabinet color	Icy Avalanche, uppers over washer & dryer and base cabinet next to washer & dryer with rod over cabinet
Cabinet hardware	Gibson matte black cabinet knob doors
Quartz	Graphite
Floor & grout	Resurgence Isabella 195, Ash
Floor layout	Straight

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Liberty Springs Lot 1

Design Selections

Interior Details

Engineered wood	Anderson Tufftex Majestic Pecan 11061 Barley
Engineered wood locations	Throughout house other than: secondary bedrooms, baths, laundry, conditioned storage
Carpet	00560 Fresh Spirit Dove
Carpet locations	Secondary bedrooms upstairs, conditioned storage only
Wall & ceiling paint color	TBD
Trim paint color	Pure White SW700
Ceiling Paint color	Ceiling white
Stain color- stair parts	Match flooring
Paint color- built ins	TBD
Stain color- shelves @ bookcases	Provincial
Interior fireplace	42" ventless; not raised
Interior fireplace surround	Slate black
Interior fireplace mantle	Madison
Mirrors	Not provided by builder
Lockout color (provided by Loren)	Matte black interior & exterior
Family Room Built ins	Base cabinets with 3 stained fixed shelves above
Shelving	Wire other than pantry laminate system wall mount & owners' closet floor mount
Garage Doors	Per Plan
Openers	Yes- included
Add keypad?	
Lighting	



Liberty Springs Lot 1

Design Selections

Trim Details

Baseboard

Stairs

Handrail

Balusters

Crown

Interior door

Casing

Hinge color

Built ins

Mantle- inside fireplace

Deco trim details



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Preferred Lender



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