

THE PRESERVE

AT PENNYS CREEK

exteriors and landscaping

exteriors

exterior masonry cladding materials	per plan, brightwater architectural specifications.
exterior siding materials	per plan, brightwater architectural specifications: fiber-cement lap siding, fiber-cement board & batton siding where applicable.
trim	per plan, brightwater architectural specifications.
front door	stain-grade fiberglass door, style per plan.
windows	ykk styleview, grid locations per plan, screens supplied but not installed. vinyl panel hurricane protection to be provided per plan.
garage door	per architectural plan, designed per elevation. liftmaster opener with wifi connectivity.
garage door hardware	n/a
decorative shutters	per plan, brightwater architectural specifications (with hinges & hold backs).
5v metal roof accents	per plan, brightwater architectural specifications.
roof	per plan, 30-year architectural shingle or equivalent.
lawn and irrigation	professionally designed landscaped yard approved by architectural review board per site including minimal sod or no sod and only native species plantings with irrigation.
termite monitoring	bait station system installed at perimeter of home including first year of monitoring.
screened in porch	per plan, painted beadboard ceiling with ceiling fan and can lights.
second floor porches	where applicable, pressure treated 5/4 eased edge deck board per elevation.
patio areas	exposed aggregate, masonry cap, tabby finish or salt void per architectural plans and per site.
under porch areas of terrace level enclosed by slats	gravel
driveway	salt void concrete driveways. drive aprons (8' in from street curb) will be of granite pavers over poured concrete.

appliances, electrical, and mechanical systems

appliances

range / oven	thermador 36" pro harmony gas range with six burners [td-prg366wh].
dishwasher	thermador dishwasher model # DWH640EFP
vent hood	wcp1366ss best 36" chimney style hood - ss with flue extension.
microwave	n/a
refrigerator	refrigerator not provided. cabinet design to accommodate 36" wide 72" tall refrigerator.

electrical systems

home lighting package	lighting allowance: \$5,000. allowance includes all interior and exterior fixtures and bulbs. (exception - 4" led disc fixtures are not counted against allowance).
wired and braced fan locations	primary suite, family room, all bedrooms.
disc light locations	4" led disc lights standard per lighting plan.
home automation	wifi ready home with cat6 and coax in the family room and primary bedroom, a prewired location for wireless access points on each floor (wap's not included), entry doors and motion sensor alarm system and a qolsys iq2 smart home panel to control all connected devices. slim doorbell camera, schlage connect electronic front door dead bolt. hvac thermostats and garage door openers also connect with the system. white glove set up with customer after closing.

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appliances, electrical, and mechanical systems

mechanical systems

hvac system	18 seer air conditioning equipment and heat pump
water heater	exterior rinnai tankless water heater with thermostat.
electrical	one dedicated 60amp outlet in garage for ev charging. conduit installed from attic to power meter base for future solar installation.

energy efficiency

insulation	open cell spray foam in all walls, floors and attics.
light bulbs	led bulbs.

interior flooring and paint

hardwood flooring

hardwood materials	azalea lane windsor park prefinished hardwoods.
hardwood locations	throughout main living floor and upstairs hallway, hardwood stairs and landings site finished to match flooring selection. primary bedroom includes hardwoods. (exception - guest bedroom on first floor is carpet).

carpeting

primary bedroom closets	mohawk "collection a" carpet.
secondary bedrooms and closets	mohawk "collection a" carpet.
carpet pad (all areas)	8lb carpet pad.

interior paint

interior wall paint	2 light wall colors from sherwin-williams brightwater collection, flat finish, low voc.
whole house ceiling	sherwin-williams pure white 7005, flat finish, low voc.
whole house trim	sherwin-williams pure white 7005, semi-gloss finish, low voc.

cabinetry, counters, plumbing, tile

kitchen and butler's pantry

cabinetry features	eudora painted cabinets with cottage door style with 42" wall cabinets, dovetail cushion close drawers, soft close doors, trash pull-out, crown, and collection a cabinet hardware, base cabinets in butler's pantry per plans.
countertops and sinks	collection b countertops, eased edge / polished finish all locations, undermount stainless steel single bowl or double bowl at kitchen. 1/3 hp insinkerator disposal.
backsplash tile areas	tile included per tile material allowance (defined per plan). \$30/sf
kitchen faucet	delta trinsic one-handle pull-down spray faucet, single-hole mount.

primary bath

cabinetry	eudora painted cabinets with cottage door style with dovetail cushion close drawers, soft close doors, and collection a cabinet hardware.
countertop and sink	collection b engineered quartz countertops, eased edge / polished finish all locations, standard undermount oval or rectangle sinks.
floor and shower tile	tile included per tile material allowance (defined per plan). bathroom floor \$8/sf. shower floor \$25/sf. shower walls \$10/sf one 12"x12" niche in shower
tile accents and patterns	stacked/straight or staggered pattern floors or walls.
primary vanity faucets	delta trinsic faucet with two-handle 8" spread.
primary shower faucet	delta trinsic shower faucet and separate handheld sprayer
primary tub faucet (when included per plan)	delta trinsic faucet with two-handle roman tub faucet, deck mounted.
primary bath tub (when included per plan)	freestanding 65" tub.

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cabinetry, counters, plumbing, tile

primary bath

primary shower surround	frameless clear glass shower surround and shower door per plan.
mirror	frameless plate mirrors over each vanity.
primary closet	\$3,500 built-in closet allowance.

powder room, per plan

cabinetry	eudora painted cabinets with cottage door style with collection a cabinet hardware
countertop and sink	collection b engineered quartz countertops, eased edge / polished finish all locations, standard undermount oval or rectangle sink.
powder room faucet	delta trinsic faucet with two-handle 8" spread.
mirror	decorative mirror \$250 allowance.

secondary baths

cabinetry features	eudora painted cabinets with cottage door style per design and collection a hardware.
countertop and sink	collection a engineered quartz countertops, eased edge / polished finish all locations, undermount oval or rectangle sinks.

cabinetry, counters, plumbing, tile

floor and shower tile	tile included per tile material allowance (defined per plan). bathroom floor \$6/sf. shower floor \$22/sf. shower walls \$10/sf
tile patterns	stacked / straight or staggered floor patterns.
secondary bath vanity faucets	delta trinsic faucet with two-handle 4" spread.
secondary bath shower/tub faucet	delta trinsic faucet with tub/shower.
secondary bath tubs (per plan)	alcove tub
toilets (all locations)	kohler highline, elongated bowl, dual flush with soft close seat
mirrors	frameless plate mirrors over each vanity.

laundry room

laundry cabinetry features	per plan: eudora painted cabinets with cottage door style per design and collection a hardware
laundry countertop	per plan: collection a engineered quartz countertops, eased edge / polished finish all locations.
laundry floor	tile included per tile material allowance (defined per plan). stacked/straight or staggered floor pattern. \$6/sf
laundry sink*	*optional (if possible per plan).
laundry faucet*	*optional (if possible per plan).

interior trim, doors, hardware, fireplace

interior doors

1-panel, 5-panel, or 2-panel shaker solid-core painted doors (8' or 6'-8" tall main living floor, 6'-8" tall secondary floor and terrace level or where required for clearance).

door hardware package

collection a schlage hardware.

main floor moldings (excluding secondary bedrooms on main floor)

door and window casings: 1x4 with 5/4 x 6 header
base: 1x10
crown: 5" cove (excluded in rooms with vaulted ceilings, bathrooms, closets, pantry and scullery)

secondary floors moldings

door and window casings: 1x4 with 5/4 x 6 header
base: 1x8

primary suite trim

crown: 5" cove (excluded when ceiling is vaulted)

mudroom trim

trim built painted bench per plan.

stairs

open treads (per plan) stained to closely match hardwood floor selection.

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interior trim, doors, hardware, fireplace

pickets	square wood 5060 1 1/4" - painted.
handrail	wood rail lj smith 684 - painted or stained.
newel posts	wood box newel 4091 - painted or stained.
pantry shelving	trim built and painted trim color.
other shelving	(1) trim built painted shelf with metal hanging rod in secondary closets and (5) trim built painted shelves in linen closets.
fireplace	family room - 42" direct vent fireplace, caliber.
fireplace surround	collection a fireside painted mantle (roxborough, acadia or kenwood) with a collection a granite or marble surround.

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