

## exteriors and landscaping

### exteriors

exterior siding materials	per plan, fiber-cement lap siding, fiber-cement board & batton siding, corrugated metal, cedar siding, stucco, brick, stacked stone
front door	stain-grade fiberglass door, style per plan. stained or painted per plan.
windows	YKK styleview, grid locations per plan, screens supplied but not installed. vinyl panel hurricane protection to be provided
garage door	per plan. liftmaster opener
roofing	per plan, 5V metal, standing seam metal, TPO
lawn and irrigation	professionally designed landscaped yard approved by architectural review board per site. included irrigation.
termite monitoring	bait station system installed at perimeter of home including first year of monitoring.
screened in porch	per plan, painted or stained beadboard, tongue and groove or butt joint ceiling.
second floor porches	per plan, pressure treated 5/4 eased edge deck boards.
under porch areas of terrace level enclosed by slats	gravel
patio areas	salt void concrete
fireplace	per plan, direct vent gas fireplace, stucco chimney and surround, per plan (mantle and hearth not included)
driveway	salt void concrete

## appliances, electrical, and mechanical systems

### appliances

range / oven	thermador 36" pro harmony gas range with six burners
dishwasher	thermador emerald dishwasher
vent hood	tradewinds hood liner
microwave	thermador 24" drawer
refrigerator	thermador 36" freedom french door with bottom freezer.

### 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 bedroom, family room, all bedrooms.
disc lighting	4" led disc lights standard per lighting plan.
electric vehicle charging	one dedicated 60amp outlet in garage
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 encode electronic front door dead bolt. hvac thermostats and garage door openers are wifi compatible. white glove set up with customer after closing.

### energy efficiency

insulation	open cell spray foam in all walls, floors, and attics
solar ready	conduit installed from attic to electric meter base and panel for future solar or battery installation
light bulbs	100% LED bulbs

### mechanical systems

HVAC system	LENNOX elite series variable speed blower, heat pump, 18 SEER air conditioning equipment. zoned system with minimum one wifi enabled thermostat per floor.
water heater	exterior high efficiency Rinnai tankless water heater with thermostat and Smart-Circ recirculation



## KIAWAH RIVER

### interior flooring and paint

#### hardwood flooring

hardwood materials	azalea lane windsor park prefinished hardwoods.
hardwood locations	whole home, including all bedrooms and closets (excludes wet areas)

#### interior paint

interior wall paint	2 light wall colors from sherwin-williams, 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 pantry

cabinetry features	eudora painted cabinets with cottage door style with 42" wall cabinets, soft close drawers and doors, trash pull-out, crown, and collection a cabinet hardware, base cabinets in pantry per plans.
countertops and sinks	level 4 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 soft close drawers and doors. collection a cabinet hardware.
countertop and sink	level 4 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. when shower is on a slab, they will be recessed ~1". when shower is on a framed floor system, they will have ~1" curb.
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	delta trinsic faucet with two-handle roman tub faucet, deck mounted, per plan
primary bath tub	freestanding 65" tub, (per plan)
primary shower surround	frameless clear glass shower surround and shower door per plan.
toilets (all locations)	kohler highline, elongated bowl, dual flush with soft close seat
mirror	decorative mirror over each sink. \$250 allowance each.
primary closet	\$3,500 built-in closet allowance.

### cabinetry, counters, plumbing, tile

#### powder room, per plan

cabinetry	eudora painted cabinets with cottage door style with collection a cabinet hardware
countertop and sink	level 4 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.
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## K I A W A H R I V E R

countertop and sink	level 3 engineered quartz countertops, eased edge / polished finish all locations, undermount oval or rectangle sinks.
floor and shower tile	tile included per tile material allowance (defined per plan). shower wall tile to 8' AFF. 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)	enameled steel alcove tub
mirrors	frameless plate mirror 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

### interior trim, doors, hardware, fireplace

<b>interior doors</b>	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).
<b>slider doors (per plan)</b>	wood doors, painted or stained, constructed with clear pine and solo black hardware
<b>door hardware package</b>	schlage j series hardware
<b>main floor moldings (excluding secondary bedrooms on main floor)</b>	door and window casings: 1x4 with 5/4 x 6 header base: 1x10 with 254 square shoe crown: 5" cove (excluded in rooms with vaulted ceilings, bathrooms, closets, pantry, laundry, and scullery)
<b>secondary floors moldings</b>	door and window casings: 1x4 with 5/4 x 6 header base: 1x8 with 254 square shoe
<b>mudroom trim</b>	trim built painted bench per plan.
<b>stairs</b>	stained treads (per plan)
<b>balusters</b>	square wood 1 1/4" - painted.
<b>handrail</b>	wood rail lj smith - painted or stained.
<b>newel posts</b>	wood box newel - painted or stained.
<b>pantry shelving</b>	trim built and painted trim color.
<b>other shelving</b>	(1) trim built painted shelf with metal hanging rod in all secondary closets and (5) trim built painted shelves in linen closets.
<b>fireplace</b>	family room - 42" direct vent fireplace, caliber
<b>fireplace surround</b>	collection a fireside painted mantle (roxborough, acadia or kenwood) with a collection a granite or marble surround.



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