



THE VILLAGE ON EIGHTEEN



SPECIFICATIONS

FOUNDATION

Monolithic concrete slab, 4" thick

SHEETROCK AND PAINT

Sheetrock is ½" sanded smooth and painted with 2 coats of flat off-white latex paint. Ceilings are painted smooth. All front doors and shutters are black. Interior trim painted with latex semi-gloss white. Garage is finished with sheetrock and painted.

BOXING AND SIDING

Vinyl siding with white vinyl soffit with brick accents on front elevation.

PATIO, WALKS, AND DRIVEWAYS

Driveway 18' wide from garage to street. Concrete poured 4" deep. Minimum 120 square foot rear patio sized by builder and front porch sized according to plan. Sidewalk 3' wide from drive to front door.

DOORS AND WINDOWS

Windows are vinyl DP 45 or better wind rating, single hung, double pane with screens on bottom sash. Composite 6-panel front door. Door from house to garage 6-panel metal. Sliding door back door or full view glass. Metal garage door with high wind package and auto opener. 42"x42" obscured glass fixed window over garden soaker tubs.

LANDSCAPING

Landscaping package includes sod for front and rear yards. Timed, 1 zone, irrigation system for front and rear yard. Shrubs include (15) 3-gallon plants. (2) small trees and pine needles in bedding areas. Builder will sod rear yard 30' back from rear corners of house or to the rear of the property line whichever is less. ****The Builder will use his discretion regarding the final grade of the home site and the location of wooded and natural areas.**

HARDWARE

Kwikset doorknobs and deadbolts on outside doors, house numbers, doorstops, shower rods, toilet paper holders, towel bars, 42" mirrors above vanities, and 80' of wire closet shelving. *Kwikset* brushed chrome door knobs and brushed chrome hinge package.

FLOOR COVERINGS

Carpet from Builder's selections with 6lb. pad in all bedrooms, living room, dining room, stairs, hallway and FROG. Pre-finished hardwood from Builder's selections in Foyer. Vinyl floors from Builder's selections in kitchen, nook, and laundry. All bathrooms are ceramic tile from Builder's selections.

FIREPLACE

36" vented gas fireplace with painted mantle and black slate hearth and surround. Gas stubbed out behind fireplace and buyer must supply gas tank and contract with gas supplier.

INSULATION

R30 in the ceiling and R13 walls.

SPECIFICATIONS (CONTINUED)

HEATING AND COOLING

GOODMAN 13 SEER heat pump.

ROOF

Shingles will be a 30-year black architectural shingle.

INTERIOR TRIM

2" casing, 5" base molding, 2 panel masonite interior doors. Windows cased with 2" casing.

CABINETS

Cabinets from Builder's selections, includes 30" upper cabinets in kitchen. Laminate countertops from Builder's selections and cultured white on white marble vanity tops on raised back-saver vanity cabinets. Kitchen knobs are from Builder's selections.

GUTTERS

Gutters on front of house around front door and over back patio area.

APPLIANCES

White Maytag appliances:

Range: Freestanding, Ceramic-glass cooking surface, 2-6" & 2-9" radiant element. Precision touch electronic controls, self-cleaning, Cook, Hold and Keep warm settings, 5.1 cu.ft.
Microwave: OTR, 1.5 cu.ft., 950 watts, Auto cook, 220 cfm
Dishwasher: Tall tub, 7 touch pad control, 4 wash cycles, tiered upper rack, Quiet Series 200 pkg
Disposal: 1/3 horsepower disposal

PLUMBING

Stainless steel kitchen sink, *Moen* chrome Chateau faucets and trim. Elongated toilets, 50-gallon hot water heater, fiberglass tub/shower combination in 2nd baths, separate fiberglass shower in 5' garden tub with one row of white tile surround. Double vanity (raised back-saver) in master bath and single vanity in 2nd bath. Washer connection, ice maker connection, and 2 seal cocks (outside spigots).

ELECTRICAL

Builder provides bath fans, door chimes and smoke detectors. House wired to code and wired for two outside floodlights, ceiling fans in the master bedroom, and living room and pre-wired for ceiling fans in other bedrooms. CAT 5 phone jacks in all bedrooms, kitchen, and FROG. Cable TV in all bedrooms, living room and FROG. GFI protected circuits in kitchen, bathrooms, 2 exterior outlets and 2 garage outlets. See electrical and light fixture layout for Builder's selections and locations.

***** Builder reserves the right to make equivalent changes as needed to these specifications. *****

Buyer

Date

Buyer

Date

Agent

Date

Hardison Building Company

Date



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INCLUDED FEATURES

EXTERIOR

- 30-year architectural shingles
- Low maintenance vinyl siding
- Brick accents
- Vinyl windows
- 120 sq. ft. patio in rear
- Double car concrete driveway
- All homes with 2-car garage with Automatic garage door opener
- Landscaping packages include sodded and irrigated front and rear yards
- Gutters over front and rear doors
- Shutters on front elevation

INTERIOR

- *Kwikset* doorknobs and deadbolts on outside doors
- Vented closet shelving
- Vinyl floors in kitchen, breakfast nook, and laundry
- Ceramic tile in Bathrooms
- Ceiling fans in master bedroom and great room and pre-wired in other bedrooms and FROG
- Stain resistant carpet with 6lb. pad in bedrooms, stairs, great room, dining room, and FROG
- Brushed chrome hardware
- Finished and painted garage
- Smooth painted ceilings
- 5" basemolding
- Phone jacks in kitchen, bedrooms, and FROG
- Cable TV wired in living room, bedrooms, and FROG
- 36" Fireplace with gas logs
- Hardwood floors in foyer
- Composite 6-panel front door
- Sliding door back door or full view glass
- 2" casing on doors and windows
- 2-panel interior doors

KITCHEN

- Raised panel white or maple cabinets
- Maytag smooth top, self cleaning range
- *Moen* plumbing faucets
- Maytag dishwasher
- Garbage disposal
- Maytag microwave

BATHROOMS

- Shower and separate soaker tub in master
- Elongated toilets
- Exhaust fans
- Obscured glass fixed window over soaker tub in master
- Raised back-saver vanity in all baths
- Double vanity in master bath

ENERGY SAVING FEATURES

- 13 SEER heat pump
- 50-gallon hot water heater
- R30 insulation in ceilings and R13 in walls

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