



STANDARD FEATURES SHEET – The Driftwood Plan

Exterior

- Hardie Siding Exterior (Per Plan)
- Tongue and Groove under Porches - Stained
- Brick foundation
- Encapsulated/sealed crawl space
- 30-year architectural shingles – Certainteed
- Metal Roofing across Front (Per Plan)
- YKK single-hung white windows
- Solid wood front entry door
- Fiberglass side/rear exterior doors
- Screened Rear Wood Porch
- Concrete Patio off Rear Porch
- Shaker or Carriage style garage door
- Seamless 5" gutters (black or white)
- Concrete sidewalk to front porch
- 12' concrete apron at garage
- Gravel Driveway
- Front landscape package with mulch
- Seed and straw of disturbed areas
- Private well & septic system
- Roughly ½ acre cleared for homesite

Interior

- 9' ceilings, Vaulted in Living Room
- Luxury Vinyl Plank flooring in main living areas, laundry room and guest bathroom
- Ceramic Tile Flooring in Primary Bathroom
- Electric Hot Water Heater
- Electric heating
- Sherwin Williams interior paint (flat) with white trim (1-2 Paint Colors)

Kitchen

- Quartz or granite countertops
- Waypoint or Welbourne Forest cabinetry
- Soft-close doors & drawers
- 42" upper cabinets
- Tile backsplash
- Stainless steel appliances (GE or Whirlpool) – Electric Range, Dishwasher and Microwave
- Undermount stainless steel sink
- Cabinet hardware included

Living Details

- Gas log fireplace with white oak mantle
- Built-ins beside Fireplace
- Cove Crown molding in main areas & primary bedroom
- 2-3 Accent walls, Window trim and Baseboards throughout
- Schlage door hardware
- Wood shelving in closets, pantry & laundry

Bathrooms

- Primary shower with tile, bench & niche
- Frameless glass shower enclosure
- White Quartz Countertops with undermount sinks
- Delta plumbing fixtures (Centerset)
- Guest Bathroom – Tub with Tile Walls

Lighting & Electrical Items

- Ceiling fans in bedrooms, living room & rear porch
- Recessed lighting (Living Room, Kitchen and Primary Bedroom)
- Upgraded light fixtures - fixture finish options: black, brushed nickel, oil rubbed bronze or champagne bronze
- Switches/Outlets – Wired to Code
- 2 Exterior Flood Lights

Allowances:

- Countertops: \$75/sqft – Labor & Materials
- Light Fixtures/Ceiling Fans/Disk Lights/Smoke Detectors/Light Bulbs: \$8,000
- Appliances: \$3,000
- Septic System - \$10,000
- Well/Well Pump - \$15,000

Footing Allowance / Subsurface Conditions:

A standard footing allowance is included based on normal soil conditions. Trabar Homes shall not be held responsible for additional costs incurred due to unsuitable soils, excessive groundwater, the necessity of bringing in excess gravel or engineered fill, or the presence of rock or other unforeseen subsurface conditions encountered during excavation. Any such additional costs shall be the sole responsibility of the homeowner and will be charged as an extra to the contract price.

Exclusions:

- Trabar Homes is not responsible for any fees related to running power to the home. Duke Energy generally does not charge.
- Gas Tank – Buyer responsible for setting up account/renting or purchasing tank.
- Water Filtration System (If needed)