



Standard Specifications and Construction Disclosure

Client Information

Name(s): _____

Community: Neuse Point East

Lot and Address: Lot 95 104 Maple Court, Havelock, NC 28532

STANDARD SPECIFICATIONS

Basic items can be customized and upgraded, but selections and upgrades must be finalized in Pre-Construction phase

STRUCTURAL FEATURES

Engineered roof trusses, Energy efficient insulation, Stick frame wall systems, Rated for high wind codes

EXTERIOR FEATURES

Low maintenance vinyl siding (per plan) or as HOA requires, 30 year architectural asphalt shingles, Energy efficient windows, low-E glass, double pane, lower sash tilts in, size (per plan), Decorative entry doors with deadbolt (per plan), Landscaping package to HOA requirements, Garage doors size (per plan), metal, high wind rated, Two exterior hose bibs, Two exterior electrical outlets, Exterior flood lights, Gutters Per Plan

INTERIOR FEATURES

Smooth finished ceilings, Same paint throughout house and walls (including garage), Brushed nickel door hinges - door hardware - bath hardware - lighting fixtures, Semi gloss trim paint (white only), Digital HVAC thermostat, CAT5 Phone jacks in all bedrooms, great room & kitchen, Coaxial cable jacks in all bedrooms, great room & kitchen. Upgraded trim package and cottage planking trim on doorways, windows, archways and transition areas, Five panel interior doors

KITCHEN

Luxury vinyl plank flooring, Shaker style wood cabinetry with crown molding, Extra deep single stainless steel sink, granite counters (builder selection), Brushed nickel sink fixture with integrated spray function , Ice maker line, Appliances, Range - stainless steel freestanding with glass cook top, self cleaning oven, Microwave - stainless steel built in above range, self circulating, Dishwasher - Stainless steel

*Black or white appliance packages available **refrigerator not included***

Buyers Initials:

LAUNDRY ROOM

Luxury vinyl plank flooring, Washer and Dryer hook-ups

MASTER BATHROOM

Luxury vinyl plank flooring, Shaker style wood cabinetry, Granite vanity tops (builder selection), Brushed nickel plumbing fixtures, Fiberglass tub/shower or combination (per plan), Mirror over vanity, Elongated water closet, white, ADA height toilets, Brushed nickel bath hardware, 1 towel bar, 1 towel ring

MASTER BEDROOM

Carpet flooring, Brushed nickel ceiling fan with light, Fan and light switched separately, white wire closet shelving (per plan)

GUEST BATHROOM

Luxury vinyl plank flooring, Shaker style wood cabinetry, Granite vanity tops (builder selection), Brushed nickel plumbing fixtures, Fiberglass tub/shower (per plan), Mirror over vanity, Elongated water closet, white, ADA height toilets, Brushed nickel bath hardware, 1 towel bar, 1 towel ring

GUEST / SPARE BEDROOMS

Carpet flooring , White wire closet shelving (per plan), Ceiling fan with light

GREAT ROOM, LIVING ROOM, BONUS ROOMS and/or STUDY (per plan)

Luxury vinyl plank flooring, Ceiling fan with light, Fan and light switched separately

NOTE: Seller reserves the right to make substitutions in products and materials of equal or better quality when deemed necessary by the builder.

The information above may change prior to notice of a fully executed contract. **All upgrade changes, costs, and expenses shall be paid at the time of issuance of change order.** Said upgrade charges, costs and expenses are NON-REFUNDABLE FORFEITABLE EXPENSES and SHALL NOT BE REFUNDED TO BUYER UNDER ANY CIRCUMSTANCES.

Change order fees start at \$300 and do not include the cost of extra labor, materials for upgraded changes. Changes made after construction has started may result in delays.

Buyers Initials:

**SELECTIONS TO CONSIDER BEFORE YOUR
CONSTRUCTION AND SELECTIONS MEETING:**

- Paint Colors: Cabinets, Walls, Doors
- Flooring Colors: LVP and Carpet, **Tile in any room is an upgrade.**
- Granite Colors and Type
- Cabinet Colors: for kitchen and island
- Exterior: Siding color and type, garage door color, exterior door colors
- Gas Hookups
- Master Bath Shower
- Window Type and Color
- Hardware Finish
- Appliances

Failure to have selections/upgrades done within 30 days of contract may result in construction delays. Some exceptions may apply based on pricing from vendors.

**Construction completion date depends on selections and permitting.
Build time starts when Builder begins breaking ground with footers for foundation.**

Buyer Signature:

Treweek Construction: dotloop verified
08/26/24 9:57 AM EDT
01JU-MIQS-CVFT-G563

Date: _____