

# 5514 Peace and Plenty Court, New Bern, NC 28560

## GENERAL & EXTERIOR

- All homes meet or exceed local codes and standards, energy efficiency standards, and HUD/VA building requirements.
- 7/16" ZIP System OSB sheathing will be used on all exterior walls and ½" Zip System OSB sheathing will be used on the roof.
- Asphalt shingles will be used on the roof.
- Vinyl siding and trim will be installed on the exterior of the home.
- Siding will be vinyl board and batten.
- Double hung vinyl windows will be installed per plan.

## INTERIOR

- Exterior walls will receive R-15 insulation batts and the ceiling will receive R-38 insulation.
- Interior features include 6 panel doors with 3 1/4" trim, picture framed windows with 3 1/4" trim and 5 1/4" baseboards throughout the home.
- Crown moulding will be installed throughout the home.
- Ceilings will be painted flat white and will be smooth.
- Two coats of flat wall paint will be painted in a selectable color. Trim will be painted in a semi gloss finish, white in color.
- Brushed nickel hardware will be installed throughout the home.

## ELECTRICAL

- Brushed nickel light fixtures and recessed lights will be installed throughout the home per plan. Smoke detectors will be provided.
- Ceiling fans will be provided per plan.

### FLOOR COVERING

- Selected LVP flooring will be installed throughout the home.

### PLUMBING

- An electric water heater will be installed.
- PVC drain lines and PEX water lines will be used for plumbing.
- Washer, dryer, and icemaker connections will be provided.
- Minimum of two exterior water spigots will be installed.

## HEATING & COOLING

- A high efficiency heat pump will be installed.

### KITCHEN

- Glass top freestanding range, drawer microwave, dishwasher, refrigerator, and garbage disposal will be installed.
- Quartz countertops will be installed from the available color selections.
- A stainless steel single bowl sink will be installed.
- A single lever pull-out brushed nickel faucet will be installed.
- A subway tile backsplash will be installed.

## BATHS

- An Onyx shower system will be installed in the master bathroom.
  - A fiberglass tub with Onyx shower panels will be installed in the guest bathroom.
  - Exhaust fans will be installed.
  - Mirrors will be installed over vanities.
  - Cultured marble vanity tops will be installed.
  - A shower door will be installed on the stand-alone shower in the master bath.
- Polished nickel plumbing fixtures and bath accessories will be installed.

## DISCLAIMERS:

Any item that has already been installed or ordered may not be changed. The builder reserves the right to make substitutions in products and materials of equal or better quality if necessary. The information above may change without notice prior to a fully executed contract. Payment for all upgrades and change orders are due in full prior to ordering or execution of upgrade. These funds are non refundable under any circumstances.

