

We propose to build Krystal's Retreat by Howard Builders, 660 Breezewood Dr. Bolivia, 28422

- **Heated square footage is approx. 2958.**
- **The foundation is raised brick/block slab**
- **Garage...Courtyard entry, one 16 x 7 ranch style door with a Stockbridge glass insert, White. It will be sheet rocked, trimmed with baseboard & painted. The unconditioned walls are not insulated. We will provide one 1/2 hp. chain drive opener with two remotes.**
- **Exterior finish... James Hardi fiber cement lap siding, James Hardi fiber cement shake, vinyl soffit and coil fascia. Back porch ceiling is stain-grade 1 x 6 tongue and groove, V joint board with bed mold surround.**
- **Roof... Architectural 30- year shingles**
- **Windows... Single hung white windows.**
 - Brand and size of windows is subject to change upon builder's discretion.
- **Gutters and gutter extensions will be installed. Not on water tables**
- **Exterior doors:**
 - Front...Per plan, fiberglass, see power point.
 - Kitchen to garage... 2/8, 20 min.
 - Garage Service door... 2/8 six panel, Fiberglass with no rot jambs
- **Front columns...Per plan (3)**
- **Insulation:**
 - Includes R38 in the ceilings.
 - R15 in exterior walls
 - R19 where applicable
 - R19 in garage ceiling, under bonus room only
 - R15 in garage storage walls

- R19 in garage storage ceiling
- Foam all windows.
- **Walls and ceilings are sheetrock.**
 - The ceilings are smooth.
 - Square edge corners
- **Interior paint:**
 - Walls...Flat Latex,
 - Trey Ceiling are painted the same color as the wall in that room.
 - Doors and trim... semi-gloss
- **Interior doors and trim: Satin Nickel hardware**
 - Doors... two panel smooth with*lever handles
 - Window Casing first floor...3 ¼ Window Casing second floor ...3 ¼
 - Base board first floor...5 ¼ Base board second floor ...5 ¼
- **All trim is paint grade.**
 - Crown... 1- piece throughout first floor
 - Foyer... four-piece chair
 - Great room... coffer with crown
 - Kitchen island knee wall...stick on panel, two-piece crown under bar top.
 - Kitchen nook...four-piece chair with stick on panel
 - Kitchen nook trey... crown
 - Master bedroom...Vaulted.
- **Cabinets, vanities:**

Homecrest Sedona 5-piece full overlay, Multiple colors available in the builder's selections, with *soft closed doors and drawers
- **Counter tops:**
 - Kitchen... Up to level three quartz or up to level three granite
 - Bathrooms...Level one quartz or level one granite
 - Utility room...Level one quartz or level one granite

➤ **Closet shelving**

Vented wood in master closet and linen
Wire shelving in all other closets

➤ **Fireplace:**

- Gas fireplace with blower and wall switch igniter

➤ **Plumbing... See addendum.**

➤ **Lighting fixtures: (Satin Nickel)**

- See selection sheet

Flooring & Ceramic:

- LVP in the foyer to family room, formal dining room or study, kitchen, breakfast nook, sunroom, hall to bedroom 2 & 3, hall to master, master bedroom and master closet, utility room and powder room
- Carpet in... bonus room, bedrooms 1 & 2, & stairs
- Ceramic flooring... All full bathrooms
- Ceramic on: Master shower, kitchen backsplash. Ceramic surround to ceiling in hall bath, fireplace surround

➤ **Electrical:**

- Rocker switches
- Up to 20-6 inch recessed can lights will be included at no charge.
- Bracing for ceiling fans in ea. bedroom, great room, bonus room, and Lanai
- We will hang four fans at no charge. Hanging additional fans will be \$150.00 ea. (Ceiling fans are part of the lighting fixture allowance)
- Two-hundred-amp circuit panel
- Standard wiring will not accommodate such items as space heaters, freezers, compressors, etc. You will be asked to meet my foreman to discuss cable and phone locations as well as additional outlets or

light fixtures. Keep in mind that if you add a light fixture, you will need power and an on/off switch as well. Please notify my office so we can make our foreman aware of this change.

- My foreman will have an electrical upcharge sheet to show you at the time of your meeting. Keep in mind that all additional items not on the contract will be recorded on a change order sheet and you will be required to pay for these items in full before they are installed.
- Pre-wired for cable
- Pre-wired for phone-

➤ **Heating and air conditioning:**

Minimum 14.3 Seer heat pump with two zones, to condition first floor and guest suite.

➤ **Appliances: See selection sheet**

- Stainless package to include gas cook top, hood fan, stacked oven/microwave and dishwasher.
- Under the sink disposal will be installed

➤ **Landscaping/Decks/ Patio**

- We will sod the front, sides and 30 feet behind the house with centipede. (Allowance)
- We will install a sprinkler system and provide a separate water meter for that system- (Allowance)
- Front porch- natural concrete with broom finish
- The covered back porch- floor is concrete with broom finish.
- Screen enclosure. **Upgrades are available**
- Gas stub out and overhead lighting for grilling.
- Driveway... Concrete with broom finish
- Termite protection is the bait system by Home Team

➤ **Other conditions of the contract**

- *Insulated hot water lines in slab with recirculation pump for quick hot water.

Description of materials for Lot 357 Riversea Plantation
Disclaimer: Brands/Styles subject to change due to availability or major price increases. If due to price increase, buyer may have the option to pay the difference if preferred

**August
1,
2025**

- *Buried 250 UOG propane tank, owned not leased, with full tank of propane.
- *Gas lines for future grill (stub out) and future generator (stub out)

*** The buyers are aware that the seller's insurance does not cover the buyers while the home is under construction. Visits while subs are at work will not be permitted and will cause delay if they are forced to stop working. (No exceptions)

All buyers signature _____ Date

All buyers signature _____ Date