

Woodcraft Home Builders, LLC.

5809 Farragon Hill Lane
Wendell, NC 27591

Telephone: 919-414-6247

Standards for 4026 Needham Road, Bailey NC

Lot 54

The Shackelford

Raised foundation with brick surround
 Front entry, 2-car garage with one 16' roll-up door
 Concrete driveway. Concrete walkway from parking pad to front steps
 Vinyl siding and trim. Shutters on front windows
 Front porch with wood 6 x 6 posts. No handrails, unless required by building code
 Covered rear porch per Plan with ceiling fan
 White vinyl, low-e, single hung windows
 30-year dimensional shingles
 Smooth painted ceilings, tray in master bedroom, vaulted ceiling in family room and kitchen, 9 ft. remainder of first level
 5 1/4 Base boards. Crown molding in entry, kitchen, and master bedroom
 Wood shelving in closets
 Flooring: Level 1 LVP flooring in foyer, family room, kitchen, and dining area. Carpet in all bedrooms
 LVP in laundry room and baths
 Prefab 36" gas-burning fireplace with gas logs, slat surround, ship lap mantel – Buyer responsible for gas, gas tank and hookup
 Kitchen: Custom, paint grade cabinets with shaker doors
 Granite countertops
 Stainless steel appliances – smooth surface range, dishwasher, nonvented microwave/exhaust combo
Additional appliances may be purchased with builder discount; must be paid directly to Bass Appliances prior to closing
 Master Bath: Ceramic tile shower, water room, double vanity sinks with quartz countertops
 Hall Bath: Fiberglass tub/shower combo with quartz single-sink vanity
 Laundry Room: Wood shelving
 Brushed nickel hardware package
 Ceiling fans in family room and master bedroom, wiring for fans in bedrooms 2 and 3
 Paint – One flat wall paint throughout home with white semi-gloss trim
 Phone/Cable – 4 cable/2 phone
 50-gallon electric hot water heater on raised platform in garage
 Heat pump – Trane or equivalent, 1 unit
 Gutters on front of house
 Landscaping – yard graded and seeded for area 20 feet around home and disturbed area
 Builder will provide mailbox.

Allowances

Appliances (Bass Appliances)

Lighting/fans (Ogilvie Electric)

As provided by electrician

LVP/LVP Flooring (Special Effects)

Any changes or additions must be agreed upon, and the vendor paid in full before materials delivered or work begun. Builder will not be responsible or penalized for construction delay caused by a slowdown in availability of material, product or service for the construction.

Buyer's signature _____ Date _____ Phone number _____

Buyer's signature _____ Date _____ Phone number _____

Builder's signature _____ Date _____