

**We propose to build the Kelli by Howard Builders.**

Approximately 2337 Square feet

**The address is 992 Ashburton Rd., 28422**

- The foundation is a raised block slab, with stone front and brick veneer on the sides and back.
- **Garage...** courtyard entry, one 16 x 7 white door with glass insert and hinge kit. It will be sheet rocked, trimmed with baseboard, and painted. The unconditioned walls are not insulated. \*The storage is insulated\* We will provide one 1/2 hp. chain drive opener with two remotes.
- **Exterior finish will be fiber cement lap siding, fiber cement shake, coil fascia, vinyl soffit.**
- **Roof...** Radiant barrier sheathing, grip rite roof paper and 30-year architectural shingles, see exterior selection sheet.
- **Windows... Jeldwin single hung white windows.**
  - The brand and size of windows is subject to change upon builder's discretion.
- **Gutters:** yes, does not include water tables
- **Exterior doors:**
  - Front...fiberglass, eight-foot, rain glass, four lite.
- **Front columns...** Stone base with tapered column
- **Insulation:**
  - Floor...slab
  - Walls...R15
  - Ceilings...R38
  - Bonus floor...R19
  - Bonus walls...R15
  - Bonus ceiling...R38
  - Garage storage walls...R15

- Garage storage ceiling... R38

**Walls and ceilings are sheetrock.**

- The ceilings are smooth.
- Square edge corners
- **Interior paint:**
  - Walls...Flat Latex, Useful grey in color or similar
  - Doors and trim... white semi-gloss
- **Interior doors and trim: all trim is paint grade.**
  - Doors... Two panel smooth, with lever handles
  - 4 5/8 crown molding in the foyer, study, family room, kitchen, sunroom, master with deco corners
  - 5 ¼ baseboard, first floor and bonus room
  - 3 ¼ casing, first floor and bonus room
- **Fireplace...** Vented propane gas with a blower and switched igniter on the wall.
- **Cabinets & Vanities...** Homecrest- Sedona 5-piece full overlay. Multiple colors are available in builder's selections, with soft close doors and drawers
- **Counter tops:**
  - Kitchen... level one granite or quartz
  - Bathrooms...level one granite or quartz
- **Plumbing...** See selection sheet, we have added a hot water recirculation pump with timer and insulated hot water lines to bring hot water to the faucets much faster. \*This is a \$4000.00 upgrade\*

**Floor coverings:**

- LVP in foyer, study or bedroom #3, hall to bedroom #2, family room, sunroom, kitchen, hall to master, master bedroom and closet, and laundry room.
- Ceramic flooring in baths
- Ceramic bullnose around the tub/shower

- Ceramic on the tub surround, to the ceiling in the hall bath.
- Ceramic kitchen backsplash
- Ceramic surround on fireplace
- Carpet in bonus room, stairs, bedroom #2 and their closets
- **Light fixtures**
  - Your lighting allowance for fixtures is \$3400.00.

#### **Electrical**

- Deco switches
- Undercounter lighting
- Bracing for ceiling fans in great room, sunroom, each bedroom, bonus room, and covered porch
- We will hang two fans at no charge. Hanging additional fans will be \$150.00 ea. (Ceiling fans would be purchased separately)
- Two-hundred-amp circuit panel
- Standard wiring will not accommodate such items as space heaters, freezers, compressors, etc.
- Keep in mind that all additional items not in 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
- If the sheetrock is not yet installed, you will be asked to meet my foreman and discuss any additional power or lighting.
- **Heating and air conditioning:**
  - Minimum 14.3 Seer heat pump, with two zones, to condition the first floor and bonus room.
- **Appliances:**
  - Stainless package to include, gas cooktop, wall oven, built-in microwave, hood vent and dishwasher.
  - Disposal.

#### **Closet shelving:**

Vented wood in master, closet, and linen  
Vented wire in the rest of the house

➤ **Landscaping/Decks/ Patio**

- \$13,000.00 landscape allowance to include Centipede sod, sprinkler system installed to water sod and flowerbeds and a separate meter for sprinkler system.
- Driveway- concrete with a broom finish
- Covered porch- concrete with broom finish.
- Screen enclosure
- Termite protection is the bait system.

➤ **Other conditions of the contract**

- See selection sheet for exterior selections approved by the Design Review Board
- 250 UG buried propane tank owned by buyer.
- Gas line ran for 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**

Buyer's signature

Date

**Description of materials for Lot 36 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**

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**April  
21,  
2025**

Buyer's signature

Date