



The Laurels

AT TOWN CENTER

Cornerstone Home, LLC

STANDARD EXTERIOR FEATURES

- Brick, vinyl siding applied to soffit and certain details.
- 2x4 walls with 9' ceilings downstairs, tray ceiling in master bedroom.
- Sherwin Williams Exterior Latex or equivalent.
- 30 yr Owens Corning AR roofing.
- 5" gutters and downspouts.
- Splash blocks as needed.
- Vinyl, insulated tilt windows with screen.
- Broom finished concrete driveway and sidewalks.
- Standard mailbox to be installed.
- Patio approximately 12'x16'.
- 365 day Builder Extended Warranty.

GENERAL CONSTRUCTION

- ¾ T&G structure wood, glued, and nailed.
- #2 SYP and #2 SPF partition framing and gable wall construction as required.
- Ceiling joists as required.
- ½" thickness drywall.
- Kwik-set brushed nickel hardware

FLOOR COVERINGS

- Hardwood in great room, foyer, powder room, kitchen and breakfast nook
- Tile in master bath, second bath, and utility room.
- Plush cut carpet (\$20.00 sq./yd. allowance) in remaining areas.

ELECTRICAL AND MECHANICAL

- \$1800.00 allowance for light fixtures.
- 4 double eave lights, outside corners.
- Pre-wired TV and telephone.
- Gas heating and air conditioning, size varies with square footage.
- All copper wiring per codes.
- Smoke detectors included and installed.

(electrical and mechanical, continued)

- All outlets, switches, and cover plates white.
- 16' single overhead garage door with opener and two transmitters.
- 2 waterproof electrical outlets outside.

PLUMBING

- 5' or 6' fiberglass whirlpool bathtub and 3' fiberglass walk-in shower in master bath.
- Fiberglass tub/shower in second bath.
- Polished chrome Delta or equivalent.
- Polished chrome bathroom accessories.
- Chrome faucets.
- Double bowl stainless steel kitchen sink with chrome faucet.
- 50 gallon natural gas water heater.
- 2 frostproof hydrants outside.
- Pex supply lines.

STANDARD INTERIOR FEATURES

- 36" ventless gas with Masonry Surround and Hearth.
- Sherwin Williams flat latex on walls and ceilings, semigloss on woodwork (1 trim color)
- 1 color with 1 accent colored area, add \$125.00 for each additional color change.
- Raised panel fiberboard interior doors, 6 panel steel front door.
- 5" base trim, 3½" crown moulding in living room, powder room, and master bedroom. Chair rail in dining room with shadow boxes below and on columns.
- Solid wood cabinets and vanities with raised panel doors or equivalent.
- Cultured marble counter/vanity tops in bathrooms, solid surface in kitchen.
- Plate glass bathroom mirrors w/ bevels.
- Wire closet and pantry shelving.
- Finished bonus room
- Crawlspace foundation.

STANDARD APPLIANCE PACKAGE

- GE appliances, black finish
- smooth top, freestanding, self cleaning oven
- microwave
- dishwasher
- disposal

LANDSCAPING

- Foundation plantings with mulch.
- Sodded front yard.
- Seed and straw the rest.
- 1 six foot tree.

INSULATION

- Ceilings over living area insulated with blown loose fill glass fiber to thickness that will yield an R-value of 30.
- Some areas with vaulted ceilings will have batt insulation only with a thickness not to exceed the ceiling joist or roof rafter size- R-value in these areas will be less than 30.
- Exterior walls of living area will be insulated with glass fiber batt to thickness of 3½" to yield an R-value of 11 as per the manufacturer. 4 mil polyethylene material will be applied to cover the inside of exterior walls.
- Garage wall and bonus room, R-11.

Change of materials: In order to obtain adequate materials in the face of everchanging supply problems and keep quality subcontractors who meet our quality standards, Builder reserves the right to: 1) install materials that meet or exceed the code requirements and yet do not change the relative quality set forth in the above listed specifications; and 2) Change subcontractors and their brands provided all is done to the same quality and meets code requirements.

The intent of the above is to allow the contractor the flexibility to perform in the production of a home for the buyer.

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