

GENERAL SPECIFICATIONS AND DESCRIPTION OF MATERIALS

BUILDER: J&M Blessed Construction, LLC

*buyer may upgrade and pay 50% of the cost difference directly to builder at time of change, non-refundable

EXTERIOR	NOTES	MATERIAL/COLOR
BACK PATIO	plumbed & electrical for outdoor kitchen	concrete
*BACK PATIO FANS	52-60" outdoor fans	black or brushed nickel
DRIVEWAY	18 feet wide	concrete
EXTERIOR	brick and stone, hardy plank siding on back of house	
FOUNDATION	engineered and certified post tension slab	
GARAGE	finished room, one belt drive garage door opener with WIFI	painted to match house trim color
GUTTERS	color match to house trim, front, sides, back of house	aluminum
LANDSCAPING PACKAGE	full-yard sprinkler system, (minimum 4 zones), sod front and back	
*LIGHTING	outdoor wall lanterns	black
*LIGHTING	outdoor post with Black Outdoor Direct Burial Aluminum Lamp Post	black
PORCH	same brick on front elevation	brick
RETAINING WALLS	As needed, reinforced rebar, cement, charcoal concrete retaining wall block	
ROOFING	Timberline HDZ, Composition roof, 30 year warranty	gray slate
BUILDING	NOTES	MATERIALS/COLOR
*BACK & GARAGE DOOR HARDWARE	lever handle	black
BASEBOARDS	5.5" flat or sculpted throughout entire home including garage	white
*BATHROOM FAUCETS		black
*BATHROOM SINKS		white
*BATHROOM TILE SURROUND	porcelain tile for floors and walls	
*BATHROOM MIRRORS	framed	black
*PRIMARY BATHROOM	Free standing tub non jetted	white
*SHOWER FAUCET TRIM KIT	shower system with rain shower head and had shower in primary & bedroom 4	black
CEILING & DOORS	10'-12' ceilings with 8' interior doors (9' ceiling sections in two secondary bedrooms)	
*CEILING FANS	family room & primary bedroom	60" black
*CEILING FANS	secondary bedrooms & study	52" black
COUNTERTOPS	kitchen, bathrooms, laundry	white quartz with veins
CROWN MOLDING	Master bedroom, family room, dining room, foyer, study, hallways, kitchen, not in garage or secondary bedroom & bathrooms	white

DOORS	2 panel interior doors	white
FAUX WOOD BEAMS	3 faux wood beams included in family room & 4 in the entry	natural cedar
*FIREPLACE	Novus NDV36-IFT Direct Vent Gas Fireplace, installed and warranty by: Perfection Fireplace & Supply NDV36-IFT Heatilator 36" Novus Standard Direct Vent Gas Fireplace with Intellifire Touch Ignition System Includes tempered glass, fiber logs, remote	black
FIREPLACE MANTEL	Custom wood or cedar	cedar
*FIREPLACE SURROUND	quartz ledger panel up to mantel	
*FLOORING	neutral tile color included in kitchen, laundry, entry, hallways, study, family room, breakfast (no hardwood)	tile
*FLOORING	Underlayment for entire home (per 100-sq ft)	underlayment for tile
*FLOORING	Laundry room (80 sq ft)	tile
FRENCH DOORS	2 french doors for study	
*FRONT DOOR	3/4 Light Single solid wood door	one color
*FRONT DOOR HARDWARE	single cylinder door handle set lever handle	black
HVAC	2 HVAC units, 16 SEER, split A/C unit, zoned damper system, R-8 air ducts	
INSULATION	TechSheild, BLOWN BIBB (R13 in walls, R30 in attic)	
*INTERIOR DOOR HARDWARE	interior doors lever handle	black
*INTERIOR PAINT	BEHR Premium, buyer can select color but may have to pay an upgrade fee if additional coats are required or the color is not within 'acceptable market colors'.	
*KITCHEN BACKSPLASH	quartz ledger panel or tile backsplash in kitchen	
*KITCHEN CABINET HARDWARE	large drawer pull handles	
*KITCHEN CABINET HARDWARE	cabinets & small drawers	
*KITCHEN CABINETS	42" custom built white cabinets, soft close hinge, top cabinet light boxes; buyer may upgrade for \$1500 for gray or navy blue	white
*KITCHEN POT FILLER	wall mount pot filler	
*KITCHEN SINK	stainless steel farm sink 33"	
*KITCHEN SINK FAUCET	kitchen sink faucet	
*KITCHEN SINK FLANGE	flange	
*KITCHEN VENT HOOD	custom built wood vent hood	white
KITCHEN STOVETOP RANGE	LG built-in 36" stainless steel 5 burner range	
DISHWASHER	LG stainless steel	
MICROWAVE	stainless steel drawer microwave; brand: Cosmo 24inch	
OVEN	LG double wall ovens stainless steel	

*LAUNDRY ROOM FAUCET	high arc single hole basin faucet	black
*LIGHTING - BATHROOM VANITY	3 light vanity lights	black
*LIGHTING - FOYER	lanterns	black
*LIGHTING - KITCHEN	dropdown pendants over kitchen island	
*LIGHTING - KITCHEN	4 light chandelier dining/kitchen eat-in	black
*LIGHTING - LED CANS	can lights included throughout the home (per electrical plan)	white
TANKLESS WATER HEATER	Brand: NAVIEN	gas
WINDOWS	Trophy Windows, LLC is the installer and warrantor	white low-e vinyl