

Matt Byrd

NEW HOME SALES, INC.



THE HERITAGE COLLECTION

EXHIBIT "C" STANDARD FEATURES

EXTERIOR

- Striking elevation w/ low maintenance vinyl siding
- Brick, shake, and full front porch per plan
- Engineered roof trusses and foundation systems
- Energy efficient vinyl tilt low-E windows with screens
- 20 year architectural roof shingles
- Decorative vinyl shutters per plan
- Ventilated roof system
- Concrete driveway
- Rain diverters over exterior doors
- 2 car double-door garage w/ raised panel steel door
- Smooth fiberglass colonial style front door
- Satin nickel decorative curved handle on front door
- 15-lite steel exterior patio door
- 2 weather proof electrical outlets
- 2 hose bibs (front and back)
- Concrete patio

FAIL SAFE CONSTRUCTION

- Monolithic slab foundation
- Slab expansion system
- Garage anti-leak system
- Structural sheathing
- 16 on center on load bearing walls per code
- Engineered concrete slab
- Anti-moisture caulking
- Anti-moisture window wrap
- Raised yard for adequate drainage

LANDSCAPING

- Professionally landscaped yard with tree, shrubs and pine straw
- Community mailboxes per USPS regulations

ELECTRICAL

- Electric service panel in garage
- Underground utilities
- Category 5 wiring for high speed internet capability
- Phone and cable outlets throughout bedrooms and living areas
- Doorbell
- Smoke and carbon monoxide detector (per code)
- Satin nickel lighting package in major living areas
- Carriage light on garage exterior
- Ceiling fan w/ light kit in great room & master bedroom per plan
- Pre-wire for garage door openers

BUILDER SERVICES

- Tamper resistant outlets
- 2-10 Home Buyer's Warranty
- Buyer home orientation and walk through before closing
- On-site sales representative
- Closing coordinator to ensure timely closing
- Full time Warranty Department for quality customer service
- Renewable retreat and repair termite bond

INTERIOR

- Stunning volume or specialty ceilings in foyer, great room and/or master bedroom per plan
- 9' ceilings on first floor
- Smooth walls w. rounded corners and smooth ceilings
- Recessed lights in the kitchen
- 25 oz. stain resistant carpet w/ 6lb pad
- Natural finish Maple Wood 42" cabinets w/ crown & hardware
- Laminate countertops w/ color choice
- Vinyl plank flooring in all living areas where applicable downstairs
- Cheyenne style smooth interior doors
- Wainscoting in dining room per plan
- Satin Nickel lever style door hardware
- Vinyl coated closet shelving
- Sherwin Williams First Star paint throughout
- Scuttle hole attic access-not floored
- 2 faux wood blinds for all windows on the front of the home per plan
- Finished garage w/ paint

INSULATION/ENERGY SAVINGS

- EarthCents certified
- Programmable thermostat
- 14 seer carrier heat pump w/ R410 refrigerant
- Insulated high efficiency duct system
- R-30 Blown fiberglass insulation in attic
- R-13 Batt fiberglass insulation in walls
- R-8 insulated duct work
- Dryer vented to outside
- Home sealant package including complete insulation of building envelope
- Engineered HVAC system
- CFL Bulbs in light fixtures
- HERS testing and rating by third party
- Low E vinyl windows

PLUMBING

- Fiberglass garden tub/shower combo in master bathroom per plan
- Elegant master bath suite option per plan, w/ fiberglass garden tub separate shower, and double vanity
- Chrome faucet package throughout kitchen and bathrooms
- Elongated toilets in master bath per plan
- Ice maker water stub out in kitchen
- Pedestal sink w/ frameless oval mirror in powder room per plan
- Two 50 gallon high-efficiency electric water heaters per plan
- Stainless steel double bowl sink w/ sprayer in kitchen
- Oval white porcelain sinks in bathrooms
- Washer and dryer hookup
- Master water shut-off in garage
- 2 exterior sanitary clean-outs in front yard

APPLIANCES

- Stainless steel smooth-top self-cleaning electric range with clock
- Stainless steel recirculating microwave hood/vent combo
- Stainless steel multi-cycle ENERGY STAR rated dishwasher

MattByrdHomes.com

The builder has a right to substitute materials or equipment of comparable quality. Buyer understands that products could be discontinued by supplier or manufacturer.

Marketed by Matt Byrd New Home Sales, Inc. BUYER INITIALS _____ Date _____

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