

Tuton Companies Standard Feature List and Spec Sheet Addendum

LOT PREPARATION AND HOME LOCATION

- Clearing limits and building pad elevations will be determined by state statute. Minimum height of building per city, county or state
- Existing trees will be removed at the sole discretion of the builder.
- Builder maintains the right to control the foundation height, drive or parking pad location, setback and side yard placement, and garage orientation

FOUNDATION

- SLAB- Engineer designed monolithic slab on grade foundation with re-enforced concrete and reinforced steel. Plumbing beneath slab, backfilled and all termite treated

FRAMING

- Wall Systems: Load bearing exterior walls with traditional stick framing 2x4, 16" on center wall stud spacing. Double top plates and 7/16 OSB structural sheathing.
- Floor Systems: 2nd Floor only 3/4 "tongue and groove OSB sheathing.
- Roof Systems: Engineer designed truss systems with 7/16" OSB sheathing.

EXTERIOR FINISHES

- Roof: 30 year architectural shingles over 15# felt with ridge vent
- Siding: D-5, double Dutch lap vinyl siding. Vinyl shakes and board & batten accents (Per Plan)
- Brick/ Stone Veneer – At Builders Discretion
- Windows: Maintenance free vinyl, single hung windows with tilt lower sash, low-E glass
- Exterior Doors:
Front door- Fiberglass door with deadbolt per plan
Rear door- 15 lite fiberglass door with deadbolt or sliding glass door
Garage door – Aluminum Garage door with ½ HP opener and two remotes
- Gutters and Downspouts: Upgrade option at Buyers Expense

HVAC

- Heating/Cooling: Bryant Central Heat and Air system- Energy Efficient
- Exhaust Fans: Externally vented in bathrooms
- Dryer Vent: Externally vented dryer connection

PLUMBING

- Water Heater: 50 Gallon
- Hose Bibs: two exterior frost-free bibs
- Washer connection: Built in washer box connection
- Faucets: Brushed Nickel fixtures
- Sinks: Stainless steel under mount double bowl kitchen sink and seamless cultured marble in bathrooms.
- White fiberglass tub/shower combo or separate garden tub and shower in master bath w/ chrome shower door (per Plan)

ELECTRICAL

- Lighting: Brushed nickel lighting package. Two black exterior garage coach lights per plan
- Exterior door lighting: 1 Black coach light per exterior door: Front door per plan
- Exterior Outlets: Two GFCI protected waterproof outlets
- Overhead lights: Every bedroom, great room, loft/bonus (Per Plan)
- Ceiling fans; Fan with light kit in master bedroom and great room (Per Plan) all other bedrooms prewired for ceiling fans.
- Cable jack prewired in 4 locations on a 1-story, 5 for bonus room house and 2 story houses
- Washer/Dryer hookup: 110V washer outlet and 220 V dryer outlets.
- Smoke detectors: Smoke detectors provided at each floor and bedrooms (Per State Code)

INSULATION

- Exterior Sidewalls: R13 fiberglass batt
- Ceiling: R30 Blown

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INTERIOR FINISHES

- Ceiling Heights: Ceiling Heights could be 8' or 9' depending on plan Vaulted/ Tray ceilings with knock down per plan
- Drywall: ½" Drywall on walls, ½" sag resist in ceiling and 5/8"
- on garage ceiling
- Doors: Painted 2 panel arched doors: bi-fold or bi-swing (per Plan)
- Molding package: Painted 3.25" baseboards and window casing
- Vaulted and /or Tray ceiling (per plan)
- Paint: Latex flat wall paint and semi-gloss bright white trim. Front door will match color of shutters
- Cabinetry: In kitchen and bath (Color Selection Made in presale) Size 36" or 42". Kitchen Uppers included (per Plan)
- Countertops: Formica counter tops with Granite as an Opt. Upgrade (ask your realtor to confirm). Cultured Marble vanities in bathrooms. Level granite standard in Wantlands Ferry At Towne Pointe
- Shelving: ventilated closet shelving
- Appliances: Frigidaire dishwasher, self-cleaning smooth top range and microwave in Stainless steel.
- Flooring: LVP in Foyer and Kitchen. Vinyl Flooring in Bathrooms and Laundry room. Carpet in Living room, Bedrooms and on stairs (Per Plan)

EXTERIOR

- Patio: Based on Plan- Standard 10x10 with option of covered porch at homeowners' expense
- Walk: Three feet wide concrete walk from drive to front door.
- Drive: 4" thick driveway
- Landscaping: All areas disturbed will be graded and landscaped with sod front side and seeded back and side yard.
- Wooded and natural areas will be left in their natural state. All sod, seeding, shrubs and

trees become the responsibility of the homeowner at closing.

- Cluster Style Mail Boxes Per US Postal Service

Tuton related building companies reserves the right to make material substitutions as required with material of equal or greater value without notice.

I have read and reviewed the above specifications. I/We understand them and agree that no verbal representations have been made except those outlined in the attached contract and/or addendum to the contract.

Initials _____

******Prices and colors selections availability are subject to change without notice******

******Options payment due at time of request******

******Selections Limited Due To Material Shortage******

Buyer: _____

Buyer: _____

