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*“We Build Value”*

## **MAYBECK – Features and Specifications**

These Features and Specifications are included standards. Some items could be changed or modified and are not guaranteed. Any changes or modifications will be detailed in the contract to build.

Homes in Maybeck are priced and constructed according to Purchaser’s approved plans and contract specifications within the Architectural Guidelines.

### **EXTERIOR**

Exterior Treatment is Per plan. Fiber Cement Siding.  
All exterior colors are from predetermined pallet.

- Front Porches – concrete
- Shingles –30 year architectural shingles – All Roofs are Black
- Front Doors – per plan
- Side and rear doors are fiberglass
- Windows are two over two – front windows only.
- Window Color options are Oil Rub Bronze or Black (upgrade)
- Window Trim - One piece 1x4
- Gutters – 6” Ogee Aluminum with baked enamel finish; gutter and downspout color selected from Builder options
- Garage Doors – Insulated, raised panel, steel garage doors with openers and Carriage Style Hardware, transmitters included
- Patio – Size varies per plan and lot site conditions
- Two exterior hose bibs
- Underground utilities
- Termite treatment program
- Central mail kiosk

### **PLUMBING**

- Kitchen Sink – Stainless Steel Under mount from Mega Granite – Offset Double Bowl, Single Bowl or Equal Double Bowl
- Kitchen Faucets – Delta Faucet, Style and Finish options provided by Builder
- Owner Bath Faucets - Delta Brand. Style and Finish options provided by Builder
- Powder Room or Guest Bath on main floor – Delta Brand, Style and Finish options provided by Builder
- Secondary Upstairs Baths – Delta Brand - 4” spread – Style and Finish options provided by Builder
- All Vanity Sinks are white, oval, under-mount from Mega Granite
- Owner Shower - Frameless Door
- Secondary Baths with tub and tile shower surround

- Elongated toilets, White finish with White Handles
- PEX Supply Lines for Superior Quality and Performance. High resistance to freezing
- Drain Lines – PVC
- Main Supply Line – PVC
- Free Standing, Composite Laundry Sink included per plan
- Water Saver Shower Heads, Toilets and Faucets
- Rinnai Tankless Gas Water Heater
- Garbage Disposer Supplied by Builder
- One icemaker line in Kitchen
- Washing Machine Connections

## **ELECTRICAL**

- Breaker – 200 AMP service
- Recessed Can Lights –10 cans are included
- Door Chime(s)
- Smoke Detectors, all levels and locations required by Peachtree City
- Dryer Connection in Laundry Room
- Electrical boxes are prewired and braced for ceiling fans in all bedrooms and family room (Builder will hang two fans with light kits - fans included in lighting allowance)
- Prewire for under cabinet lighting – (fixtures in lighting allowance)
- Hardwired Smoke Detectors with Battery Back-up
- Ground Fault Circuits where appropriate
- Weatherproof, exterior electric outlets at exterior doors

## **GAS CONNECTIONS**

- Fireplace
- Cooktop in Kitchen
- Furnaces
- Water Heater
- (Dryer connection is electric)

## **LIGHTING**

- Allowance for Lights, includes all fixtures, interior and exterior, door bell(s) smoke and carbon monoxide detectors
- All bedrooms, family room, and rear porches are wired for fan/light
- Smoke and Carbon Monoxide Detectors are in lighting allowance
- Recessed cans (up to ten) are part of electrical contract and supplied by Builder – not part of lighting allowance
- Additional recess cans are \$110 each, wired and installed – after 10 included cans
- **Exterior flood light placement determined by lot location**

## **HEATING AND AIR CONDITIONING**

- 14 SEER – 80% Heat Efficiency
- Air Conditioners – 2 units per contract
- Gas Furnace – 2 units per contract
- Thermostats – Digital, Programmable units on each level

## **FIREPLACE(S)**

- 42" vent free fireplace with gas logs – no hearth
- Cedar mantle with brick, stone or shiplap surround

- Additional fireplaces priced separately

## **INSULATION**

- Exterior Walls , R-13 Fiberglass Insulation
- Attic Icynene Foam
- Vaults Icynene Foam
- Floor overhangs, R-19 Fiberglass

## **INTERIOR AND INTERIOR TRIM**

- Ten foot (10') ceilings on main level with Eight Foot (8') ceilings on Second Level – per plan
- Interior Doors, 8' Raised, Two Panel Doors, Smooth Finish, on Main Level - 6'8" doors on second level
- Smooth painted ceilings throughout
- Tray, Coffe and Vaulted Ceilings (per plan)
- Wood Shelving in Master Closet(s) and Pantry – Ventilated Shelving in remaining closets and Laundry
- Pull-down Attic Staircase as required per plan
- Trim package per house

## **PAINT – INTERIOR AND EXTERIOR**

- Sherwin Williams Paint
- Interior Ceiling – One Color – flat finish
- Interior Walls – 1 color light to medium – flat finish
- One Trim Color, Satin, or Semi-gloss finish
- Stain color selected by Purchaser for Front Door
- Additional interior paint colors are \$200 per color, light to medium. \$400 for dark or decorator accent shades that typically require additional coats and touch-up
- Exterior Paint includes One Siding Color, Flat Finish, and One Trim Color – Satin Finish from color pallet provided by Builder

## **STAIRS**

- Open treads are White Oak, Risers are painted
- White Oak Handrails and Newel Posts
- Wrought Iron Balusters

## **HARDWARE**

- Handle set, Front Door - exterior is handle set, interior is same style and finish as interior door knobs/handles
- Interior Door Hinges – From Builder provided options
- Round or lever door Knobs/handles – From builder provided options
- Choice of cabinet hardware from options provided by Builder

## **CABINETS AND COUNTERTOPS**

- Custom cabinetry with inset, flat panel doors. Cabinet design layout provided by Builder. Additions or modifications to cabinet design layouts provided could incur additional cost. Paint or stain color choices from color options provided.
- Granite Countertops, quartz or marble in Baths and Kitchen within allowance
- Tile backsplash in kitchen

## **FLOOR COVERINGS**

- Prefinished Engineered Wood Floor in Foyer, Dining Room, Family/Great Room, Kitchen, Breakfast, Sunroom/Keeping Room (per plan) From Builder provided options.
- Tile Floors – All baths, Laundry Room, Owner shower
- Owner Shower walls are tile
- Carpet - All bedrooms and upstairs hallways

## **GLASS**

- Builder provides plate glass mirrors in all baths - or will hang buyer provided, framed mirrors.

## **APPLIANCES**

- GE appliances include stainless steel cooktop, vent hood, wall oven, microwave and dishwasher – Builder to provide model numbers – Buyer may choose to select alternate appliances - any allowance overage will be paid by Buyer
- All vent hoods are vented to outside
- Food Disposals and Water Heaters are supplied by the Plumber and are not deducted from appliance allowance

## **LANDSCAPING**

- Builder to install Zoysia Sod on all four sides of the home with pine straw in natural areas.
- Irrigation System on all four sides
- Trees and Shrubbery per plan as approved by the Architectural Review Board
- Maybeck is a lawn maintenance community

## **ALLOWANCES and SELECTIONS**

- Homebuyers will be given an allowance in the Purchase Agreement for some items for the home. Buyer will be given a list of Builder's Vendors to contact for selections.
- Allowances are specified for Cabinets and Countertops, Light fixtures, Appliances, Tile, and Landscaping per contract.
- **Buyer agrees to have all selections made and finalized within 30 days of binding agreement date.**

## **EXCEPTIONAL WARRANTY AND SERVICE**

- One Year Builder's Warranty
- New Home Care Orientation with Pre-closing Walk Thru

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While believed to be accurate, the information listed here is not warranted or guaranteed, and is subject to change or modification without notice.