

## THE LARKSPUR

PRICED FROM THE \$190s PLUS LOT

Cedar shakes, siding, and stone blend with fine exterior detailing for the look of a custom design in this craftsman style home with 1,792 square feet on the main level with an optional 338 square feet in the bonus room. With three porches and a surplus of windows across the back, this home was designed to take advantage of exceptional rear views. The great room, kitchen, and dining room are open and combine to create a spacious common area. A cathedral ceiling caps both great room and kitchen for added volume. What a great open plan.

The master bedroom features an elegant tray ceiling, its own bath with walk-in closet, and private porch. A second master suite is located on the opposite side of the home with its own bath, walk-in closet, and porch. The bedroom/study provides flexibility, and a bonus room offers options for expansion.

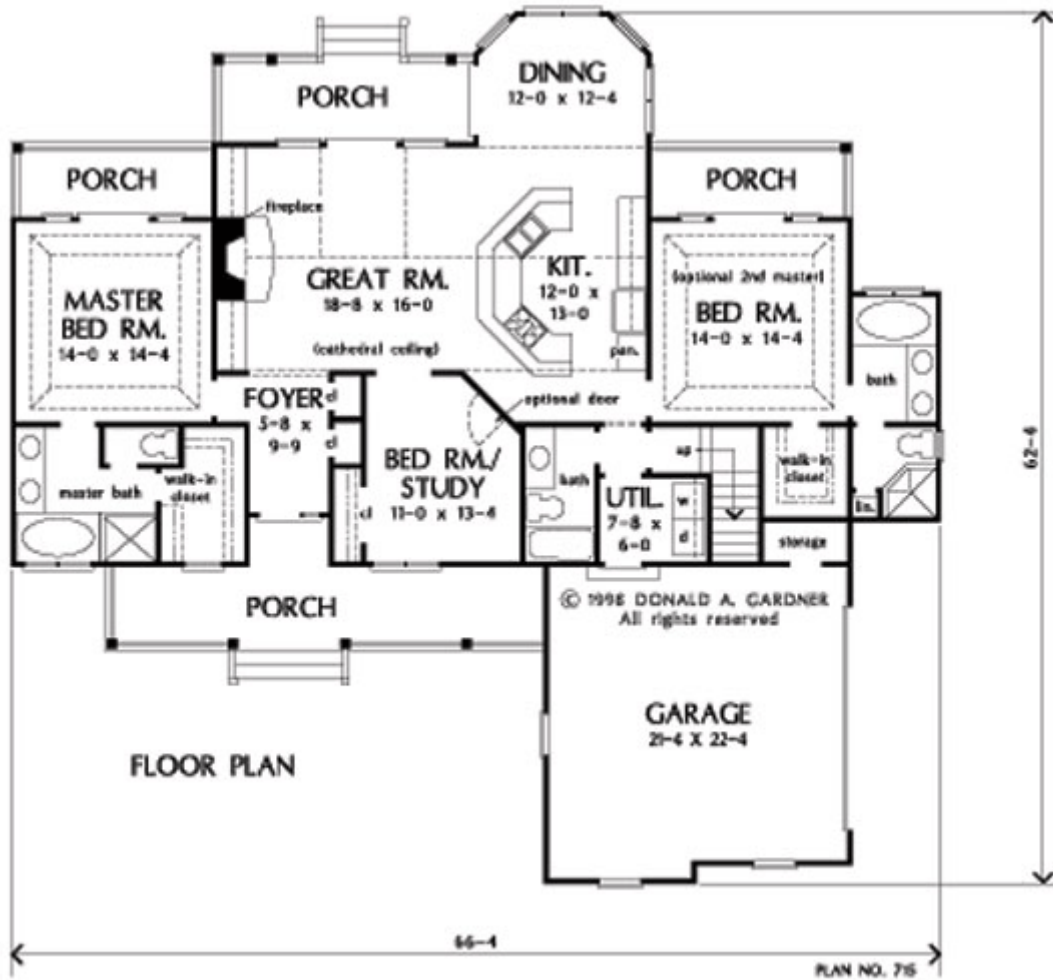




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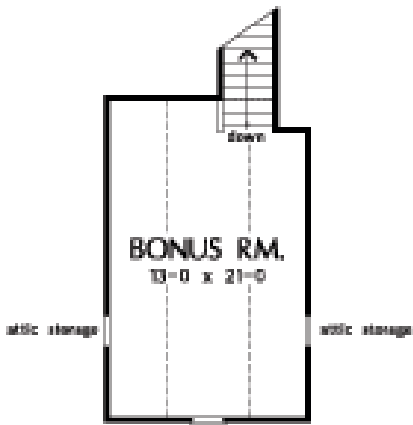




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## **Standard Specifications as of January 1, 2010**

The following is a list of the common features in most of our homes we build. This should be used as a guide for you to gauge the quality of the features that are typical in the homes we build. Because things like lot topography and lot location can impact costs for land clearing, utilities, driveway size, foundation size, etc., final house plan pricing is derived once these items are known.

### **Permits and Survey**

- All permits for work to be performed per state and city code are included
- County and/or subdivision new home impact fees, if applicable, are not included
- As-built survey for house is included

### **Land Clearing and Excavation**

- Land clearing will be done as needed for site excavation as determined by the Builder
- Home “footprint” will be marked prior to land clearing for approval by POA

### **Water and Sewer**

- Evaluated on individual basis based on type and availability of services.

### **Foundation**

- Footings will be 10" x 20" 3,000 psi concrete with two rows of rebar
- Footing drains will be a 4" diameter perforated plastic pipe embedded in crushed stone, covered in filter fabric and laid around the perimeter of the home
- Foundation walls will be waterproofed with an asphalt-based coating. Foundation drain inside foundation
- Modular brick with rake joint for foundation walls
- SolarTec™ foundation vents, or similar
- 6 mil plastic vapor barrier in crawl space

### **Framing**

- Sills 2" x 6" pressure treated wood
- Exterior walls 2" x 4"/16" OC
- Interior walls 2" x 4"/16" OC
- Exterior wall sheathing ½" OSB
- Floor joists Engineered Georgia Pacific GPI™ floor trusses, or similar
- Sub-flooring Advantech™ ¾" T&G OSB, glued and nailed
- Roof Longleaf™ engineered roof trusses or stick built per plans

### **Roofing**

- Roof sheathing LP Tech Shield Radiant Barrier sheathing
- Shingles Timberline™ or Certain-Teed™, 30 year

### **Vents**

- Ridge vents and soffit vents for ventilation

### **Windows**

- MW™ PlyGem, double-hung low-E with grills between glass with screens. Tilt out for cleaning
- Vinyl interior and exterior

### **Exterior Doors**

- Front door – ThermaTru™ fiberglass with half leaded glass and two sidelights (space permitting)
- Fire insulated door from garage into home, per code
- All other exterior doors per plan
- Overhead Door Company 18' garage door, Banner series, insulated with glass inserts
- Hoermann™ silent drive operator, two remotes, exterior keypad

### **Siding (Varies with house plans)**

- Brick veneer on front of home with rake joint
- Nichiha™ cement board siding, 7" wood grain or smooth, ready to paint
- Shutters as shown on house plan - Buyer's choice of color
- Miratech™ cement board fascia and corner board
- James Hardie cement board soffit
- Primed finger jointed exterior 4-5/8" crown molding
- 5" Aluminum gutters and leaders

### **Insulation**

- All homes built to current Energy Star Standards
- Tyvek™ or similar house wrap applied to exterior walls as an air filtration barrier
- Energy board installed around tubs and showers for increased energy efficiency
- LP™ TechShield Radiant Barrier on roof for increased energy efficiency
- Exterior walls R-15
- Ceilings R-38/R-30
- Floors R-19
- Expanding spray foam installed around exterior windows and doors
- Sound insulation included for utility room, bathrooms, master bedroom

### **Plumbing and Heating/Cooling**

- Trane™ 14 SEER with variable speed air handler and programmable thermostat(s). 90% efficient gas furnace, if applicable
- Delta™ faucets, "Victorian" series
- American Standard™ elongated commodes
- Carolina Classic™ one piece fiberglass tub/shower units
- PEX pipe for all potable water, PVC for all drain and waste lines
- RUUD™ 50 gallon electric water heater, typically in crawl space

### **Electrical**

- 200 amp service
- Two exterior GFI plugs, one front and one rear
- Exterior spotlights front and rear
- Exterior post lamp
- Smoke detectors provided per code
- Wire for ceiling fan and light in all bedrooms
- Broan™ 3" bathroom exhaust fan/lights in all bathrooms
- Underground utilities

### **Interior Finish**

- Jeld-Wen™ interior doors two panel Roman arch, smooth finish, hollow core
- Choice of satin nickel or oil rubbed bronze hinges and hardware finish
- Schlage™ round knob hardware on all doors (choice of finish)
- Baseboard throughout first floor to be 5 ¼"
- Baseboard throughout second floor to be 4 ¼"
- 3 ¼" Colonial style casing around doors and windows
- Sills on all windows
- Two piece crown molding in foyer, dining room, master bedroom, master bath
- Chair rail or similar design in dining room
- All trim/baseboard to be painted white semi-gloss latex base: one coat primer, one coat finish
- All ceilings to be painted white flat latex: one coat primer, one coat finish
- All walls to be painted flat latex: one coat primer, one coat finish
- Accent color of Buyer's choice in dining room
- Stairs to be oak treads with poly, poplar balusters, risers and stringers to be painted white, if applicable
- Oak posts and railings with poly, if applicable

### **Flooring**

- Hardwood typical in foyer, dining room, living room
- Carpet in all bedrooms and closets, steps to bonus room, bonus room
- Ceramic tile in kitchen area(s), laundry room and all bathrooms

### **Fireplace**

- Heat N' Glo™ LP ready gas fireplace with 36" "Danburry" mantle and marble surround (choice of color)
- Automatic blower included

### **Kitchen**

- Kitchen layout will be according to plans
- Kitchen sink will be 16 gauge stainless steel under mount from Builder's selection
- Kitchen faucet to be Delta™ 473RBSD or similar
- Kenmore appliances (range, dishwasher, microwave)
- Cabinets will be Mid Continent, or similar, maple, Bayfield door style with choice of stain
- Granite countertop from Level 1 selections with half bullnose edge
- Custom built in shelving in pantry, if applicable

### **Master Bedroom**

- Trey ceiling if shown on plan
- MDF shelving and sweater shelving in walk-in closet
- Two piece crown molding

### **All Other Bedrooms**

- Wire shelving in closets (single or double hanging bars)
- Wire for ceiling fan with lights on two switches
- Other wiring per plan



### **Master Bath**

- 36" maple cabinet sized per plan (choice of finish)
- Cultured marble countertop with integrated bowl
- 72"x42" Buckingham whirlpool tub, size permitting
- Tile shower with tile walls and floor
- Semi-frameless glass shower doors (finish to match hardware)
- American Standard™ elongated white commode
- Delta™ 2555RBLHP sink faucets, or similar
- Delta™ T14255RBLHP shower faucet
- Delta™ 4555RBLHP tub faucet with H216RB handles
- Wire shelving in linen closet if applicable

### **Powder Room, if applicable**

- American Standard™ pedestal sink and commode
- Delta™ 2555RBLHP faucet, or similar

### **All Other Baths**

- Vanity size and location will be according to plan specifications
- White poplar or similar vanity with cultured marble top with integrated bowl
- 60" tub/shower: one-piece, white fiberglass unit
- American Standard™ white elongated commode
- Delta 2555RBLHP sink faucet, or similar
- Delta T14455RBLHP tub/shower faucet, or similar

### **Family Room / Keeping Room (if applicable)**

- Nook above fireplace for TV is included in either room
- Wire for ceiling fan with lights on two switches
- Pre-wire for surround sound

### **Utility Room**

- White MDF upper cabinetry above washer/dryer

### **Deck/Patio**

- Treated lumber decking, sized and priced per plan

### **Driveway**

- Concrete drive, up to 35', from street to home.

### **Landscaping**

- Low maintenance landscaping with mulch, pine straw, mature plants and shrubs

### **General**

- Homes built to Energy Star™ program specifications
- Waste container remains on site throughout construction process
- 1+10 workmanship and structural warranty through Bonded Builders Warranty Association provided by Builder at closing
- All subcontractors must carry minimum insurance amounts for general liability and worker's compensation coverage at all times
- *Member:* National Association of Home Builders, Home Builders Association of Durham, Orange and Chatham, National Association of Realtors, Energy Star Partner Builders, Green Builders of the Triangle, Chapel Hill Chamber of Commerce, Better Business Bureau of Eastern NC,

*Floorplans and elevations are subject to change. Floorplan dimensions are approximate. Consult working drawings for actual dimensions and information. Elevations and floorplans courtesy of [Don Gardner Associates](#). Some floorplans may not be acceptable in certain communities with minimum size requirements. Call for more information. Elevation shown may include features and options not considered part of the standard base price as listed. Standard features and pricing subject to change at any time without notice. Specifications are subject to change without notice due to unforeseen events such as item shortages, supply disruptions, inventory levels, product discontinuations, etc. Every effort is always made to substitute like quality items at all times.*