

BUILDER STANDARDS

ELLER FARMS

WILD

FOUNDATION:

- Stem Wall Slab
- Front Elevation Foundation Brick Veneer
- Sides and Back Elevation Foundation Parged

ROOF:

- 30 Year Architectural Shingle - Color TBD

DRIVEWAY/SIDEWALK:

- Picture Framed Concrete Driveway
- 4' Concrete Leadwalk from Driveway to Front Porch

SIDING:

- Fiber Cement Siding
- Shake, Board & Batten Accents Front Elevation per Plan
- Lap Siding Sides and Rear Elevation
- Porch Ceilings Fiber Cement

ELECTRICAL:

- Under Cabinet Lighting Kitchen Uppers
- Lighting Allowance 1% of List Price (Lights Unlimited)

PORCH FEATURES:

- Railing type Black Wrought Iron (if Required by Code)
- Porch Floor Poured Concrete with Brick Perimeter
- Porch Columns 6x6 Cox Column Wrapped in PVC
- Upgrade Option: Wrap Columns in Cedar
- Upgrade Option: Porch Roofs as Metal Accents

LANDSCAPING:

- Front Yard Bermuda Sod
- Seed and Straw Sides and Rear
- 40 varying sized plants and bushes

WINDOWS:

- Pella Single Hung Vinyl (4 over 4 GBC) White
- Upgrade Option: Black Exterior/White Interior Windows

DOORS:

- Front Exterior Door: Southwood Andalucia $\frac{3}{4}$ glass (stain color TBD)
- Back Exterior Door: Smooth Fiberglass Full Glass (paintable)
- Overhead Garage Door - White Long Recess Panel Door with Belt Drive Motor and Nylon Rollers (Upgrade Option: Glass)

HVAC:

- Trane XR 15 Seer 2 Condenser and Heat Pump (Size of Unit and Quantity Dependant on Floor Plan)
- Gas Lines: Kitchen Cooktop, Fireplace, Tankless Water Heater
- Vented Kitchen Hood

FIREPLACE:

- LP Gas Fireplace and Logs (Vented)
- Trim Feature For Mantle/Surround (Floating Mantle Stain or Paint Grade)

Initial Here: _____



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Due to our continuing effort to improve our homes, the features included as standard are subject to change, without notice. All homes include: 1-year limited builder warranty, 2-year mechanical warranty on all systems, 10-year major structural components transferable limited warranty.

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ELLER FARMS CONT.

WILD

CABINETS:

- Shaker Style - Color TBD
- Soft Close Doors and Drawers throughout
- Decorative Kitchen Hood
- Trash Pullout in Kitchen
- Cove Crown Kitchen Uppers

COUNTERTOPS:

- 3CM Level 2 Quartz or Granite Kitchen Tops
- 2CM Quartz Bath Tops
- Kitchen: Single Basin White Farmhouse Sink (With Front Apron)
- Bathrooms: White Round Bowl Undermount Sinks

FLOORING:

- First Floor Main Area/Master Bedroom: Level 4 Laminate or Level 3 Engineered Hardwoods
- Second Floor/Secondary Bedrooms: Level 3 Carpet (8lb Pad)
- Full Bathrooms: Level 2 Tile Flooring

TILE:

- Kitchen Backsplash: Subway Tile (Level 1)
- Master Shower: Tile Walls and Floor (Double Niche) (Level 2)
- All Bathrooms: Tile Floor (Level 2)
- Secondary Bathrooms: Steel Tub with Subway Tile Surround (Single Niche)

PAINT:

- Exterior: Walls and Shutters TBD
- Porch Ceiling/Columns: TBD
- Interior: Walls TBD (Flat), Accent Wall TBD (Satin), Trim White (Semi Gloss)

TRIM:

- 7 ¼" Base Board Throughout
- 5" Cove Crown First Floor Only
- Floating Stain or Paint Grade Box Fireplace Mantle
- Interior Doors: 2 Panel Square
- Closets: Built in Shelving Throughout
- Pantry: 5 Perimeter Shelves
- Linen Closets: 5 Shelves
- Coat Closets: 1 Shelf and Rod
- Bedroom Closets: 1 Shelf and Rod
- Master Closet: 1 Shelf and Rod Perimeter
- 1 Double Hang Shelf and Rod
- 2 Sweater Box Shelves

TRIM FEATURES:

- Fireplace Feature
- 1 Feature/Panel Wall in House
- Mud Bench
- Stained Oak Treads

PLUMBING FIXTURES:

- Moen/Kohler Fixtures (Finish TBD Matte Black, Chrome, Brushed Nickel)

APPLIANCES:

- SS Cooktop / Range / Oven Per Plan
- SS Wall Oven / Microwave Per Plan (Some Microwaves in Island)
- SS Dishwasher



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