

Design Features for Maidstone Park

A. Sydes Construction, Inc.

EXTERIOR FEATURES

- ◇ Continuous concrete footing with a concrete slab foundation
- ◇ 2 X 4 wall construction with ceiling heights per plan
- ◇ 1/2" OSB sheathing of all exterior walls and roof.
- ◇ 15# felt paper to be installed on roof and Tyvek (or equal) to be installed on walls
- ◇ 30 year architectural/dimensional shingles
- ◇ Low maintenance vinyl siding and trim to be installed
- ◇ Front elevation to receive shutters where room permits
- ◇ Cultured stone or brick veneer accent wall to be added on the front elevation per plan
- ◇ Exterior of home to receive charming 10" decorative round columns per plan
- ◇ Simonton single hung vinyl windows per plan with integrated grids and screens
- ◇ Colonial insulated metal exterior doors
- ◇ Attractive front door flows gracefully into living quarters
- ◇ Lockset with security deadbolts on all exterior doors in satin nickel finish
- ◇ Spacious garage with a raised panel steel overhead door with glass inserts
- ◇ Pre-wired for garage door opener
- ◇ Gutters on the front elevation of the home
- ◇ Outdoor electrical outlets at the front and rear of home
- ◇ Security lights to be installed on home
- ◇ Concrete driveway and sidewalk
- ◇ Impressive 12X16 patio to be installed on the rear of home for your entertaining needs
- ◇ Professional landscaping package:
 - Graded and fertilized yard
 - Sod in the front yard
 - Seeded side and rear yard
 - Appealing shrubbery planted in front of home, along with one tree

P.O. Box 7122
Jacksonville, NC 28540

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E-mail: asydesconstruction@embarqmail.com

Buyer _____ Buyer _____

Seller _____

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INTERIOR FEATURES

- ◇ ½ gypsum drywall on walls and ceilings.
- ◇ Elegant 9' ceilings on the first floor – plan specific
- ◇ Alluring tray ceilings in master bedroom – plan specific
- ◇ 2 panel arch top Roman interior doors with satin nickel knobs and hinges
- ◇ Chic Interior trim:
 - 2 ¼" door and window casing
 - 3 ¼" baseboard throughout home
- ◇ Upgraded knock-down textured finish ceilings standard
- ◇ Sherwin Williams interior wall paint in a flat finish
- ◇ Sherwin Williams interior trim paint in semi-gloss white
- ◇ Garages of home to be finished, but not painted
- ◇ Cozy electric fireplace with eye-catching marble surround and mantle per plan
- ◇ Washer and dryer connections
- ◇ Decorative light fixtures per plan -- Ceiling fans standard in the family room and master bedroom
- ◇ Prewire for ceiling fans in all bedrooms and the family room
- ◇ Cable outlets and phone outlets installed in the family room/kitchen and the master bedroom.
- ◇ Vinyl coated ventilated metal closet shelving
- ◇ Nickel plated door hardware throughout
- ◇ Floor Coverings:
 - Welcoming ceramic tile or laminate in the foyer and kitchen/nook
 - Elegant ceramic tile in all bathrooms and utility
 - Shaw carpet in the remaining areas with 6lb rebond padding insulating the floor from noise and temperature

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KITCHEN FEATURES

- ◇ Self-cleaning GE smooth-top stainless range (standard), stainless microwave hood and stainless dishwasher per builder's selections
- ◇ Recessed icemaker water line connection
- ◇ Garbage Disposal
- ◇ Flat panel cabinets per builder's selections with elegant crown molding installed standard
- ◇ Modern laminate countertops
- ◇ Moen single lever pull-out chrome faucet.

BATHROOM FEATURES

- ◇ Fiberglass tub and shower per plan
- ◇ Shower door on stand-alone shower in master bath per plan
- ◇ Relaxing garden tub to be installed in master bath – plan specific
- ◇ Exhaust fans
- ◇ Full view glass mirrors over vanities
- ◇ Flat panel cabinets in baths
- ◇ Cultured marble vanity tops
- ◇ Nickel plumbing fixtures and bath accessories to be installed.

ENERGY SAVING FEATURES

- ◇ Bryant 13 seer high efficiency heat pumps.
- ◇ Environmentally-friendly digital automatic changeover thermostats
- ◇ Professionally installed insulation system creates a green environment
- ◇ Energy efficient 50 gallon electric water heater

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CUSTOMER CARE AND WARRANTY

- ◆ One Year Home Warranty
- ◆ Initial walk-through with customer care associate, buyer, and agents
- ◆ 30-day follow-up callback with customer care associate
- ◆ Full-time warranty staff
- ◆ Warranty claims may be submitted in writing by fax or email

**** Any item that has already been installed or ordered may not be changed. Exclude these items from the specifications. All allowances are based on contractor pricing. The builder reserves the right to make substitutions in products and materials of equal or better quality when necessary. The information above may change without notice prior to a fully executed contract. Payment for all upgrades and change orders are due in full prior to ordering or execution of upgrade. These funds are non refundable under any circumstances.

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Date

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