



Included Features – Oak Terrace Preserve

Exterior

Raised Slab Foundation.
Wood frame construction engineered and built to meet 2012 IRC.
30-year architectural shingles.
Fiber cement siding and trim.
Vinyl soffit and metal fascia.
Fiberglass exterior doors.
Vinyl low-E insulated glass windows. (Silverline or equivalent)
Concrete driveway to garage.
Exterior hose bibs (2) and weather-protected electrical outlets (2).
Two floodlights.
Landscape package. (Allowance \$4,000).

Interior

Ceilings height 10' first floor and 9' second floor.
Smooth finished walls and ceilings.
Crown molding in master bedroom, foyer, kitchen, living room, dining room (per plan).
6" Square baseboard and 3 1/2" square window casing with window stool and apron.
Prefinished Hardwood flooring in foyer, kitchen, dining room, living room and master bedroom (\$3/sf).
Metal grill closet shelving.
Vent free fireplace (per plan).
Hollow core 8' doors first floor and 6'8" doors second floor.
Open stairways combining stained treads and handrails with painted wood balusters.
Shaw industries nylon carpet on second floor bedrooms and hallway (\$2.50/sf).
Two wall colors and one trim color by Sherwin Williams.

Electrical and Lighting Fixtures

Recessed lighting in kitchen and living room maximum of 15 (per plan).
GFI protected receptacles in wet areas (per code).
Smoke detectors.
Brushed nickel/Chrome lighting package throughout the home (Allowance \$1.00/heated sf).
52" Ceiling fan with light kit in family room and all bedrooms. (In the light fixture allowance)

Plumbing and Bathroom Fixtures

Granite counter top with 4” back splash (builder selection, Santa Cecilia/Ubatuba or equivalent).
Single handle faucet in the master bath and 4” spread in all other bathrooms.
White elongated toilets.
Framed shower enclosure in the master bathroom.
Pedestal sink in powder room (Builder selection).
12x12 ceramic tile in bathrooms and laundry floor (Allowance \$2.00/sf).
Natural gas Rinnai tankless water heater sized per plan.

Kitchen

Granite counter top with 4” back splash (builder selection, Santa Cecilia/Ubatuba or equivalent).
Stainless steel under mount double bowl sink with Moen faucet.
Stainless steel Frigidaire or equivalent dishwasher, gas range, microhood and 36” refrigerator.
Total allowance for appliances (Allowance \$3,000).
42” cabinets with included soft close hardware and moldings (builder selection Espresso or White Shaker, or equivalent).
Island workspace (per plan).

Heating and Cooling

Lennox or equivalent high efficiency with 14 SEER condenser.
Dual Zone HVAC- 7 day programmable thermostats.
Advanced air sealing techniques designed to increase comfort & indoor air quality.
Energy efficient grade one insulation (R-30 ceilings & R-13 walls).
Continuous soffit & attic ridge vents (per plan).

Master Warranty

10-year structural warranty, 1-year warranty on workmanship/materials and 2-year limited warranty on portions of the home’s major mechanical systems.
Transferable upon sale of your home within first 10 years.

Signature page:

Master Home Builder, LLC _____
(Signature) (Date)

Homeowner(s) _____
(Signature) (Date)

Homeowner(s) _____
(Signature) (Date)