

STANDARD FEATURES

987 BROWNING PLACE



CABINETS & COUNTERS

Item	Location	Brand	Series/Model	Color/Finish
Cabinets	Kitchen	Waypoint Living Spaces	Shaker Door	Island/ Uppers- Painted Linen
				Lower Perimeter- Cherry Amber
Cabinets	Bathrooms	Waypoint Living Spaces	Shaker Door	Powder Room- Painted Linen
				Primary Bath- Painted Linen
				Upstairs Full Bath- Maple Latte
				Upstairs Hall Bath- Painted Black
Cabinets	Laundry	Waypoint Living Spaces	Shaker Door	Painted Linen
Counter	Kitchen	Quartz	-----	White/Light colored
Counter	Bathrooms	Quartz	-----	White/Light colored
Counter	Laundry	Quartz	-----	White/Light colored
Backsplash	Kitchen	Tile America	Wellfleet	Cerulean

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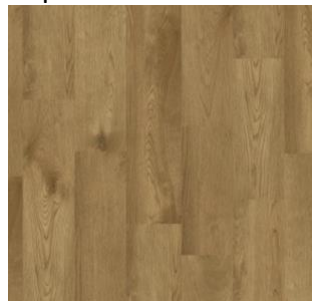


& Aquamarine



Backsplash	Bathrooms	Quartz	-----	4" splash to match counter
Cabinet hardware	Primary Bath	Richelieu	BP02069614011	
Cabinet hardware	Kitchen, Powder Room, Laundry, & Upstairs Bath	Richelieu	BP87396-900	

FLOORING

Item	Location	Brand	Series/Model	Color/Finish
Luxury Vinyl Plank (LVP)	All downstairs (except bathrooms & mudroom), upstairs hall, laundry, & 1/2 bath	Chesapeake Flooring	Regatta Plus XL	Captain 

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Carpet	Bedrooms, closets, office, & bonus	Shaw	Cabana Bay	Ecru
Tile	Mudroom & downstairs powder room	MBC	Brick Road	Lombard Street
				
Tile	Full bathrooms	Statuary	12x24" 	White Matte w/Graystone grout (set in herringbone pattern)
Oak	Stairs	-----	-----	Stained to match flooring

APPLIANCES

Item	Location	Brand	Series/Model	Color/Finish
Oven	Kitchen	-----	-----	Stainless steel
Microwave	Kitchen	-----	-----	Stainless steel
Dishwasher	Kitchen	-----	-----	Stainless steel

PLUMBING & FIXTURES

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Item	Location	Brand	Series/Model	Color/Finish
Faucet	Kitchen	Delta		Stainless Steel
Faucet	Primary Bathroom	Delta		Chrome
Faucet	Powder Room	Delta		Matte Black
Faucet	Upstairs bathroom	Delta		Matte Black
Toilet	Bathrooms	-----	Comfort height & elongated	White

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PLUMBING & FIXTURES CONT'D

Item	Location	Brand	Series/Model	Color/Finish
Sink	Kitchen	Signature Hardware	Farmhouse	Black
Sink	Bathrooms	Quartz	Rectangle	Matches counter
Sink	Laundry	Utility sink	Square	White or Black
Showerhead	Primary Bathroom	Delta		Chrome
				
Showerhead	Upstairs Bathroom	Delta		Matte Black
				
				
Slide-in tub	Upstairs Bathroom	-----	Fiberglass	White
Tub surround	Upstairs Bathroom	Soho	Canvas 4x16 (vertically stacked)	White Matte w/Arctic White grout

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Shower Walls	Primary Bathroom	BG	3x12 (vertically stacked)	White glossy w/Arctic White grout
Shower Pan	Primary Bathroom	-----		TBD
Shower Door	Primary Bathroom	-----	Glass	Clear
Towel rings & toilet paper holders	Bathrooms	-----	-----	To match faucets
Mirrors	Bathrooms per plan	-----	framed	to match hardware

LIGHTING & ELECTRIC

Item	Location	Brand	Series/Model	Color/Finish
Recessed can-lights	TBD in field	-----	LED	White
Fans	Secondary bedrooms, bonus, porch, & living room	-----	-----	White
Pendant lights	Kitchen	2-3	Varied	TBD
Interior outlets	Throughout house per code	-----	-----	White
Flood lights	Garage & back corner	-----	-----	-----
Exterior outlets	Per code	-----	-----	-----
Phone jack	TBD in field	-----	-----	White

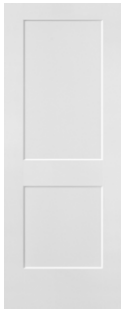
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Cable jacks	TBD in field	-----	-----	White
Smoke & carbon monoxide detectors	Per code	-----	-----	White
Thermostat	Field determined	Programmable thermostat	-----	White
Fireplace	Per Plan	-----		-----

DOORS/TRIM

Item	Location	Brand	Series/Model	Color/Finish
Interior doors	Throughout home	-----		White Sherwin Williams 9051 Aquaverde or 6479 Drizzle in Primary bedroom & bathroom
Knobs/hinges	On doors	-----	-----	Matte Black
Rear door	Per Plan	-----		Painted to match trim

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Per Plan				
Front door	Per plan	-----		Paintable Sherwin Williams 6479 Drizzle or 6480 Lagoon
Front door hardware	On front door	Schlage		Black
Baseboard	Throughout home	-----	1x6	White Sherwin Williams 9051 Aquaverde or 6479 Drizzle in Primary bedroom & bathroom
Window/door trim	Throughout home	-----	1x4 sides and 1x6 top	White Sherwin Williams 9051 Aquaverde or 6479 Drizzle in Primary bedroom & bathroom
Attic access	-----	-----	Access door or pull-down stairs	White

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Fireplace surround	Top and sides of fireplace	-----	-----	White
Mantel	Per plan	Custom built	-----	TBD
Mudbench	Per plan	Custom built	-----	Sherwin Williams 6479 Drizzle or 6480 Lagoon
Range Hood	Kitchen	Custom built	White Oak	Stained to match cabinets
Built-Ins	Bonus room	Custom built	-----	White
Wainscoting	Stairs, powder rooms & primary bedroom/bath	-----	-----	White and SW 6051 or 6479
Wall paint	Interior walls (white in pantry/small closets)	<u>Sherwin-Williams</u>	Flat finish	Spare White 6203- Foyer, living, dining, kitchen, halls, study, laundry, & upstairs bedrooms
				Pure White 7005- mudroom, primary bedroom & bathroom
				SW 6477, 6478, or 9051- Upstairs powder bath walls
				SW 6476 or 6477- Upstairs full bath & bonus

HOUSE EXTERIOR

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Item	Location	Brand	Series/Model	Color/Finish
Windows	Per plan	Atrium	Single Hung, Low E	White
Shingles	Per plan	Pinnacle	Pristine	<u>Oyster Shell</u> w/galvanized metal accents per plan
Horizontal siding	Front per plan, all sides and back	Nichi	Fiber Cement	Sherwin Williams White
Board & batten	As an accent on front of home (per plan)	Nichi	Fiber Cement	Sherwin Williams White
Trim	Per plan	Corresponds to siding brand	-----	White
Garage door	Per plan	C.H.I. Overhead Doors	With opener and 2 remotes 	Madison Glass:  
Gutters	Field determined	Spectra	Seamless	Galvanized
Brick	Foundation	Triangle Brick	-----	<u>Charleston</u> 

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LOT PREP, LANDSCAPING, ETC

Item	Location	Amount	Series/Model	Color/Finish
Concrete	Driveway and lead walk	Up to 1,000 square feet	-----	-----
Decking	Per plan	Per plan	Wood	TBD
Deck railing	Deck perimeter	Per plan	Wood rails	TBD
Hose-bibs	Field determined	2	Frost proof	-----
Lot clearing	Around home, subject lot constraints	25' sides, 30' rear, 45' front	-----	-----
Landscaping	-----	-----	Shrubs/bushes in front of home, seed/straw in yard	Finish grading, mulch or pine straw in flower beds
Well (if applicable)	Field determined	Drilling up to 250ft	-----	-----

CONSTRUCTION

Item	Location	Amount	Series/Model	Color/Finish
Framing	Per NC and county code	-----	-----	-----
HVAC	Per NC and county code	Coleman unit	Electric	-----
Water heater	Per NC and county code	-----	Electric	-----

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Plumbing/ Electric	Per NC and county code	-----	-----	-----
Insulation	Exterior walls, garage, ceiling area, & floor area	-----	R15, R38, & R19 (respectively)	Fiberglass batting
Crawlspace (if applicable)	Under home	-----	Conditioned, sealed crawlspace	-----
Crawlspace Door (if applicable)	Crawlspace access door	-----	Wood or PVC	White

*** A FEW IMPORTANT NOTES:

- Regarding your home plan — The integral structures of the home, general layout (rooms, closets, windows, doors, etc.), and item locations will be built as specified on the plan unless other options are discussed with Roost and documented in writing.
- The cosmetic features of your home's exterior as drawn on the plan such as siding, shakes, board & batten, stone, brick, shutters, doors, and so forth are artistic renderings and not necessarily indicative of what has been priced. Please check your plan thoroughly and verify any alternate requests with a Roost employee.
- Estimates for site-specific work such as clearing, grading, landscaping, drive length, well-depth, etc., have been calculated based on the knowledge attained at this time. The buyer will be responsible for any costs over these base estimates due to unforeseen issues.