

250 WHISTLERS COVE



STANDARD FEATURES

CABINETRY & COUNTERS

Item	Location	Brand	Series/Model	Color/Finish
Cabinets	Kitchen	Waypoint Living Spaces	580	<u>Maple or Painted colors</u>
Cabinets	Butlers' Pantry	Waypoint Living Spaces	410 or 470	<u>Maple or Painted colors</u>
Cabinets	All Bathrooms	Waypoint Living Spaces	410 or 470	<u>Maple or Painted colors</u>
Cabinets	Laundry	Waypoint Living Spaces	410 or 470	<u>Maple or Painted colors</u>
Counter	All	Granite or Quartz	Level 1 or 2	-----
Backsplash	Kitchen	Tile	-----	-----
Backsplash	All other cabinets	Granite or Quartz	Level 1 or 2	4" splash to match counter
Cabinet hardware	All Cabinets	Richelieu	-----	-----

FLOORING

Item	Location	Brand	Series/Model	Color/Finish
Waterproof Laminate	All downstairs except primary bathroom & laundry	Chesapeake Flooring	All-American Premium	-----

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Tile	Bathrooms & laundry	-----	-----	-----
Carpet	All upstairs except bathrooms	Shaw	Cabana Bay	-----
Oak	Step Treads	-----	-----	Stained to match floor

APPLIANCES

Item	Location	Brand	Series/Model	Color/Finish
36" Range	Kitchen	-----	Gas	Stainless steel
Microwave	Kitchen	-----	-----	Stainless steel
Dishwasher	Kitchen	-----	-----	Stainless steel
Refrigerator	Kitchen	-----	-----	Stainless steel
Vent Hood	Kitchen	-----	-----	Stained or painted

PLUMBING & FIXTURES

Item	Location	Brand	Series/Model	Color/Finish
Faucet	Kitchen	Delta	-----	-----
Faucet	Bathrooms	Delta	-----	-----
Toilet	Bathrooms	-----	Comfort height & elongated	White

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STANDARD FEATURES

Sink	Kitchen	Undermount or apron-front	-----	Granite composite or fireclay
Sink	Bathrooms	-----	Rectangle or oval	Matches counter
Showerhead	Full Bathrooms	Delta	-----	-----
Tub/showers	Upstairs Bathrooms	Porcelain tub & tile surround	-----	-----
Freestanding Tub	Primary Bath	-----	-----	White
Shower Walls	Primary Bath	Tile	-----	-----
Shower Pan	Primary Bath	Tile	-----	-----
Shower Door	Primary Bath	-----	Frameless	-----
Accessories	Bathrooms	-----	-----	To match hardware
Mirrors	Bathrooms per plan	-----	Framed or frameless	-----

LIGHTING & ELECTRIC

Item	Location	Brand	Series/Model	Color/Finish
Recessed can- or disc lights	Field determined	-----	LED	White
Fans	Living, bedrooms, playroom, & porch	-----	-----	White

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STANDARD FEATURES

Pendant lights	Kitchen	2-3	Varied	To match hardware
Interior outlets	Throughout house per code	-----	-----	White
Flood lights	TBD	-----	-----	-----
Exterior outlets	Per code	-----	-----	-----
Phone jack	Field determined	-----	-----	White
Cable jacks	Field determined	-----	-----	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	Reeb	-----	White
Knobs	On doors	Schlage	-----	-----

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STANDARD FEATURES

Rear door	Per Plan	-----	Slider	Painted to match trim
Front door	Per plan	Wood		Stained
Front door hardware	On front door	Schlage	-----	-----
Baseboard	Throughout home	-----	-----	White
Crown molding	Living, foyer, dining, kitchen, & primary	-----	-----	White
Wainscoting	Dining	-----	-----	-----
Window/door trim	Throughout home	-----	Upgraded	White
Stair rails	Stairs	-----	Wood	Stained rail to match floor
Attic access	Field determined	-----	Access door or pull-down stairs	White
Fireplace surround	Top and sides of fireplace	-----	Stone, brick, or trim	-----
Mantle	Per plan	Custom built	-----	Stained or Painted

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Wall paint	Interior walls (white in pantry/small closets)	<u>Sherwin-Williams</u>	Flat finish (eggshell available as an upgrade)	-----
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HOUSE EXTERIOR

Item	Location	Brand	Series/Model	Color/Finish
Windows	Per plan	Vinyl	Single Hung, Low E	White Per plan
Shingles	Per plan	Certainteed	Landmark	-----
Metal	Per plan	Sheffield Metals	Standing Seam	To match shingles
Horizontal siding	Per plan	Fiber Cement	-----	-----
Shakes	Per plan	Fiber Cement	-----	-----
Trim	Per plan	MiraTEC	-----	-----

Garage door	Per plan	C.H.I. Overhead Doors	With opener and 2 remotes 	White, Madison Glass:  Stockton Madison 
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Gutters	Field determined	Spectra	Seamless	-----
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STANDARD FEATURES

Stone	Front of foundation	Dutch Quality Stone	-----	-----
Parging	Sides and back of foundation	-----	-----	-----

LOT PREP, LANDSCAPING, ETC

Item	Location	Amount	Series/Model	Color/Finish
Concrete	Driveway and lead walk	Up to 1,000 square feet	-----	-----
Rear Porch	Per plan	-----	Concrete	Wood railing
Deck or Patio	Behind rear porch	Per plan	Wood or Concrete	-----
Front Railing	Front Porch/Stairs	Per Plan	Metal, if needed	-----
Hose-bibs	Field determined	3	Frost proof	-----
Landscaping	Around home	Sod front yard, seed/straw in rear	Shrubs/bushes in front of home	Finish grading, mulch or pine straw in flower beds
Well	Field determined	Drilling up to 250ft	-----	-----

CONSTRUCTION

Item	Location	Amount	Series/Model	Color/Finish
Framing	Per state and county code	-----	-----	-----

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HVAC	Per state and county code	-----	Electric	High-efficiency heat pump
Water heater	Per state and county code	2x 50-gallon	Electric	-----
Plumbing/ Electric	Per state and county code	-----	-----	-----
Insulation	Exterior walls, ceiling area, garage, & floor area	-----	Standard per state code	Fiberglass batting
Crawlspace (if applicable)	Under home	-----	Conditioned & sealed	With white wood or PVC door

*** 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.