

Chamberlain HOMES

Old Mill Village

STANDARD FEATURES

Interior Features

Tile flooring in baths and kitchen backsplash

LVT in laundry

LVP in family, kitchen, foyer, and dining

Carpet and 8lb pad in bedrooms, bonus, hallways

Tile shower surround with mud pan in master.

Fiberglass tubs in secondary bathrooms

9'smooth ceilings on first floor and second floors

GE Professional Appliances- Stainless Steel.

Gas cooktop w/double ovens

Microwave

Dishwasher

Garbage disposal



ASHLEY HILL
REALTY GROUP

Quartz tops in kitchen and choice of stainless undermount sink single, 50/50, 60/40.
Includes choice of standard edge.

Quartz tops in secondary baths. Includes choice of standard edge

Moen fixtures and bath hardware

Elongated toilets in all baths

Master shower-semi-framed glass door.

Plate glass mirrors, oval in powder.

Built in wood shelving in all closets, pantry

Windows w/ wood jambs w/picture frame casing 4 sides.

Single/Double bowl vanities in master and guest baths (per plan)

Hollow core interior doors

Kwikset handles and hardware.

Exterior Fiberglass main door, others steel (per plan)

Crown on 1st floor (except baths, pantry, closets) and master bedroom; 5 ¼" baseboard entire house

Kitchen full overlay cabinets with soft close hinges, crown, and trash can pull out

Laundry standard upper cabinets

Louvered laundry door

Smoke/CO2 per code.

Kitchen undercabinet lighting

Ceiling fan pre-wire in family room, flex, and all bedrooms (5)

20" can, (5) Cat 6 in beds, flex spaces, family (See low voltage diagram)

Minimum 14 Seer HVAC system per plan—Gas 1 or 2 systems based on framing

Recessed lighting in kitchen (1 over sink and 3 additional)

Interior lights in all bedrooms, closets (per code), fans (2) in master bedroom and family

Sherwin Williams Paints- 3 colors--Bright ceiling white flat, trim white semi-gloss, walls flat

2" Faux Wood Window Blinds throughout



Construction and Energy Saving features

50-gallon standard electric water heater ground floor storage

“Fuel saver” insulation package

R15 in walls

R19 in overhangs/floors

R38 in attic

“Low-E” vinyl tilt double paned windows. The manufacturer depends on lead times. Screens are INCLUDED.

Exterior OSB sheathing with house wrap.

Ridge vent and attic ventilation system

Tech-shield or comparable roof sheathing

Minimum 14 Seer central A/C

Exterior features

30+ year warranty on roofing

Professional landscaping

Treated deck (per plan)

Bermuda sod where applicable—lot specific

Weatherproof outlets in front and rear (per code)

5” rain gutters

Front and rear hose bibs

Exterior Kwikset handle sets and hardware.

Sherwin Williams paint

Raised panel garage doors with opener and 2 remotes.

Fully sheet rocked garage. Finished and painted.

Fiber cement siding per plan

Iron Rails per code.

Foundation—slab



Buyer Signature

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