Preserves at Holland
Lot 22
1008 Lily Claire Lane Fuquay-Varina NC

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SITE WORK

Lot Size	.411 Acres
Site	Lot cleared, rough graded and foundation backfilled for optimum drainage
Soil	Two step termite soil treatment
Water & Sewer	City Water and Sewer provided by Town of Fuquay Varina

FOUNDATION

Foundation	Brick & Block foundation with waterproof treatment and underground perimeter drain • Brick Veneer Front per plans • Side/Rear: Parge Coat-Painted to match siding color • Custom built sealed and lockable access door	
Crawl Space	**Sealed Crawlspace** Conditioned & insulated	• **10 mil** Poly vapor barrier (code requires 6 mil) • **R10** Insulating wall boards (code requires R8) • Resists heat loss & extends HVAC life • Improves energy efficiency of home • Improves indoor air quality, reduces chance of mold

CONCRETE/FLATWORK

Garage	3000/3500 psi concrete, smooth machined finish with control joints	
Drive & Walk	3000 psi concrete, broom-finish with smooth "picture frame" border	Underground conduit pipes span the width of the driveway and walkway, providing access to all areas of the lawn for running future irrigation or electrical lines.
Patio	144 sq.ft. brushed concrete with picture framed border; Natural	

FRONT PORCH

Porch Floor	Poured concrete stoop with *Patterned* finish
Trim	Smooth *HardiePanel* ceiling and walls with 1x4 frame panels, painted
Bay Corbels	8" Decorative Corbel; Optional Stained: TBD
Handrail	*Wrought iron as required by code- None Required- Optional*

SCREENED PORCH

Screened Porch	18' x 12' with cathedral ceiling	• Lighted and wired for ceiling fan • Screened panel inserts are removable for easy cleaning and repair • Custom Aluminum frame door with lockable metal handle. Won't warp or sag like wood frames and the adjustable pneumatic cylinder mounts inside for a cleaner exterior look
Trim	Smooth *HardiePanel* ceiling with 1X4 Trim panels, painted. 6X6 Cox Wood posts • **Painted** **Pickets***: Black Aluminum-Round* 5/4X 6 treated wood decking • **Natural**	

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FRAMING

Ceiling Heights	1st floor – 10' smooth finish 2nd floor – 9' smooth finish	
Structural Wall Sheathing	7/16" Zip Wall System	• Controls drafts, which promotes energy efficiency • Independent blower door tests show significant air sealing advantage over standard house wrap. • Built in "*Stormex*" water resistive barrier • Manufacturer's **30-year** limited warranty.

FIREPLACE

Family Room	Heatilator Novus 36
Surround	Family Room: • Flush hearth with Slate surround or White marble-TBD; Custom single tier mantle, Painted

DOORS-EXTERIOR

For added protection and peace of mind a maximum-security deadbolt is included on **every** exterior door • Matching finish and keyed alike to eliminate additional house key	
Front Door	8' Mahogany wood door with true divided light glass grids • **Stained** front door slab *(see interior doors & hardware for handleset selection)*
Rear Ext. Door	Win-Dor 2750 Series Sliding Glass Door
Interior to Garage	8' Fire rated, solid core door to match interior door style. Painted to match trim color • **Double bored for deadbolt**

WINDOWS

Type	**MI 4300 Series, White** • Single hung vinyl tilt sash, brick mould • Front, sides, and rear windows trimmed with 5/4 X 4 MiraTec surround	• Low-E glass blocks UV rays and reduces heat loss, significantly saving on HVAC costs • Maintenance-free PVC construction with fully welded corners • Warranty: Lifetime mainframe, 20-yr IGU & parts
Grill Pattern	See Plans- GBG	
Screens	*Optional; See builder for price*	

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GARAGE

Garage Interior	Finished garage with sheetrock, smooth ceilings, trimmed and painted to match main interior house color.	
Door	Hörmann Gemini Collection; 18X8, 9X8 • 2500 series • Shaker Recessed Panel • Un-Insulated	• German engineered, American made • Sturdy 25-gauge steel with unique pinch-resistant tongue & groove section profile • 15-year limited lifetime warranty
Opener	**Liftmaster 2100L**	Control and monitor the garage from anywhere with myQ® app. Wi-Fi and Bluetooth enabled
	Entry Keypad; Optional, See Builder for pricing	Digital keypad mounted on the garage's exterior wall allows entry without car-based remote
	Blue Ridge handle & strap hardware Black matte powder coat finish	Historically accurate hardware enhances curb appeal with a "hand-hammered" appearance
	Decorative window panels • **Long Panel-Stockbridge** glass insert	Window panels bring in natural light and further accents the home's exterior with decorative inserts

ROOFING

Main Roof & Porch Roof	Certainteed Designer Series ***Landmark*** shingle	• **Layered** 2-piece laminated shingle with random tab designs offer a true dimensional look with soft shadow lines • New transferrable, limited lifetime warranty
Garage Bay	Decorative standing seam metal roof- Color: Dark Bronze	
Roof Underlayment	*Grace Syn 15* synthetic underlayment or similar	Engineered, polypropylene-coated, woven fabric • 10x stronger than felt underlayment • 10 year warranty

EXTERIOR SIDING & TRIM

Siding	8 ¼" Hardieplank Fiber Cement Plank Siding	**James Hardie Fiber Cement Siding** • Low maintenance, fire, termite & fungus resistant products also resist cracking, rot and hail damage • Siding has authentic cedar milled texture • 30 year limited warranty
Soffit Panels	HardieSoffit and HardieTrim Boards	
Crown	#49, front, sides & rear	• Curb appeal is enhanced with the depth & dimension of the same 3-5/8" tall #49 crown used inside the home
Trim Boards, Window Surrounds & Pediments	MiraTec Composite Trim	**MiraTec Treated Exterior Composite Trim** • Durable, low maintenance cedar grained textured composite boards won't check, split or crack • Treated with zinc borate for moisture, rot and termite resistance
Shutters (Per plan)	Custom built "**Prairie Style**" shutters, painted • Shutter dogs and hinges	**Hand built shutters made of 5/4" MiraTec** • Matte black S-curve "shutter dog" tie backs accent each shutter for enhanced curb appeal

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INSULATION

Air Seal Package	**LiveGreen, Inc. certified insulation package** • *Expandable foam fire caulking* in all areas that require draft stopping, including electrical and plumbing penetrations, top and bottom framing plates, top of dead air chases, fireplace chases • *Styrofoam backer rod* sealing of all windows and doors • *Silicone caulk sealing* of framing plates, headers & all jointed stud areas	Air infiltrates in and out of a home in many ways. Sealing problem areas improves the home's performance by: • Closing off routes that allow your heated air to escape so it stays where you want it. Inside. • Reducing the run time of HVAC units and your utility bills • Improving indoor air quality by blocking dust, pollen and other air born allergens.

HVAC

Systems	Two-system Lennox package • Digital programmable thermostats (2) • 1st floor; 15 SEER AC/93% gas furnace • 2nd floor; 15 SEER Heat Pump
Gas Connections	Fireplace, Water Heater, Range top

ELECTRICAL & LIGHTING

Smoke/Co2 Detectors	Direct wired per code	Wired to your home's electrical system with internal battery backup in case of power loss
Exterior Receptacles	Placed per plan and local code	Conveniently placed around porches and/or along your home's foundation exterior
Exterior Lights Wiring Locations	Floodlights • 1 Front, 1 Rear	
	Garage Exterior • (4) Wall mounted: Front Entry, Garage-3	
	Front Porch • 1- Recessed Can light	
	Screened Porch • 1 Ceiling fan	
Ceiling fan	Bracing in family room, screened porch, master and bonus. Bracing only in all secondary bedrooms.	*Installation labor for up to 3 fans included*
Fixture Allowance	$6,500 includes doorbell, bulbs, ceiling fans, floodlights, etc.	
Included Extras	(2)Switched receptacles, per plan	Allows a standard light switch to operate a lamp or device plugged into a wall outlet
	(2) Kitchen island pendant lights	Decorative hanging fixtures highlight island area
	(21) Recessed can allowance-LED trim	LED Cans installed for kitchen lighting
	Kitchen under cabinet lights	Hard wired under cabinet accent lights

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PLUMBING

Kitchen	• ½ hp. garbage disposal • Ice maker hookup	BR 3 Bath Tub	• Kohler cast iron, white, with tub/shower fixtures
Kitchen Sink	• Kohler: Buckley 28901-Single bowl 18ga. SS Undermount sink	Showers	• Shower fixtures on ceramic tile surround
Master Tub	• No Tub; Oversized Shower Design	Zero Entry Showers	Guest and Master
Water Heater	• AO Smith AT-I-540N; tankless Mounted inside garage for easy access and protection from the elements.	Hose Bibs	• 1 Front, 1 Rear
		Toilets	• Gerber Maxwell **Ergo-Height**
Included Extras	• Utility Sink in Laundry	Stainless Undermount Sink; 24X18X9	
	• Countertop Disposal Switch	Push button disposal in matching finish to faucet	

FIXTURES:

Made in America for 50 years, **Delta's** cutting-edge innovation is the product of tireless research and rigorous durability testing. Their wide range of styles and designs is inspired directly from customer feedback and the models selected for this home add the perfect accent to your kitchen and baths.

Kitchen Faucet	*Nicoli* Collection 19867-LF-CZ, Single handle pull-down spray **CHAMPAGNE BRONZE**
Master	***Trinsic* Collection** Faucets: Faucets: 3559-PNMPU-DST, 8" spread Shower: Monitor 17 Series shower trim T27859-PN; 3-function diverter Shower head: 52668-PN; H2O Kinetic 5-setting head sprays in Lumicoat Shower #2: Monitor 17 Series shower trim T17259-PN Rain Can: 52162PN-PR with Delta U4998-PN 14" down rod and flange **POLISHED NICKEL**
Powder Bath	*Nicoli* Collection *Faucet:* 35749*LF*-CZ, 8" Spread **CHAMPAGNE BRONZE**
Guest Bath Down	*Nicoli* Collection Faucet: 35849LF-GZ, 8" spread-Black and Gold Shower: T142749-BL **MATTE BLACK**
BR#3 Bath	*Nicoli* Collection Faucet: 35849LF, 8" spread Tub: T144749 **CHROME**
BR#4 Bath	*Nicoli* Collection Faucet: 35849LF-BL, 8" spread Shower: T142749-BL **MATTE BLACK**
Laundry	*Essa* Collection Faucet: 9113-BL; Single hole **MATTE BLACK**

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FLOORING

Hardwoods	Mohawk Engineered Hardwood – TecWood Select-Islandair Allowance • Entry foyer, Study/Guest, Family, Kitchen, Dining, Mudroom, and Powder bath • Master Bedroom (excludes closet) • Stairs: White Oak treads; Site Finished • 2nd Floor Hallway	• European White Oak or similar, 6 -1/2" wide • TruFinish with EasyCare technology; reduces soil buildup and abrasive wear to help floors retain their beauty and everyday spills clean up easy. • Wear Warranty: Lifetime
Included	Louvered hardwood floor registers, inset	Custom hardwood registers sit flush with the floor and stained to match surrounding hardwoods
Carpet	Showtime allowance installed with 8 lb. pad • Bedrooms #3 and 4 and closets, Rec. & Flex Room (Excludes Master Bedroom & Study/Guest)	
Tile	Laundry room & bathroom floors	

TILE-OTHER

Master BR, Guest & BR#4 Bath	Tile floor and shower surround **NOTE: Master bath and Guest Shower are Zero Entry**
BR#3 Bath	Tile floor & tub surround
Kitchen	$900 Allowance for custom design tile backsplash

STRUCTURED WIRING

Panel	**28"** Recessed enclosure with lockable, hinged cover	The central connection point for the home's structured wiring network, this large 28" enclosure offers ample expansion space to add modems, router switches, or any other future home network upgrades
Brightspeed Fiber	Brightspeed Highspeed fiber ready	Each home is pre-wired with the modem and router ready for install, allowing residents to connect as soon as they move in. See Sales Agent for details.
Data Outlets	(12) Located per plan	
Video Outlets	(1) Home run from panel to exterior	
	In-wall chase for future TV wiring • Family room fireplace wall	Flexible 1" race way with pull string designed for simple future wiring additions to your television
	Home Surveillance Video Pre-wire • Driveway area • Rear House area	POE-Power Over Ethernet wiring in place for easy installation of home surveillance camera system pulled to Data Panel.
***** Ask Future Homes about Additional Available Options *****		

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SHOWER GLASS, MIRRORS & ACCESSORIES

Glass Showers	Master Bath	**Heavy Plate Shower Package; Polished Nickel** • 3/8" glass door and panels • C-Clamps with Header • Back to back C-pull door handle
	Guest and BR#4	**Semi frameless shower enclosure; Matte Black** • ¼" glass door with full length hinge • Back to back drilled C-pull door handle
Mirrors	Decorative hanging mirror • Powder Bath • Master Bath-2; *(Optional Tall Plate-2)* Plate glass mirror • BR#Guest,3, &4 bathrooms: 42" • Master Closet: Full Height in trim frame	

CABINETS & COUNTER TOPS

Type	1st Choice Cabinets: Carolina Choice Line		• Solid Wood Dove tailed drawer boxes • Soft close drawers • Kitchen, Powder & Master: Full Overlay • Laundry and Secondary Baths: Partial Overlay
Door Style	Recessed Panel Doors; Wood; Painted		
Included	• Roll out trash can & all door hardware- $5.00 per piece allowance		
Counter Tops	Kitchen and Master	Quartz: Kitchen-Level 3, Guest/Master-Level 3	
	Secondary Bathrooms & Laundry	Quartz or Granite: Level 2 Allowance or remnant program	
Included Extras Laundry	• Base Cabinets with sink & countertop • Wall unit above washer & dryer		Complete laundry room cabinetry system provides concealed storage for laundry and utility supplies

DOORS & HARDWARE-INTERIOR

Door Style & Casing	• Masonite: *Riverside or similar;* Smooth, 5-panel • 8' height doors, 1st Floor • Hinge Color: Matte Black	• 1X4 Casing- 1st Floor • 1X4 Casing- 2nd Floor
Garage Entry	**Fire rated solid core to match interior doors, painted**	
	*** Exterior & garage entry doors double bored for deadbolt and privacy lock ***	
Front Door Handle set	Schlage handleset with single cylinder keyed deadbolt • *"Century" 2-piece; Matte Black*	
Hardware	Schlage J-Series "Solstice" Lever; Matte Black	
Finish	Exterior: Matte Black Interior: Matte Black	

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INTERIOR TRIM

Casing	Cased openings & windows to match door casing profile • 1X4 1st Floor • 1X4 2nd Floor • No window stool	
Base Board	1X8 MDF base – 1st floor, square profile 1X6 MDF base – 2nd floor, square profile	
Crown	# 80 (5-1/4"), MDF • First Floor *(excludes Master BR and closets)* • Second Floor: Foyer, Hallway and Rec.Room	
Stairway Trim	**Treads**	Main stairs - White oak, stained to match first floor hardwoods, Square Nosing
	Newel	Modern Routed Newel, 3-1/4", #4900; House of Forgings
	Balusters	Iron:12mm; Square picket, Hollow (3700) Satin Black. See picture
	Handrail	White Oak, 6840; Square Rosette
	Rosette	Square, White Oak
Foyer/Stair Walls	• 1X2 Trim Panels on 2-Walls-See Jim for location	
Closets	Custom built MDF shelf, rod & storage system in *all closets, pantry and linen closets* • Secondary Bedroom Closets: *Sweater box*-1 each • Master Closets: Shoe/Sweater tower-2 Sweater box-1 • Master Closet Full height dressing mirror in 1X4 trim frame	
Family Room	• Custom site-built fireplace mantel • Base Cabinets with 1X8 MDF Vertical Shiplap and floating shelf (1); Painted: Ref. Lot 46	
Mudroom Entry	• Custom built in bench seat with lockers- Shiplap backing; Painted: Accent Color • Coat Closet	
Laundry	• Hanging rod and shelf above sink base	
Master Bed	• Cathedral Ceiling 13/0 height: *Ceiling Beams: 2- Painted*	
Rec Room	• Base Cabinets with Beverage Center, 1X8 Vertical Shiplap and 2 floating shelves, Painted to match cabinet color • French doors: 1-lite, Painted Accent color	
Garage Interior	Finished garage with sheetrock, smooth ceilings, trimmed and painted to match main interior house color	

APPLIANCES

Cooktop	PCCG3680AS	**36" – Frigidaire Professional 5 Burner Gas Cooktop** • Boil, sear & sauté with 18,200 BTU PowerPlus® burner • Dishwasher safe continuous cast iron grates • PrecisionPro Controls®
Hood liner	Trade-Wind VSL4364	**34" Trade-Wind Wall Mount Liner Insert** • Pro-style vent insert with cabinetry surround • Electronic touch controls with blue LED lighting
Dishwasher	GDSH4715AF	**24" Frigidaire Dishwasher** • Stainless tub, 3-rack system • DishSense™ Technology automatically adjusts cycle time • LED Floor Beam Indicator alerts you that dishes are mealtime-ready
Microwave	GMBD3068AF	**30" Built-In, Drop-Down Door Microwave** • Easy access pull down door • Sensor cook automatically adjusts power levels and cook times • Interior LED lighting and responsive control panel
Oven	GCWS3067AF	**30" Built-In Convection Wall Oven** • Convection modes include slow cook, steam bake, Air Sous Vide & more • Skip preheating and start baking immediately with No Preheat • Deliver all the flavor and none of the guilt with Air Fry
Beverage Center	Avallon ABR242BLSS Black Stainless	**24", 152-Can Beverage Center (1) Butler's Pantry, (1) Rec Room Dry Bar** • Full-view glass door, LED interior lighting • Double pane glass, touch control panel, and lockable door

LANDSCAPING FEATURES

Preserves Package	Bermuda sod installed on front, side and rear yards Allowance up to 18 Pallets • Shrubs, trees and flowers provided and arranged per lot. • Designer Mulch Front plant beds; Fresh pine straw at side and rear plant beds and 5' buffer between sod or seeded natural/undisturbed areas. • Balance of disturbed area behind sod line: Seed/straw; *Optional Sod, See builder for pricing*
Underground Irrigation	*Optional, Not included*

ENERGY PERFORMANCE

Southern Energy Management	In partnership with Duke Energy Progress and Southern Energy Management, the HERS/HERO program certifies that your home is built to a higher energy efficiency standard than a code-built home. The program measures your home's heating and cooling efficiency against a typical home to provide an estimate of energy savings and overall home health.

Warranty

RWC 6-Year Limited Structural Warranty is included

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