

H A G O O D | H O M E S

established 1996

INCLUDED FEATURES

Compass Pointe

Insurance, Construction Documents, Permits, Site Work and Water and Sewer Connections

- Builders Risk, Workers' Compensation and General Liability Insurance
- Construction blueprints for crews & subcontractors
- Local permits as required
- Community construction fees
- Community impact fees
- Surveying, lot clearing and rough grading (*unusual or adverse sites may require price adjustment*)
- Water & Sewer (*if available*) hookup fees, capital contribution fees (*as required for hookup*), connection fees and meter fees
- Grinder pump included

Footings and Foundation – Elevated Slab

- Clearing 10' around the house, 30' from the back of the house and 5' from any flat work (*driveways and sidewalks*)
- 2'X10" footing with 2 pieces of # 5 rebar
- 5/8" all thread tied to footing and framing every 8 feet and two feet from corners
- Brick foundation walls- (24") high at highest point of lot
- Brick steps at front and rear entries
- Slab 3000 PSI at 4" slump with 6 x 6 welded wire reinforcement

Framing

- Double 2X4 sill plate
- 2X4 wall framing @ 16" on center
- Engineered roof trusses
- Roof tied per engineers requirements
- 7/16 OSB sheathing on walls
- 10 ft first floor ceilings

Exterior

- Siding – James Hardie
- Trim boards – James Hardie
- Fascia – aluminum
- Soffit, gables & porch ceilings – vinyl
- Architectural shingles with lifetime warranty- Owens Corning Oakridge
- Brick steps in garage



Windows and Doors

- Energy efficient single hung solid vinyl low E and Argon gas filled windows
- 8' low maintenance ThermaTru Fiber-Classic front door with Glass
- Fiberglass secondary doors
- Screens on all windows
- Dead bolts on all exterior doors
- 2 panel interior doors off of living area 8-0 height
- All other interior doors 6-8 height
- Schlage interior hardware

Flooring

- Solid wood floors in foyer, dining room, living room, kitchen, breakfast nook and hallways to bedrooms (color by buyer)
- Portico by Mohawk carpet in all bedrooms, finished room over garage (FROG) and stairs
- Tile in all bathrooms and laundry room
- Crushed shell finish on front and rear porches

Trim

- Crown molding in foyer, dining room, living room and master bedroom
- Wainscoting in foyer and dining room
- 7" baseboard throughout
- Shiplap on back of island
- Featured windows with custom pediments per plan
- Built-in cabinet(s) in family room per plan

Paint

- Two coats of Sunproof Satin latex by PPG Paints on exterior
- Two coats of Flat WonderPro by PPG Paints on interior walls
- Two coats of PPG Wonder-Tones Semigloss latex on all interior trim
- 3 paint color choices - interior
- Painted interior doors



Electrical

- \$3,000 decorative lighting allowance
- Personal plan review with licensed electrician
- Hallways, kitchen, FROG bathroom & front porch – 6” recessed lights
- Living room, master suite, screened porch and FROG – ceiling fans with light kits
- Guest bedrooms –ceiling fans with light kit
- Under cabinet lighting in kitchen
- Pendant lighting over kitchen island per plan
- Decorative rocker switches
- 200 Amp Service
- Phone outlet in kitchen. Cable outlet in great room, FROG, and all bedrooms
- 2 floor outlets in family room
- 1 GFI outlets on front and back porch
- 2 GFI outlets in garage
- Smoke detectors and carbon monoxide detectors
– hard wired with battery backup located per code

Plumbing

- Master shower – all tile with 1 niche and 6” leg shaver
- Guest shower/tub – 5’ tub with tile surround
- All fixtures by Moen – Brantford Series (Chrome Finish)
- 8” spread in master suite
- Wall mounted rainhead in master shower
- 4” spread guest bathrooms
- 50/50 18 gauge undermount stainless steel sink
- Pre plumbed for water softener
- Easy to locate whole house water shut off valve
- 50 gallon electric hot water heater
- Two exterior faucets
- Comfort height toilets

HVAC

- Trane High Efficiency 14 SEER (Seasonal Energy Efficiency Rating)
- One unit with 2 zones total (if FROG)
- Fresh air ventilation for whole house balanced air exchange
- Kitchen exhaust vented to exterior
- All bathrooms vented to the exterior



Insulation

- Full house energy wrap
- Energy reducing spray foam in walls
- Attic comfort spray foam insulation

Cabinets & Countertops

- Cabinet consultation with kitchen designer
- 36" upper cabinets with crown molding
- 36" vanity bases
- Soft close dovetail drawers with full extensions
- Kitchen tile backsplash
- Kitchen counters and master bath – granite from builder's selection
- Oversize 9'+ kitchen island with generous 16" overhang
- Bathroom vanity tops – cultured marble in matte or gloss finish

Appliances

- Consultation at Atlantic Appliance
- Kitchenaid Slide In Range (KSEG700ESS)
- Kitchenaid Microwave Hood Combo (KMHS120ESS)
- Kitchenaid Tall Tub Dishwasher (KDFE104ESS)

Mirrors, Closets, Shower Enclosures and Bath Accessories

- Lighted mirrors in master bathroom
- Framed mirror bath 2
- Beveled oval mirrors in bath 3 and powder room
- Ventilated wood shelving in Master Closet
- Wire shelving in remaining closets
- Frameless shower enclosure in master suite
- Towel bars, hand towel rings and paper holders per plan

Landscape and Hardscape

- Landscape design, installation and irrigation – \$11,000 allowance
- Plan review with landscaper
- Driveway and walkways – 1,200 square feet of broom finished concrete
- Patio – 12' diameter
- Propane tank – buyer to obtain tank via supplier and Hagood Homes will provide connection



Other

- Screened porch with low maintenance aluminum support structure
- 42” Fireplace –vented to exterior with gas logs, decorative tile or slate surround, and wood mantle
- Finished garage includes sheet rock, trim, paint on walls and floor
- Oversized 8’ high garage doors with Bluetooth remote(s)
- Extra wide 9’ (single door) or 18’ (double door) garage doors- per plan
- Termite treatment with 1 year renewable bond

Energy Savings Features

- EcoSelect certified home

Warranty

- One year builders warranty
- Centricity 10 year structural warranty
- HVAC & appliances per supplier

Financing

- Owner provides construction financing

In event of conflict between the Included Features (Attachment A) and the Construction Sales Addendum (Attachment B), the Construction Sales Addendum shall override.

All information subject to change without notice.

Revised 4/18/18

