

# HAGOOD | HOMES

established 1996

## INCLUDED FEATURES

### St. James Plantation

#### 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 (*where sewer serviced by Brunswick County Public Utilities*)

#### 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 and 6 mil poly

#### 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 & porch ceilings – vinyl
- Architectural shingles with lifetime warranty- Owens Corning Oakridge
- Brick steps in garage



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## **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
- Solid bedroom doors
- All other interior doors 6-8 height
- Schlage interior hardware (Oil rubbed bronze or brushed nickel finish)

## **Flooring**

- Engineered 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



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## Electrical

- \$3,000 decorative lighting allowance
- Personal plan review with licensed electrician
- Hallways, kitchen, FROG bathroom & front porch – 4” LED recessed lights
- Living room, master suite, screened porch and FROG – ceiling fans with light kits
- Guest bedrooms –ceiling fans with light kit
- Under cabinet LED 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 – easy to clean, maintenance free, all in one fiberglass per plan
- 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



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## **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**

- \$4,000 appliance allowance and consultation at Atlantic Appliance

## **Mirrors, Closets, Shower Enclosures and Bath Accessories**

- Lighted mirrors in master bathroom
- Framed mirror in bath 2
- Beveled oval mirrors in bath 3 and powder room
- "California" - style closet system in master - \$2,400 allowance
- Ventilated wood shelving - \$750 allowance
- 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 – 16' diameter
- Propane tank – buyer to obtain tank via supplier and Hagood Homes will provide connection



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## **Other**

- Sound system in 3 rooms – 4 speakers in Living Room and 2 speakers in 2 rooms of buyer’s choice with separate volume control
- 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- perplan
- Termite treatment with 1 year renewable bond

## **Energy Savings Features**

- EcoSelect certified home with HERS Certificate
- Third party verification

## **Warranty**

- One year builders warranty
- 30 day checkup visit
- Centricity 10 year structural warranty
- HVAC & appliances per manufacturer

## **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*

