

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

established 1996

INCLUDED FEATURES

Catherine's Cove Series

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 – 8” Raised Foundation

- Clearing 10' around the house, 30' from the back of the house and 5' from any flat work (*driveways and sidewalks*)
- Footing with 2 pieces of # 5 rebar
- 5/8” all thread tied to footing and framing every 8 feet and two feet from corners
- Slab 3000 PSI at 4” slump with 6 x 6 welded wire reinforcement
- Insulated brick foundation

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
- 9 ft first floor ceilings

Exterior

- Siding – James Hardie
- Vinyl shake in gables per plan
- Trim boards – James Hardie
- Fascia – aluminum
- Soffit & porch ceilings – vinyl
- Architectural shingles with lifetime warranty- Owens Corning Oakridge
- Brick steps in garage
- Extra wide 18' garage door with Bluetooth remotes



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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
- 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 (low VOC) 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 and master bedroom
- Volume ceiling in great room per plan
- Lighted trey ceiling in master
- Built-in cabinet(s) in family room per plan
- Wainscoting in foyer
- Shiplap on fireplace wall
- 7" baseboard throughout
- Shiplap on back of island
- Featured windows and doors with custom pediments 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
- Low VOC paint



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Electrical

- \$3,000 decorative lighting allowance – including ceiling fans
- Personal plan review with licensed electrician
- Hallways, kitchen, FROG bathroom & front porch – 6” recessed lights
- 200 amp service
- Phone outlet in kitchen. Cable outlet in great room, FROG, and all bedrooms
- Under cabinet lighting in kitchen
- Pendant lighting over kitchen island per plan
- Decorative rocker switches
- Floor outlets in family room per plan
- Dual Media Port
- 1 GFI outlets on front and back porch
- 1 GFI outlets in garage
- Smoke detectors and carbon monoxide detectors
– hard wired with battery backup located per code

Plumbing

- Zero entry 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)
- 4” spread faucets
- Wall mounted rainhead in master shower
- 50/50 18 gauge stainless steel sink
- Pre plumbed for water softener
- 50 gallon electric hot water heater
- Two exterior faucets
- Comfort height toilets

HVAC

- Trane High Efficiency 15 SEER (Seasonal Energy Efficiency Rating)
- One unit with 2 zones total (if FROG)
- Wi-Fi thermostats
- 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 – granite from builder's selection
- Bathroom vanity tops – cultured marble in matte or gloss finish

Appliances

- Consultation at Atlantic Appliance
- Whirlpool 30" Slide in Range
- Whirlpool Microwave Hood Combo
- Whirlpool Tall Tub Dishwasher

Mirrors, Closets, Shower Enclosures and Bath Accessories

- Lighted mirrors in master bathroom
- Framed mirror in bath 2
- Beveled mirror in bath 3 and powder room (if applicable)
- Ventilated wood shelving in master
- 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 included
- Driveway and walkways – broom finished concrete
- Patio – 12' diameter
- Propane tank – buyer to obtain tank via supplier and Hagood Homes will provide connection



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Other

- Screened porch with low maintenance aluminum support structure
- 36” fireplace –vented to exterior with gas logs, decorative tile surround and wood mantle
- Finished garage includes sheet rock, trim, paint on walls
- Termite treatment with 1 year renewable bond

Energy Savings Features

- High Efficiency Residential Option (HERO) 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 10/8/18

