

INCLUDED FEATURES
SIGNATURE COLLECTION 2026

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

- Builders Risk, Workers' Compensation and General Liability Insurance (does not include flood insurance, if needed)
- Construction blueprints for crews & subcontractors
- Local building permits as required
- Community construction fees
- Community impact fees
- Surveying, lot clearing and rough grading (additional survey costs if home is located in flood zone, \$1350)
- 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

- Conditional lot 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 (additional cost will be required if County mandates engineering)
- 5/8" all thread tied to footing and framing every 8 feet and two feet from corners
- Insulated Brick foundation walls to be (24") high at highest point of lot (topography of homesite & neighborhood requirements may require additional foundation costs)
- 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 engineer's 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
- Screened porch with low maintenance aluminum support structure in bronze or white
- 6 Tab Architectural shingles with limited lifetime warranty- GAF Timberline HDZ shingles offered in (9) colors from the High Definition Color line
- Crushed shell finish on front and rear porches
- 5” seamless Gutters

Windows and Doors

- Energy efficient single hung double pane solid vinyl low E and Argon gas filled windows; double hung egress windows on second floor (per plan)
- 8’ low maintenance fiberglass front door with glass
- Fiberglass secondary entrance doors
- Screens on all windows
- Dead bolts on all exterior doors
- All first floor interior doors 8’ height (per plan)
- All other doors 6’8” height
- Solid bedroom and bath doors
- Schlage interior hardware

Flooring

- Engineered solid wood, LVP or laminate flooring in foyer, dining room, living room, kitchen, hallways to bedrooms, study, & half bath if applicable
- Carpet in all bedrooms, stairs & second floor finished spaces

Tile

- Tile in all bathrooms and laundry room
- Tile backsplash in Kitchen & Scullery (if applicable)

Trim

- Coastal trim package
- Cove Crown molding in foyer, dining room, living room, study, and master bedroom

per plan

- Shiplap or wainscoting in foyer and dining room
- 7" baseboard throughout
- Featured windows with custom pediments per plan
- Built-in cabinet(s) with bookcase top in family room per plan

Paint

- Interior Ceilings: two coats of Sherwin Williams 'Painters Edge Plus' interior in Flat finish, 1 color selection
- Interior Walls: two coats of Sherwin Williams 'Cashmere' scrubbable interior paint in Flat finish, 3 color selections
- Interior Trim & Doors: two coats of Sherwin Williams 'Solo' interior paint in Semi-gloss finish, 1 color selection for each
- Exterior Siding Material: Sherwin Williams 'Super Paint' in Satin Finish, 1 color selection
- Exterior Shutters (if applicable): Sherwin Williams 'Super Paint' in Satin Finish, 1 color selection
- Exterior Trim: Sherwin Williams Super Paint in Semi-Gloss Finish, 1 color selection

Electrical

- \$3,700 decorative lighting & fan allowance
- Personal plan review
- Hallways, kitchen, & front porch – 6" LED recessed lights per plan
- Living room, master suite, screened porch, bedrooms and lounge – Prewire for fan light combo
- Under cabinet LED lighting in kitchen
- Decorative rocker switches and receptacles
- 200 Amp Service
- 8 data connections to be located during selections
- 2 floor outlets in family room
- 1 GFI outlet on front and back porches
- 1 GFI outlet per Garage bay
- 10 year battery Smoke detectors and carbon monoxide detectors– hard wired with battery backup located per code

Plumbing

- Master shower – zero entry, tile floors, tile walls to ceiling, with niche 11”x11” over 6”x11”
- Guest Bath Downstairs – tile shower floors, tile shower walls up to 8’, 11”x11” niche, tile curb
- Bonus Bath Upstairs - soaking tub, tile walls up to 8’, 11”x11” niche
- Kitchen - Garbage disposal with chrome countertop pneumatic switch
- Kitchen Faucet – Moen Sleek in chrome finish
- Kitchen Sink – single bowl or 50/50 18 gauge undermount stainless steel sink
- All bath plumbing fixtures by Moen – Genta series in chrome finish
- Master Bath - 8” Sink faucet spread, 8” wall mounted rainhead shower head
- Guest Baths - Single hole faucets
- Gerber comfort height toilets with elongated bowls, soft close solid seats
- Pre plumbed for water softener
- Easy to locate whole house water shut off valve
- Two exterior hose faucets
- Rinnai tankless water heater RRX199IN & gas line installed inside garage

HVAC

- Trane High Efficiency 18 SEER (Seasonal Energy Efficiency Rating) XV, variable speed with wifi enabled thermostat (TLINK360A2VVUG)
- One unit with 2 zones total
- Actively managed fresh air Aprilaire 8145 Fresh Air Exchange Controller
- Kitchen exhaust vented to exterior
- All bathrooms vented to the exterior

Insulation

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

Cabinets & Countertops

- Cabinet consultation with kitchen designer to include initial design and one revision
- Full overlay maple doors, plywood box construction, soft close dovetail drawers with full extensions
- Selection of included paints and stains options

- Kitchen features-
 - 36" upper cabinets with crown molding
 - hood insert cabinet
 - choice of (1) cutlery divider for top drawer or (x2) peg board dish organizers for middle and bottom drawer
 - double trash pull out
 - square or mission style island legs
 - shiplap or wainscot on back of island
 - Light rail trim piece
- Bathrooms - 36" vanity bases
- Kitchen counters and all bathrooms – granite, quartz, or marble from builder's selection
- Oversized +9' kitchen island with 18" overhang, plan specific

Appliances

- KSGS530SPS – 30" KitchenAid Dual Fuel Range
- AK9228BS- 30" Zephyr Hood (cabinet included)
- KDTS324SPS – KitchenAid Tall Tub Stainless Steel Dishwasher
- WMCS7022RS - Whirlpool Countertop Microwave
- Appropriate electrical and gas lines for models above

Mirrors, Closets, Shower Enclosures and Bath Accessories

- Lighted mirrors in master bathroom
- Framed mirrors in all guest baths
- Custom closet designs per plan to include one design meeting and one revision
- Frameless shower enclosure in master suite per plan
- Guest baths – straight curtain rod for shower, curved rod for tub
- Genta towel bars, hand towel rings, and paper holders, per plan, in chrome finish

Landscape and Hardscape

- Landscape, installation and irrigation to include one initial design and one plan revision – \$14,000 allowance
- Downspouts piped underground - \$1,800 allowance
- Driveway and walkways – 1,200 square feet of broom finished concrete
- Patio – 14x14 or 200 sq. ft. of broom finished concrete

Other

- Quartz 42 Majestic Fireplace –vented to exterior with gas logs, decorative tile surround, wood mantle and flush hearth
- Garage: includes sheet rock with paint & trim
- Garage floor: epoxy paint on floor and foundation walls
- Oversized garage doors with Bluetooth remote(s) and keypad
- Termite treatment with 1-year renewable bond
- Buyer to Setup Propane Tank Account at Selections (cost of tank and installation is not included within base price)
- Hagood to provide gas connection to fireplace and kitchen

Energy Savings Features

- Third party verified, EcoSelect certified home with HERS Certificate

Warranty

- 30 day check-in visit
- One year builder's warranty
- Maverick 10 year structural warranty
- HVAC & appliances per manufacturer

Financing

- Owner provides construction financing

In event of conflict between the Included Features and the Construction Sales Addendum, the Construction Sales Addendum shall override. All information subject to change without notice.