

## LANDMARK HOME STANDARDS

### EXTERIOR CONSTRUCTION

- POURED CONCRETE FOUNDATION (LOTS WITH EXCESSIVE SLOPES WILL NEED TO BE BID)
- 2" X 6" EXTERIOR WALLS
- STONE 3' HIGH ON GARAGE FRONTS (STUCCO PLANS TO BE BID)
- GRIDS ON FRONT WINDOWS ONLY
- EXTERIOR WINDOW TRIM ON FRONT OF HOUSE ONLY (EXCEPT WHERE STONE TOUCHES WINDOW)
- EXTERIOR WINDOW TRIM PAINTED TRIM COLOR (FRONT ONLY)
- LOW MAINTENANCE FIBERGLASS FRONT DOOR (PAINTED WHITE)
- INSULATED GARAGE DOOR
- CEMENT FIBER BOARD SIDING
- 30 YEAR ARCHITECTURAL ROOFING (WEATHER WOOD COLOR ONLY)
- TYVEK OR COMPARABLE HOUSE WRAP
- THREE ELECTRICAL OUTLETS
- TWO EXTERIOR HOSE BIBS
- THREE EXTERIOR COLORS: BODY, TRIM AND GABLES (PICKED FROM LANDMARK SAMPLES) WHITE OR DEEP BASE WILL NEED TO BE BID
- BROOM FINISHED EXTERIOR CONCRETE
- ENCLOSED SOFFITS
- COVERED PATIO (MOST PLANS)
- FRONT AND REAR YARD LANDSCAPING ON LOTS SMALLER THAN 10,000 SQUARE FEET (INCLUDES 100' OF CURBING, TUGS, SOD, ROCKS IN FLOWER BEDS NO PLANTS INCLUDED) LARGER LOTS TO BE BID
- FENCES ARE NOT INCLUDED AND ARE TO BE BID ONLY
- RETAINING WALLS ARE NOT INCLUDED AND ARE TO BE BID ONLY

### INTERIOR AMENITIES

- LAMINATE FLOORS IN ENTRY, KITCHEN AND NOOK
- TILE IN BATHROOMS AND LAUNDRY ROOM (CUSTOM DESIGNS AND LAYOUTS TO BE BID)
- CARPET IN LIVING ROOM, BEDROOMS, OFFICE, CLOSETS AND HALLS
- 8 POUND CARPET PAD
- OIL RUBBED BRONZE OR SILVER HARDWARE
- ROUND DOORKNOBS
- ROUNDED SHEETROCK CORNERS
- SKIP TROWEL TEXTURED CEILING

## **INTERIOR AMENITIES CONT.**

- ORANGE PEEL TEXTURED WALLS
- ROMAN ARCH INTERIOR DOOR (OTHER DOOR STYLES AVAILABLE)
- WOOD WRAPPED WINDOWS PAINTED WHITE
- 5" BASE PAINTED WHITE
- WOOD CLOSET SHELVING PAINTED WALL COLOR
- ALL CLOSETS HAVE SINGLE SHELF AND ROD; PANTRY AND LINEN HAVE 5 SHELVES
- INTERIOR PAINT IN ONE COLOR WALLS AND CEILING (PICKED FROM LANDMARK SAMPLES) WHITE OR DEEP BASE COLORS TO BE BID
- ALL OPEN STAIRWAY RAILS PAINTED WHITE WITH WROUGHT IRON SPINDLES
- ALL WALL MOUNTED HANDRAILS PAINTED WHITE
- FIREPLACE WITH LANDMARK STANDARD MANTEL ON MOST PLANS
- 3' UPPER LAUNDRY ROOM CABINET (PLANS OVER 1500 SQUARE FEET MAY CONTAIN A REQUIRED HRV IN A CABINET ADJACENT TO THE STANDARD 3' CABINET)
- ALL EXTRAS SUCH AS CUSTOM BENCHES AND BUILT-INS ARE NOT INCLUDED AND WILL NEED TO BE BID

## **KITCHEN AMENITIES**

- GRANITE SLAB COUNTER TOPS (PICKED FROM LANDMARK ALLOWANCES)
- LAMINATE FLOORS
- FULL HEIGHT BACKSPLASH
- UNDERMOUNT STAINLESS STEEL SINK
- GOOSE NECK FAUCET WITH SPRAYER
- HUNTWOOD CABINETS WITH MANY CHOICES OF WOOD AND STAIN (CUSTOM DESIGNS TO BE BID)
- ISLAND OR PENINSULA PER PLAN
- PANTRY PER PLAN
- GARBAGE DISPOSAL
- PLUMBED FOR ICE MAKER (REFRIGERATOR SUPPLIED AND INSTALLED BY BUYER)
- STAINLESS STEEL APPLIANCES (RANGE, MICRO/HOOD FAN AND DISHWASHER)
- SIX RECESSED LIGHTS
- CABINET KNOBS AND PULLS

## **BATHROOM AMENITIES**

- HUNTWOOD CABINETS WITH MANY CHOICES OF WOOD AND STAIN (CUSTOM DESIGNS TO BE BID)
- TILE FLOORS (CUSTOM DESIGNS AND LAYOUTS TO BE BID)
- 6" BACKSPLASH TILE
- FIBERGLASS TUB/SHOWER IN MAIN BATHS
- LAMINATE COUNTERTOPS WITH TOP MOUNT WHITE PORCELAIN SINK
- OIL RUBBED BRONZE OR SILVER HARDWARE
- FULL WIDTH MIRRORS
- TILE SHOWER IN MASTER BATH (CUSTOM TILE DESIGNS AND BENCHES TO BE BID)

## **ENERGY EFFICIENCY**

- R -21 FIBERGLASS INSULATION IN WALLS
- R -49 INSULATION IN ATTIC (HOUSE ONLY)
- R-30 INSULATION IN CRAWL SPACE
- ENERGY EFFICIENT WHITE VINYL WINDOWS
- HIGH EFFICIENCY FURNACE WITH HEAT PUMP
- MASTIC SEALED AIR DUCTS
- 50 GALLON ENERGY EFFICIENT ELECTRIC HYBRID WATER HEATER
- AIR EFFICIENCY LEAKAGE TEST DONE BY THIRD PARTY

## **GARAGE**

- FIBERGLASS INSULATED WALLS
- INSULATED GARAGE DOORS
- DRYWALLED AND FIRE TAPED
- THREE ELECTRIC OUTLETS
- LIGHTS PER NUMBER OF CAR BAYS (TWO WOULD HAVE TWO LIGHTS)
- PRE-WIRED FOR GARAGE DOOR OPENERS (OPENERS ARE NOT INCLUDED)
- MAN-DOOR ON MOST PLANS
- PRE-PLUMBED FOR WATER SOFTENER

Buyer initial \_\_\_\_\_

Page 3 of 3

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