

LANDMARK HOMES STANDARDS

EXTERIOR CONSTRUCTION

- CONCRETE FOUNDATION (SLOPED LOTS PER BID)
- 2" X 6" EXTERIOR WALLS
- 10' X 12' CONCRETE PATIO
- _____ CAR GARAGE PER PLAN
- STONE 3' HIGH PER PLAN (STUCCO HOUSES TO BE BID UPON REQUEST)
- GRIDS ON FRONT WINDOWS ONLY
- EXTERIOR WINDOW WRAP TRIM ON FRONT OF HOUSE ONLY (EXCEPT WHERE STONE TOUCHES WINDOW)
- EXTERIOR WINDOW WRAP TRIM PAINTED TRIM COLOR (FRONT ONLY)
- LOW MAINTENANCE FIBERGLASS FRONT DOOR (WHITE COLOR)
- TRANSOM WINDOWS ABOVE FRONT DOOR ON PLANS WITH 6'8" DOOR AND TALLER THAN 9' CEILING
- INSULATED CONTEMPORARY GARAGE DOOR (WHITE COLOR)
- CEMENT FIBER BOARD SIDING
- 30 YEAR ARCHITECTURAL ROOFING (WEATHERWOOD COLOR ONLY)
- TYVEK OR COMPARABLE HOUSE WRAP
- THREE EXTERIOR ELECTRICAL OUTLETS
- TWO EXTERIOR HOSE BIBS
- THREE EXTERIOR PAINT COLORS; BODY, TRIM AND GABLES (FROM LANDMARK SAMPLES)
- BROOMED EXTERIOR CONCRETE
- ENCLOSED EXTERIOR SOFFITS
- FRONT AND REAR YARD LANDSCAPE ON LOTS LESS THAN 10,000 SQUARE FEET (100' CONCRETE CURBING, TUGS, SOD. LOTS OVER 10,000 SQ. FT. TO BE BID)

EXTERIOR ITEMS NOT STANDARD IN LANDMARK HOMES:

- FENCE (ADD PER BID)
- RETAINING WALLS (ADD PER BID)
- GUTTERS (ADD PER BID)

INTERIOR AMENITIES

- LAMINATE FLOORS IN ENTRY, KITCHEN AND NOOK
- TILE IN BATHROOMS AND LAUNDRY ROOM (12" UP TO 18" SQUARE TILE)
- CARPET IN LIVING/GREAT ROOM, BEDROOMS, OFFICE, DINING ROOM, ALL CLOSETS AND HALLWAYS
- 8 POUND CARPET PAD

Buyer's Initials _____

- OIL RUBBED BRONZE DOOR HARDWARE
- ROUND DOOR KNOBS
- ROUNDED SHEETROCK CORNERS
- SKIP TROWEL TEXTURED CEILINGS
- ORANGE PEEL TEXTURED WALLS
- ROMAN ARCH INTERIOR DOORS WITH MATCHING FRONT DOOR (OTHER STYLES AVAILABLE)
- WOOD WRAPPED WINDOWS AND 5" OGEE BASE PAINTED WHITE
- WOOD CLOSET SHELVING PAINTED WALL COLOR
- ALL CLOSETS HAVE SINGLE SHELF AND POLE; PANTRY AND LINEN CLOSETS HAVE FIVE SHELVES
- INTERIOR PAINT IS ONE COLOR WALLS AND CEILINGS (FROM LANDMARK SAMPLES)
- ALL OPEN RAIL STAIRWAY SPINDLES TO BE WROUGHT IRON
- CONTRACTOR LOW SHEEN PAINT (1 COLOR WALLS AND CEILINGS)

INTERIOR ITEMS NOT INCLUDED ON SOME PLANS:

- FIREPLACE (ADD PER BID)
- FIREPLACE MANTEL (ADD PER BID)
- LAUNDRY ROOM CABINETS OR UTILITY SINK (ADD PER BID)
- BUILT-IN CABINETS, SHELVING OR BENCHES (ADD PER BID)
- TRAYED CEILINGS OR BEAMS (ADD PER BID)
- BARN DOORS

KITCHEN AMENITIES

- GRANITE SLAB COUNTER TOPS (FROM LANDMARKS STANDARD SAMPLES)
- LAMINATE FLOORS
- FULL HEIGHT BACKSPLASH (TILE CHOSEN FROM STANDARD SAMPLES; DESIGN NOT INCLUDED)
- UNDER MOUNT STAINLESS STEEL KITCHEN SINK
- OIL RUBBED BRONZE FAUCET WITH PULL OUT SPRAYER
- CUSTOM WOOD CABINETS WITH MANY CHOICES OF WOOD AND STAIN COLORS
- ISLAND OR PENINSULA (PER PLAN)
- PANTRY PER PLAN
- GARBAGE DISPOSAL
- PLUMBED FOR ICE MAKER (REFRIGERATOR SUPPLIED AND INSTALLED BY BUYER)
- GE STAINLESS STEEL APPLIANCES (RANGE, MICRO/HOOD FAN AND DISHWASHER)
- SIX RECESSED CAN LIGHTS
- CABINET UPGRADES TO BE QUOTED BY CABINET SUPPLIER

BATHROOM AMENITIES

- TILE FLOORS (12" OR 18" SQUARE TILE)
- 6" X 6" TUMBLED STONE BACKSPLASH (SINGLE ROW)
- FIBERGLASS TUB/SHOWERS
- LAMINATE COUNTERTOPS WITH LAMINATE EDGE
- TOP MOUNT WHITE OVAL PORCELAIN SINK
- OIL RUBBED BRONZE HARDWARE
- FULL WIDTH MIRRORS

ALL PLANS WITH LARGE TILE SHOWERS HAVE A 2" X 2" TUMBLED STONE TILE FLOOR, TILE WALLS TO MATCH BATHROOM FLOOR TILE, AND ONE SHOWER HEAD. NOT INCLUDED IN SHOWER ARE BENCHES, NOOKS, OR SHELVES; ALL ARE PER BID.

ENERGY EFFICIENCY

- R-21 INSULATION IN WALLS
- R-49 INSULATION IN ATTIC (HOUSE ONLY)
- R-30 INSULATION IN CRAWL SPACE (FIRST FLOOR)
- ENERGY EFFICIENT WINDOWS
- 50 GALLON ENERGY EFFICIENT WATER HEATER WITH HEAT PUMP
- 13 SEER AIR CONDITIONER WITH GAS FURNACE (IF GAS IS AVAILABLE)
- AIR EFFICIENCY TEST BY THIRD PARTY

GARAGE

- INSULATED WALLS ONLY
- DRYWALL IS FIRE TAPE ONLY
- THREE ELECTRICAL PLUGS
- LIGHTS PER NUMBER OF CAR GARAGE (TWO-CAR HAS TWO LIGHTS)
- PRE-WIRED FOR GARAGE DOOR OPENERS

GARAGE ITEMS NOT INCLUDED AS STANDARD:

- WINDOWS (ADD PER BID)
- MAN-DOOR (ADD PER BID)
- GARAGE DOOR WINDOWS (ADD PER BID)
- TEXTURE AND PAINT (ADD PER BID)
- GARAGE DOOR OPENERS (ADD PER BID)
- UTILITY SINKS (ADD PER BID)