

# LOREN

## CHEROKEE BLUFFS

### Lot 27 Floorplan

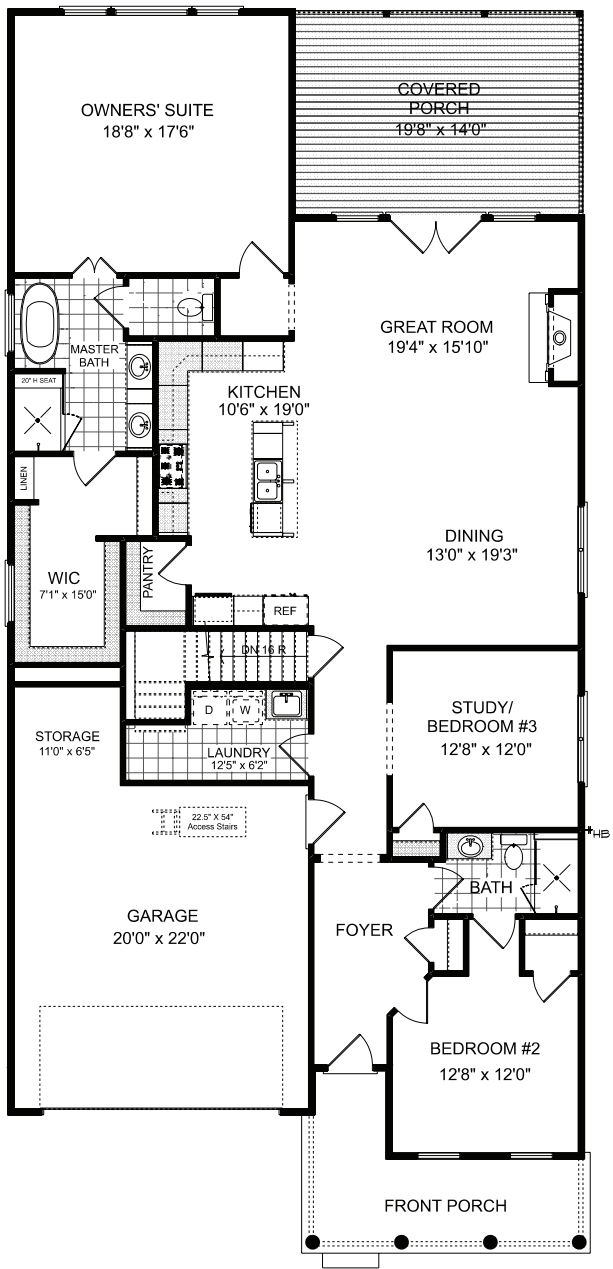
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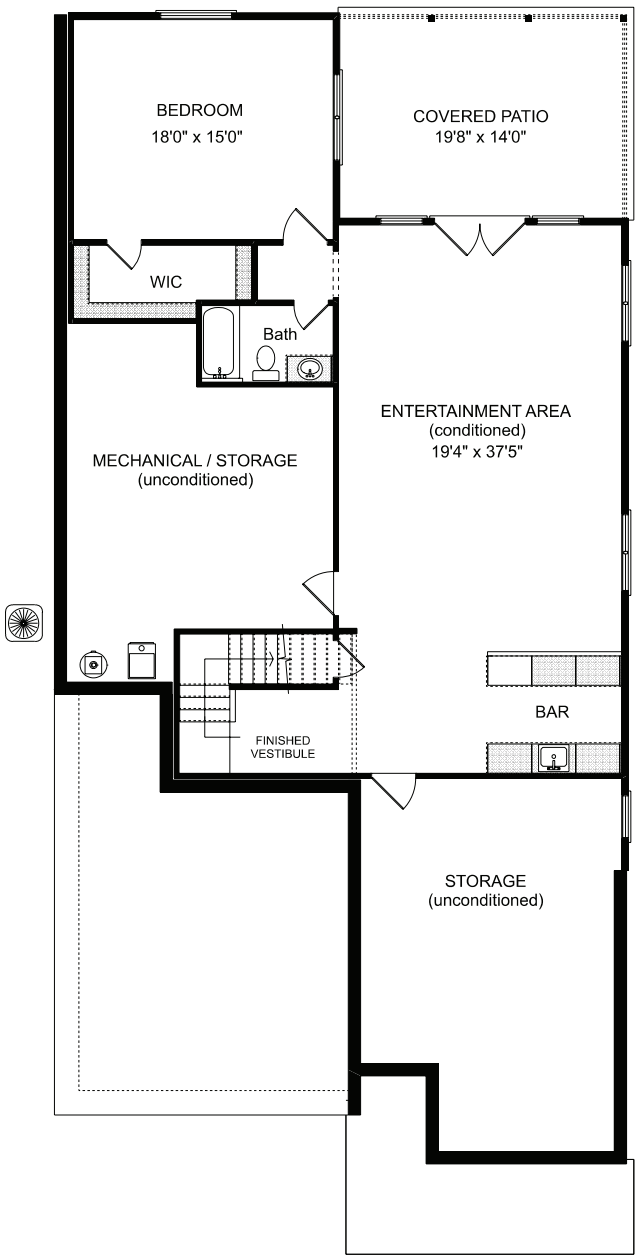
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## Loren Homes Builder's Standard Features

Category	Description	Manufacturer
<b>Service</b>	Loren 1 year warranty; customer home orientation upon completion and 2 warranty appointments during the first year	
<b>Garage</b>	Attached to house	
	Overhead wires for door opener	
	Electrical per plan- includes outlets per code; ceiling fixtures to come from lighting allowance	
	Carriage style insulated door, hardware & openers included	Overhead door
	Interior drywall, trim and painted including ceiling	
<b>Roofing</b>	Certainteed Landmark architectural shingles	Certainteed
	Shingles with soft underlayment	
	Weathered wood- neighborhood color	
<b>HVAC</b>	14ACX single stage air conditioner with 5 year compressor & parts warranty	
	80% AFUE furnace with 20 year heat exchanger warranty and 5 year parts warranty	
	Honeywell programmable pro series thermostat	Honeywell
	System size applicable to sq footage. For basement plans: 2 systems (heat pump in basement). For slab plans: 1 system zoned for main floor & bonus	14 SEER rating
<b>Electrical</b>	Electrical to code/plan	
	Bath vent per plan/code	
	Door chime	
	Kitchen- disposal outlet + disposal air switch + disposal	
	Block, wire & switch for ceiling fans in all bedrooms & family room (& covered porch on basement plan)	
	Gas supply line for cooktop	
	220V electric for washer/dryer	
	Lights in all walk in closets	
	Weather proof outlets porches/patios	

Category	Description	Manufacturer
<b>Plumbing</b>	Delta plumbing fixtures, including a high arc pull out kitchen faucet, 8" spread faucets in baths; "bar" size pull down faucet in laundry (& terrace bar for Harrison basement plan) and coordinating shower/tub trim. Stainless, champagne bronze or matte black per design	
	2 exterior hose bibbs with interior shut off valves	
	Elongated comfort height toilets in all bathrooms	Western
	50 gallon water heater w/ recirc pump	AO Smith
<b>Landscape</b>	Sod, plant beds per plan (plant material to be approved by HOA)	
	Irrigation included	
<b>Tile Work</b>	To ceiling tile surround- master shower & secondary bath shower walls	Interceramic
	Tile on master bath floor, secondary baths floor	
	Tile backsplash in kitchen, between countertop & upper cabinets & up to the bottom of the range hood	
	Tile seat included in master shower	
	Shampoo niches in all showers	
	Tile floor in laundry	
<b>Flooring</b>	Mannington Restoration Collection Laminate Flooring standard in all living areas other than baths, laundry & bedrooms	Mannington
	Shaw carpet standard in bedrooms & bedroom closets	
<b>Fireplace</b>	42" ventless fireplace with wall switch and gas logs (flush hearth)	
	Slate surround with painted mantle	
<b>Millwork &amp; Lockout</b>	7.25 baseboard on main floor and bonus	
	No crown molding	
	Hollow core paint grade molded interior doors	
	Vinyl single hung windows or fixed windows per plan, white	
	445 casing- doors & windows	
	Fiberglass front door, style set by elevation, paint grade	
	Other exterior doors- steel	
	Lockout- Schlage front door handleset; interior door levers	
White oak stair treads & landing with painted risers; iron balusters		
<b>Cabinets &amp; Tops</b>	Shaker door kitchen cabinets, wood dovetail, full overlay with crown; 42" uppers	
	Double trash pull out included	
	Hardware included	
	Cushion close/soft close drawers and doors	
	Vicostone quartz/granite (all colors in builders program up through level 4) kitchen, laundry & baths	
	All sinks undermount: Blanco silgranit single bowl sink in kitchen; stainless steel sink in laundry; white ceramic rectangular sink in baths	
	Raised height vanities throughout home (35" tall cabinet)	
	Laundry room includes cabinets over washer & dryer	
	Mirror not provided for owners bath or secondary bath on main floor; plate glass in bonus or terrace bath	

Category	Description	Manufacturer
<b>Shower glass</b>	Owners' bath & secondary bath on main floor- frameless; handles & hinges to match plumbing trim color	
<b>Paint</b>	Sherwin Williams flat latex wall paint- all drywall surfaces All wood trim painted with semi-gloss latex enamel	Sherwin Williams
<b>Shelving</b>	Wire	
<b>Lighting</b>	Recessed can lights included per plan Lighting allowance of \$5000 for light fixtures, bulbs, door chime, carbon monoxide and smoke detectors	
<b>Appliances</b>	GE Café 30" Combination Double wall oven with convection & advantium technology GE Café stainless interior dishwasher with hidden controls 36" GE Café built in gas cooktop GE Profile under cabinet hood	GE Café GE Café GE Café
<b>Exterior Finishes</b>	Masonry per plan - Horizon stone in ledgestone or handcrafted style OR general shale brick Painted cement fiber siding, metal returns per plan Aluminum gutters w/square aluminum downspouts Landscaping budget set per lot; irrigation is included Miratec prepainted shutters per plan Broom finish concrete on front porch Brick pavers or flagstone patio on slab plan	Horizon/General Shale Allura
<b>Energy Saving</b>	Programmable thermostat (2) Efficient hot water tank w/ hot water recirculation Insulated garage door Homes built to C.A.B.O. specifications Ceiling - R38 rated insulation Exterior Walls - R13 rated insulation Floors - R19 rated insulation Blower door/duct blast test performed on every home Energy caulk/foam package	
<b>Termite</b>	Pestban bait stations & internal tubing	
<b>Mailbox</b>	Neighborhood kiosk	
<b>Waterproofing</b>	Waterproofing foundation	

