



Hidden Farm Estates - Specifications

Address: Lot 60 Cedar View Circle Mineral, VA 23117

Home Type: Winterset with attached Garage (1472 SF with 3 bedrooms and 2 baths)

Please note: Purchaser's selections are dependent on stage of construction. Please consult with Realtor prior to signing specifications to verify the actual selections still available to the Purchaser.

Lot Clearing

1. The lot will be cleared with a minimum of 20' of clearance on all sides. The driveway area will be cleared to a minimum width of 12'. The drain-field area will also be cleared as needed.

Well & Septic

1. Well shall be installed per Health Department Regulations

Note: The builder does not warranty rate of flow, taste, or odor of water. However, the water flow rate shall meet Health Department requirements and pass a well certification bacterial test.

2. Septic will be a 3 bedroom Conventional System installed per Health Department Regulations. Pump system may be required.

Driveway

1. The driveway will be installed using gravel. No turnaround included.
2. Driveway location to be predetermined by builder. Relocation of driveway after construction entrance has been established shall be a cost to the purchaser.

House Placement

1. The house shall be situated to accommodate a gravity flow septic system (if applicable).

Foundation

1. The foundation on the main dwelling will be brick and block on the front with 8" cinderblock and a cement parge facing on the sides and rear.
2. Vapor barrier installed in crawl space

Framing

1. 2x10 Floor joist 16" OC
2. 2x4 stud walls 16" OC on the home
3. 9' ceilings on the home (**EXCEPTION:** 8' Ceilings on 2nd Floor of the Farmhouse)
4. Advantech sub-flooring
5. Trussed Roof 24" OC
6. CRAFTSMAN FLOOR PLAN **ONLY:** Vaulted Ceiling in Main Living Area

Siding

1. Vinyl Double Five Lap siding on sides and rear
Buyer Selection
2. Vinyl Cedar Shakes on porch gable, color to compliment siding
Buyer Selection
3. Vinyl Board & Batten on front, color to match siding
Buyer Selection

Roof

30 year architectural shingles: **Black**

Insulation

1. The home will be insulated to code and includes an air seal package.

Gutters

1. 5" Seamless white gutters
2. Standard down spouts

Exterior Windows & Doors (Home)

1. Insulated Fiberglass Craftsman style front door
Buyer Color Selection (Match Shutter Color)

2. Insulated Vinyl sliding door
3. Vinyl Double Hung Windows with GBG's
4. Screens included on all operable windows

Exterior Porches & Decks

1. Front porch to be pressure treated decking
2. 12' x 14' rear deck (pressure treated) (included in purchase price)

Flooring

1. Carpet floors in all bedrooms.
Buyer Selection
2. Hardwood floors in living room, kitchen, dining area, and hallway.
Buyer Selection
3. Vinyl floors shall be installed in the utility room and both bathrooms.
Buyer Selection

Painting

1. Walls: *Lattice Grey* Ceiling: *Lattice Grey*
2. Trim to be painted white
3. Walls to be sheet rocked, taped, plus 2-coats finished (3 coats total)
4. Ceilings to be finished smooth sheet rock

Interior Doors & Trim

1. Hollow core 2 panel smooth skin doors in all locations
2. 3 ¼" Colonial casing
3. 4 ¼" Beaded base
4. Windows have sills
5. 2-Member Crown in Main living area
6. Standard trim is brushed nickel; oil rubbed bronze is \$250.00 upgrade option

Kitchen & Bathroom Cabinetry w/ Counter Tops

1. Cabinets to be Stained or Painted White cabinets
***Buyer Selection from Builder Samples**
Standard Option: Andover Tawny (Oak) and Andover Honey (Oak)
Upgrade Option: \$525.00 for Tahoe Cognac (Maple) or Tahoe Painted Linen (White) or Andover Spice (Maple)
2. Hardware will not be installed on cabinetry.
3. Granite tops – Level 1
Buyer has 1 Selection

Appliances

1. There is a ***\$1,500 allowance for purchaser to make their selections.*** This will usually purchase the Range, Microwave, & Dishwasher

Buyer Selection from www.Lowes.com

Electrical

1. House shall be wired with 200 amp service to code
2. All three bedrooms and the living room shall have ceiling fans (for a total of 4)
3. Purchaser can select **BRUSHED NICKEL or OIL RUBBED BRONZE** fixtures
4. Smoke detectors by code
5. Cable jacks and telephone in each bedroom and living room

Plumbing

1. 1-Fiberglass tub/shower unit in Hall bath
2. 1-Fiberglass shower or shower/tub unit installed in Master bath per plan
3. Toilets – Elongated bowl in Master bath, elongated bowl in hall bath
4. Kitchen sink to be double bowl – 50/50
5. 2 Hose bibs to be installed
6. 50 gallon Electric hot water tank
7. Purchaser can select **BRUSHED NICKEL or OIL RUBBED BRONZE** fixtures

Heating and Air Conditioning

1. 14 SEER 2.0-ton HVAC (or greater, determined by home model and size)