

SPALDING STABLES ESTATES
SPECIFICATIONS-FEATURES-ALLOWANCES
BUILT BY
N.W.H. CONSTRUCTION

Exterior Features

- * 4 Sides brick with natural stone. Cedar shake will be used as accents
- * Side entry three car garage with decorative carriage style doors & automatic garage door openers
- * 30 year architectural-dimensional roof shingles
- * Tiled / brick covered back patio, with fireplace per plan
- * All insulated, low E double pane wood tilt window sashes with no- rot exterior construction. SDL divided light panes on all front windows with large back band casing
- * 6" gutters with round downspouts
- * Wood, board and batten working shutters with tiebacks per plan
- * Elegant mahogany front door with a large covered front porch

Interior Features

- * Professional interior decorator services provided for your home design convenience
- * 10' ceilings on entire first floor
- * 9' ceilings on second floor
- * 10' daylight basement design and layout customized for your future needs
- * Trey, coffered, and vaulted ceilings
- * Interior paint Duron- 3 colors (walls, ceilings, trim), White base (medium and dark base colors priced accordingly)
- * Interior office with built in cabinets and mud room off Kitchen
- * Decorative art niches
- * Built in closet allowance \$2500 **STUDY TO BE FINISHED IN STAIN GRADE WOOD

Interior Trim

- * 8' solid core 2- panel smooth doors on first floor with oil rubbed bronze or brushed nickel hardware throughout
- * Stone, brick, and marble or limestone fireplace surrounds
- * 10" two-piece baseboards for all first floor visible areas
- * Howe casing on all visible openings on the first floor
- * 4" crown in upstairs bedrooms with 5-1/4" speed base
- * Two-piece crown molding (approx. 5" crown & picture molding) throughout the main floor.
- * Four piece crown in the dining room and foyer
- * Bead board paneling in garage
- * Built in cabinets in keeping and living rooms

Flooring

- * Hardwood Oak flooring throughout first floor and upstairs hallway (except first floor bedrooms)
- * Solid oak stair treads with wrought iron balusters
- * Ceramic tile on all bath and laundry room floors
- * Carpet allowance of \$18.00 per square yard
- * Stone or marble in foyer

-RANDOM WIDTH
HARDWOODS ARE
INCLUDED IN THE PRICE
OF THE HOME.

Kitchen Features

- * Custom designed Maple cabinets, with furniture like features and various finish options
- * Raised panel cabinet doors, staggered cabinet heights and many decorative features
- * Back of kitchen bar top, raised panel details and corbel accents to match kitchen cabinetry
- * Granite counter tops (\$50 per square foot allowance)
- * Tiled backsplash with accent stripe
- * Under-mount stainless steel kitchen sink
- * Top of line appliances with \$10,000 allowance (double ovens, gas cook-top, dishwasher, microwave, vent hood or downdraft)
- * Under counter lighting wired in kitchen and wet bar

SPALDING STABLES ESTATES
SPECIFICATIONS-FEATURES-ALLOWANCES
BUILT BY
N.W.H.CONSTRUCTION

Bathrooms

- * Separate his and her Maple wood vanities in Master bath vanities raised in height
- * Marble or Granite countertops in Master Bathroom
- * Whirlpool tub in master bath
- * Frameless shower enclosure with built-in shower seat in the master bath
- * Cultured marble top with paint grade wood vanities raised in all secondary baths
- * Ceramic 12 x12 tile flooring in all baths
- * Ceramic tile surrounds on all shower and bath walls with built in niches
- * Furniture cabinet sink base in Powder room

Mechanical

- * Three zoned Trane gas heating and electric cooling units with three separate programmable thermostats
- * Lighting allowance \$8,000.00 at Progressive Lighting
- * 14 recessed lights not part of lighting allowance
- * Three sets of exterior flood lights
- * Rocker light switches and all outlets in first floor baseboards
- * Ceiling fan wiring for light/fan switch operation in all bedrooms, family room, and porch
- * Cable jacks in all bedrooms and family room. Cable TV wiring uses all RG 6 Quad cabling for TV or satellite with a home run to each TV jack
- * Telephone jacks in all bedrooms, kitchen and family room. All phone jacks use high speed Cat 5 wiring and "home run" wiring systems
- * Pre-wired for three high-speed data computer network jacks.
- * Pre-wired for security system with wiring for two sirens, two keypads, all operable windows and doors in the basement and first floor, and detectors for motion, smoke and heat
- * Central vacuum system stubbed in
- * PestBan in-wall pesticide system roughed in

Plumbing Features

- * All copper supply lines
- * All water supply lines under fixtures have cut-offs
- * Emergency main water cut-off in the basement
- * Three outdoor spigots
- * Two 50 gallon water heaters
- * Basement stubbed for full bath and wet bar
- * Built in utility sink in laundry room
- * All elongated linen commodes
- * All 8" spread Price Pfister faucets
- * Cast iron sewer line drops in walls
- * Linen cast tubs in all secondary baths

Landscaping Features

- * \$14,000.00 Landscaping allowance
- * Professionally designed landscaping plan with heavy shrub and trees count
- * Bermuda sod in the front, side & rear yard
- * Irrigation system for the entire yard

All plans to be developed, reviewed & approved by the purchaser
All specifications & features are subject to change per spec., house plan, and at builder's discretion