

HAKES BROTHERS

Metro Verde 3A

INCLUDED FEATURES

STRUCTURAL

1. Monolithic foundation with slab on grade.
2. 2 x 4 construction w/ exterior bearing walls @ 16" O.C.
3. Dual - pane energy efficient skylights (per plan).
4. Pre-engineered roof truss framing.
5. Blown-In Cellulose Insulation with R-13 exterior walls and R-38 ceilings.
6. Energy Efficient caulking and foam for building envelope and all windows.
7. Alpine® dual pane, low E, vinyl windows.
8. Termite treatment applied to framing.
9. 9' minimum ceiling heights on all plans.
13. Designer light fixtures - Satin Nickel or ORB.
14. 220 electric dryer hookup with recessed vent (gas line dryer hookup is optional)
15. Lennox brand Refrigerated air 16 SEER Comfort System.
16. Programmable thermostat.
17. 80% efficiency gas-forced air furnace.
18. Jump ducts and separate return air in Master Bedroom for pressure balancing.
19. Conduit from utility to electrical panel for use of fiber optics

EXTERIOR

1. Elastomeric stucco with sand finish.
2. Two tone stucco with painted fascia per plan.
3. Front landscape: builder's design with programmable irrigation system.
4. 4-ply Built-up roof system with pitched tile accents per plan.
5. Insulated garage door with opener pre-wire.
6. Garage includes drywall, texture, and trim.
7. Perimeter rock wall. Dimensions vary per lot.
8. Wrought iron side gates.
9. Front and back hose bibs.
10. Front coach lights, porch lights per plan.
11. Covered back patio per plan.
12. Salted finish on concrete flatwork.
13. 8' tall entry door.

PLUMBING, ELECTRICAL, HVAC

1. Ice-line hookup for refrigerator.
2. Wirsbo-Pex underground water lines and fittings to avoid leaks.
3. 50 gallon water heater.
4. Easy access water shutoff in house/garage.
5. Cable in Great Room, Flex Room, and all bedrooms. Data in Master and Great Room.
6. Low voltage panel per plan.
7. Ceiling fans in Master and Great Room.
8. Ceiling fan pre-wire in all bedrooms.
9. Light fixtures, switches, and outlets per plan.
10. Smoke/Carbon Monoxide Detectors.
11. Recessed can lighting over shower in master per plan.
12. Kitchen, baths, and garage on G.F.I. circuits.

KITCHEN and BATH

1. Tall Elegant maple cabinetry with staggered heights, crown molding, and soft-close hinges.
2. Granite counters in kitchen & baths.
3. Kitchen Backsplash: Floor tile w/granite accents
4. Stainless 8" undermount kitchen sink.
5. Choice of Moen brand Oil Rubbed Bronze, Chrome, or Satin Nickel plumbing fixtures with kitchen sprayer.
6. Whirlpool Stainless Steel appliances including:
 - a. 30" Self-Cleaning Gas Range
 - b. Energy Star Dishwasher
 - c. Microwave/Hood.
7. Framed vanity mirrors choice of Oil Rubbed Bronze or Satin Nickel.
8. White elongated toilets.
9. Choice of Oil Rubbed Bronze or Satin Nickel towel bars and accessories.
10. Tiled surrounds for baths and showers.
11. Pantry with carpenter's shelving per plan.

INTERIOR

1. Hand-trowel wall texture with round corners.
2. Tray Ceilings and deco arches per plan.
3. C-100 baseboard and door trim.
4. Roman style interior doors.
5. Quality Shaw brand carpets with ½" pad.
6. Staggered "Brick-lay" pattern for floor tile.
7. Tiled floors in entry, kitchen, dining room, hallways, laundry, and bathrooms.
8. Choice of Satin Nickel or Oil Rubbed Bronze door levers and hardware.
9. Carpenter's shelving in closets.
10. Two-tone paint, satin on walls/ceiling and semi-gloss on doors/trim.

All Features on this sheet are included in the above named community. Buyer agrees that all Features not included on this Included Features sheet are options and will require additional charges. Hakes Brothers model homes and sales materials show many options and upgrades that require additional charges. _____ (Buyer's Initials)