

HAKES BROTHERS

Metro Park Village
INCLUDED FEATURES

STRUCTURAL

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

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. 30 year Tamko brand Architectural shingles.
5. Insulated Garage door with opener pre-wire.
6. Garage includes drywall, texture, and trim.
7. Privacy Height 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. 6'8" tall entry door with Transom window.

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. Phone in Master and Great Room.
6. Ceiling fans in Master and Great Room.
7. Ceiling fan pre-wire in all bedrooms.
8. Light fixtures, switches, and outlets per plan.
9. Smoke/Carbon Monoxide Detectors.
10. Recessed can lighting over shower in master per plan.
11. Kitchen, baths, and garage on G.F.I. circuits.

KITCHEN and BATH

1. Elegant Birch cabinetry with staggered heights, crown molding, and soft-close hinges.
2. Granite counters in kitchen.
3. Stainless 8" under-mount kitchen sink.
4. Moen brand Chrome plumbing fixtures with kitchen sprayer.
5. Whirlpool Black appliances including:
 - a. 30" Self-Cleaning Gas Range
 - b. Energy Star Dishwasher
 - c. Microwave/Hood.
6. 1/4" vanity mirrors.
7. White elongated toilets.
8. Satin Nickel towel bars and accessories.
9. Tiled surrounds for baths and showers.
10. Pantry with carpenter's shelving per plan.
11. Elegant Drop-in Tub w/ Tile Skirt in Master Bath.

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. Emser Brand Tiled floors in entry, kitchen, dining room, hallways, laundry, and bathrooms.
7. Satin Nickel door levers and hardware.
8. Carpenter's shelving in closets.
9. Liquid Vinyl 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)