

Sam Wilkins Construction

Standard Features

Exterior

Siding: Vinyl Siding (from builders selections) Board & Batten Accents

Overhangs: 12" vinyl overhangs

Shingles: 3-D Architectural (standard black)

Foundation: Brick Front, Block w/stucco on sides and back

Windows: Vinyl

Gutters: Builders standard

Front Door: Builders Standard

Back Door: Sliding glass door

Light fixtures: Front porch, back door, 2 flood lights

Interior

Living Room

Flooring: Laminate flooring (waterproof)(builders selections)

Lights: Ceiling Fan

Fireplace: Gas log, with wooden Mantle

Kitchen

Flooring: Laminate flooring (waterproof)(builders selections)

Countertops: Level one granite

Cabinets: Dove White

Appliances: Stove, microwave/hood, dishwasher (appliance brand may vary)

Lighting: Standard builders fixtures

Bedrooms 2 & 3

Flooring: Carpet (builders selections)

Closet: Wire shelving

Lights: Flush mount fixture

Master Bedroom

Flooring: Carpet (builders selections)

Closet: Wire shelving

Lights: Ceiling fan

Master Bath

Flooring: Laminate (waterproof)(builders selections)
Cabinets: Dove White/ double Vanity
Countertops: White Cultured marble
Shower: 5ft shower/ standard shower door
Commode: Standard
Fixtures: towel bar, toilet paper holder, standard mirror

Hall Bath

Flooring: Laminate (waterproof)(builders selections)
Cabinets: Dove White/single Vanity
Countertops: White Cultured marble
Tub: Standard Tub/ Shower combo
Commode: Standard
Fixtures: towel bar, toilet paper holder, standard mirror

Summary

Home will be wired with 2 phone & 2 cable jacks (located in master BR & over fireplace)
Brand of Appliances will vary, depending on availability. Microwave/hood is Ventless.
All light fixtures will be oil rubbed bronze finish.
All plumbing fixtures are peerless brand/oil rubbed bronze finish.
No chair rail or crown is included in the price.
Baseboard size is 3 ½", Door Casings are 356 paint grade.
Interior doors will be Santa-Fe design.
Paint will be flat wall paint, ceiling will be sheetrock, painted ceiling white,
Builder cannot guarantee that concrete won't crack, Builder takes all precautions possible, but it is not guaranteed by the builder or concrete company.

Due to some product delays and changes. Please be aware that some of these features may change without notice. Each item will need to be verified at time of contract.

If there are any upgrades or changes made, the change must be put in writing and the upgrade fee paid up front before Product is ordered or change is made.