

THE VIEWS AT GRAINGER'S LANDING VILLA HOME SPECIFICATIONS

In the interest of continuous improvement and to meet changing buyer preferences, the builder reserves all rights to change, alter, modify specifications, materials, plan designs, and pricing without notice. For further information – please contact us at 865-850-5088.

UTILITIES

All underground utilities

Electrical: Appalachian Electric Co-Op
Water: Bean Station Utility
Propane: Individual tank at each unit
CATV: Charter Communications
Sewer: Homeowner Association

EXTERIOR

Veneer: Man Made Stone
Hardi-plank siding
Roofing: 30-year Dimensional
Soffit: James Hardie Product
Frieze Board: James Hardie Product
Windows: Anderson - Single Hung Vinyl
Gutters: Aluminum
Front Door: Solid 6 panel – Fiberglass
Garage Door: 16 x 7 Metal – Insulated
Opener: Yes
Patio/Deck: 10' – varies by unit
Foundation: Slab, Crawl, Basement [priced
With slab and/or basement per
Plans – please inquire]
Drives/Walks: Concrete
Wall Heights: Main floor – 9'
Upper Floor – 8"
Basement – 8' – 9 1/2'

KITCHENS

Flooring: Ceramic tile
Appliances: \$2,400 Allowance – Drop-in
range electric, Dishwasher,
Microwave, Refrigerator
Microwave: Over Ranch / re-circulating fan
Disposal: yes
Icemaker: plumbing provided
Sink: Stainless steel under mount
Faucet: Delta or equal
Cabinets: Varied heights, flat panel, light
maple, Armstrong or equal
Countertops: Corian
Backsplash: 4" Corian

LAUNDRY

Flooring: Ceramic Tile
Dryer hook-up: Electric

DINING ROOM

Flooring: Hardwood

INTERIOR

Walls: Painted – one color
Ceilings: Main level – knockdown
Upper Level – knockdown
Basement – splatter knockdown
Garage – splatter knockdown
Lighting: Allowance
Electrical: Ceiling fans
Phone jacks
CATV outlet – each room
To code – white wall plates
Insulation: Wall – R-13 Fiberglass
Ceiling – R-30 Fiberglass
Garage – Insulated
Trim: Masonite, Hollow core doors –
painted one color, 3 1/4" MDG
Cased windows – painted one
color
Hardware: Door knobs, stops and hinges
Nickel Finish – Kwik set or equal
Closet Maid shelving
Crown Molding – Main level –
painted one color
Mantle: Painted mantle
Fireplace: Ceramic Tile
Hearth: flush to floor – ceramic tile
Firebox: 36" - unvented
Security: Pre-wired with control pad on
each level, One motion detector
for basement and upper level,
two motion detectors on mail
level with contact on each
exterior door
HVAC: Sized per plan
3 story – 2 units
2 story – 2 units
Digital thermostats
Flooring: Carpet, hardwood, ceramic –
patterns per plans
Vacuum: Whole house equal to "Bearn"

BATHROOMS

Flooring: Ceramic tile
Half Bath – hardwood
Shower Door: Master bath only
Faucets: Delta or equal
Vanity cabinet: Same as kitchen
Countertop: Simulated Marble
Commode: Elongated
Tub: Master – garden style
Shower: Master – Fiberglass
Mirror: All Baths except half bath
Pedestal Sink: Half-bath only

UNFINISHED BASEMENTS

Framing: Structural walls and/or posts only
Windows and doors – per plan
2 x 10 wood stairs
Some exterior walls may be 2x6 wood frame or masonry

Plumbing: [3] rough-in fixtures for future bath
Grinder pump and well if required

Electrical: [4] dedicated circuits for future additional circuits may be added at additional expense
[1] CATV circuit for future
[1] Telephone circuit for future
[1] Wall light for patio
[1] Additional exterior plug

Insulation: NONE

HVAC: Ductwork with registers
Basements may be either equipped with shared units, zoned units or separate units

Sheetrock: NONE, ceiling only in garage

Painting: NONE

Lighting: Interior – keyless bulb fixture
Exterior – additional patio light

Patio: Patio to match deck

Flooring: Concrete

FINISHED BASEMENTS

Framing: Finish framing partitions and perimeter walls

Electrical: Finish wiring with [4] circuits
Finish wiring additional circuits that were added for [3] setout fixtures in bath

Insulation: R-13 batts in the perimeter wall

Sheetrock: Sheetrock walls and ceiling
Ceiling finished same as home

Paint: One paint color – additional colors at additional expense

Interior Trim: Base board, interior doors, window and door casings, door knobs, door stops
Trim material same as house

Plumbing Fixture: Fiberglass Tub/Shower unit, commode, [1] sink to match home specs

Cabinets: Bathroom vanity

Lighting: Lighting Allowance

Flooring: Vinyl in bathrooms
Carpet in other finished areas

Vacuum: Add to whole house vacuum

UNFINISHED BONUS ROOMS

Framing: Structural walls and/or posts only

Plumbing: NONE

Electrical: [1] Dedicated circuit for future
Additional circuit may be added at additional expenses
[1] CATV circuit for future
{1} Telephone circuit for future

Insulation: NONE

HVAC: Ductwork with registers
Rooms may be equipped with shared units, zoned units, or separate units

Sheetrock: NONE

Painting: NONE

Lighting: Interior – keyless bulb fixture

FINISHED BONUS ROOMS

Framing: Finish framing partitions and perimeter walls

Electrical: Finish wiring the [1] circuit provided in rough-in
Finish wiring additional rough-in circuits

Plumbing: NONE – baths, kitchen, wet bars, etc are additional expense

Insulation: R-13 batts in perimeter walls
R-30 blown or batts in ceilings

Sheetrock: Sheetrock walls and ceiling.
Ceiling texture same as house

Paint: One paint color
Extra colors - additional cost

Interior Trim: Base board, interior doors, window and door casings, door knobs, door stops
Interior trim to match other floor
Dormer doors are additional
cost 26"x40"

NOTE:

There are no partially finished spaces, all areas are either unfinished or finished.

Unfinished areas cannot be finished by the buyer until after closing.

OPTIONS

Drawer pulls for cabinets [nickel finish]

Sweep doors in basement for whole house vacuum

Surround Sound

Whole House Sound

Solid surface or Granite countertops in kitchen

Plasma TV and special cable

Smart wiring

Mood Lighting [concealed / recessed lighting]