



# INCLUDED FEATURES



## FOUNDATION

- Average 40" height CMU Block crawlspace foundation backfilled and waterproofed to grade level
- Select series brick veneer

## FRAMING

- 2x10 floor joist for the main level
- 7/16" OSB sheathing with house wrap
- 23/32" Advantech for subfloor. Glued and screwed to the floor joist.
- 2x4 & 2x6 (16" on center) exterior wall (per plans)
- "2x4" & "2x6" interior walls with full headers for all exterior and interior openings (per plan)
- 9' and 10' ceiling heights (per plan)
- Engineered roof trusses with 1/2" OSB Sheathing and Synthetic underlayment
- Engineered floor systems for basements and/or 2nd floors

## ELECTRIC (Upgrades Available)

- Smoke detectors in every room and all floors
- Carbon Monoxide detectors as required
- Front door chimes
- Exhaust fans in every bath vented to the exterior of the home
- Cat 5 wiring in all bedrooms & great room with the main panel in garage or closet
- All electric appliances
- Electric water heater connection
- A/C condensing unit disconnects
- Two floodlights
- All bedrooms, offices, and studies are pre-wired and braced for ceiling fans
- Recessed can lights per plan

## PLUMBING (Upgrades Available)

- Pex water supply lines & PVC drain lines
- Delta Woodhurst Chrome faucets for all baths
- Delta Essa Chrome Pulldown kitchen faucet
- Primary Bath- Delta Woodhurst Chrome shower trim
- Primary Bath- Delta Woodhurst Chrome roman tub faucet (per plan)
- Primary Bath- Trinsic Chrome floor mount faucet for freestanding tubs (per plan)
- Secondary Bath- Delta Woodhurst tub/shower trim in chrome
- Secondary Bath- Fiberglass tub/shower units
- 50-gallon electric water heater
- Comfort height elongated toilets
- Two exterior hose bibs
- Exterior hose bibs shut off for extra winter protection
- Washer/Dryer hookups for the laundry room
- Ice maker connection box



# INCLUDED FEATURES



## HEATING & COOLING

---

- 15 SEER York electric heat pump(s) (per plan)
- 4" High Efficiency Media Filters

## INSULATION

---

- R-13 fiberglass insulation exterior walls
- R-19 fiberglass insulation for floors/ crawlspace
- R-38 blown fiberglass insulation for attics
- Caulk & Sealant package for bottom plates, corners, doors & windows
- 6 mil poly vapor barrier for Crawlspace

## SIDING (Upgrades Available)

---

- James Hardie Cementitious Siding/Shake/Board & Batten (per plan)
- James Hardie Cementitious trim and window treatments
- White vinyl soffits and porch ceilings

## REAR PORCHES/DECKS (Upgrades Available)

---

- Covered porch decks with uncovered grill deck (per plan)
- Unstained 5/4 x 6" pressure-treated deck boards
- Stained cedar rails with black metal balusters (per plan)
- Steps included on deck (per plan)

## ROOFING (Upgrades Available)

---

- 30-year warranty CertainTeed Landmark Architectural Shingles with drip edge
- Ice and water shield installed in valleys and drip edge around roof perimeter
- Metal roof accents with Ice and water shield (per plan)
- 5" K style Aluminum gutters with 3"x4" downspouts

## PAINT (Upgrades Available)

---

- Exterior-Siding & Trim paint- Sherwin Williams Superpaint
- Interior-One coat of primer, 2 coats of Sherwin Williams Builders Edge flat paint
- Exterior pediments, rails, and accents stained with exterior grade MinWax (per plan)

## DOORS & WINDOWS (Upgrades Available)

---

- YKK Style View window package. White Exterior | White Interior.  
-Single Hung Windows with GBG Grid Patterns. Screens included for all functional windows
- Painted Smooth Fiberglass front entry door (per plan)
- Sierra Pacific 8000 Series sliding doors (per plan)
- Garage Door-Insulated AMARR Heritage Recessed Panel (no windows)
- Belt-driven garage door opener with keypad and 2 remotes
- Deadbolts for all exterior doors and garage entry at door
- Fashion handle set for front entry door
- Interior Doors- Black hardware with Colonial-style locksets



# INCLUDED FEATURES



## GAS FIREPLACE (Upgrades Available)

- Heatilator 36" Caliber (Natural gas or Propane)
- Slate Surround
- Painted Highland Mantle

## DRYWALL

- 1/2" drywall glued & screwed to walls & ceilings. Mold-resistant drywall in shower/tub areas of baths.
- Smooth finish for both walls & ceiling

## CABINETS (Upgrades Available)

- Quality®stain finish cabinetry (per plan)  
-Some floor plans require Kraftmaid® cabinetry due to design
- All cabinets are all plywood construction
- Skylar/Mcgrath door style with 1/2" overlay
- 42" wall-mounted upper cabinets with crown molding for kitchen perimeter
- 36" high vanity base in baths
- Cabinet enclosure for refrigerator
- One trash pull-out
- Soft close hardware for doors & drawers
- Substantial Hardware selections from our showroom
- Slab drawer fronts

## COUNTER TOP (Upgrades Available)

- Level 1 Granite throughout the entire house
- Single bowl under-mount stainless steel sink in the kitchen
- White rectangle under counter sinks in all the bathrooms

## APPLIANCES (Upgrades Available)

- Stainless steel Frigidaire Gallery appliance package (30" slide-in electric range, microwave, dishwasher)
- 30" undercabinet stainless steel Zephyr kitchen hood vented to the exterior of the house

## FLOORING (Upgrades Available)

- Select series-engineered LVP in main living areas, powder room & halls on the main floor
- Select series carpet all bedrooms & upstairs halls/lofts
- Signature series engineered LVP all bathroom & laundry
- Select series tile for the master shower/tub deck (per plan)

## TRIM (Upgrades Available)

- Select series trim package
- Logan 2-panel hollow core interior doors
- Baseboards-1x6 MDF
- Windows- Jambs & head are drywall returned. Includes stool and apron
- Interior Doors- 1x4 MDF Legs & 1x6 MDF head piece
- Interior stairs with stained red oak treads and landings with painted risers

# NOT INCLUDED FEATURES



**\*THESE PRICES WILL BE CALCULATED AFTER VISITING YOUR LOT SITE\***

## GENERAL CONDITIONS\*

- Homeowners/Builders Risk Insurance
- Building permit fees from appropriate jurisdiction
- Business license fees (if required)
- Water and sewer tap fees
- HOA or ARB Fee or Bonds

## SITE SPECIFIC DEVELOPMENT\*

- Clearing of lot to include 30' perimeter plus driveway
- Excavation work to include any foundation prep, backfill, and rough grade
- Septic system as required by DHEC design (if required)
- Well/Water Tap allowance if required
- Silt fence and erosion control as required
- 4" Gravel base driveway per site design
- 3/4" Water supply line from water source to house
- Landscaping
- Finished Driveway

## UPGRADES/OPTIONAL ITEMS

- Selection upgrades by customer
- Optional Structural Items added by customer



**ALL DURHAM HOMES ARE BACKED  
WITH 2-10 HOME WARRANTY**