

**HICKORY HILL ESTATES  
BRENDON HOMES  
SPECIFICATION SHEET**

ALLOWANCES AND SPECIFICATIONS

**Outside Your Home:**

Meandering neighborhood  
Front stairs: custom brick  
Paved drive with Sophisticated Cobble Paver walk  
Front and rear deck electrical outlets  
2 water spigots, per plan  
Fiberglass architectural roof shingles with 25year warranty  
Vinyl siding from Builder's selections  
Azek window trim – two coats paint  
Builder's approval of colors  
Exterior sheathing: Advantech zip system  
Deck: pressure treated frame and decking and rails per plan 12x12  
Landscaping package: 14 shrubs with mulch, hydroseed disturbed areas,  
One designer tree or evergreen

**As You Enter:**

Hardwood foyer  
Hardwood staircase  
Hardwood dining room  
Living room, dining room and foyer with 2 piece crown molding  
and foyer with astragal moldings and chair rail  
9' ceilings, first floor  
Carpet and padding: family room, living room, study and bedrooms (\$20.00  
per yard installed)  
Bathrooms and Kitchen: tile flooring or hardwood from Builder's selections  
(allowance is \$7.00 s.f. installed)

**Your Kitchen:**

Cabinets, backsplash, bathroom vanities and countertops \$15,000 allowance, which  
includes Corian and/or granite installed; sink to be stainless steel undermount and pull-  
out faucet.  
Appliance allowance: \$3,000 to include range, range hood, dishwasher  
Hardwood or tile flooring for kitchen: tile flooring from builder's  
selections, (allowance is \$7.00 s.f. installed)

**Additional Specifications:**

Frame 2x4 construction  
Town Water, Town Sewer, Gas  
Textured ceilings all rooms  
Walls – imperial board – skim coat plaster  
Colonial 6 panel masonite interior door  
Baseboards: painted  
Windows: Harvey low E, thermopane glass with screens,  
grills per plan  
Skylight(s) – per plan velux or equal  
Fireplace (Zero Clearance) - Heatilator/granite surround, gas insert  
Heating: 2 zone forced air gas  
Central Air Conditioning: 2 zones  
Hot water: 75 gallon electric  
Insulation: Walls – interior bib system  
Smoke detector as per code  
Poured 10” concrete foundation walls  
Rough alarm  
Rough central vac

**Electrical:**

\$2,000 allowance to include interior, exterior door bells and chimes,  
no allowance for mirrors, toilet paper holder or towel bars  
Recessed lights per plan (6)  
200 amp electrical service  
Laundry room electric (220 line) as per plan  
4 locations pre-wired for telephone  
4 locations for CATV

**Plumbing:**

Ferguson Proline Fixtures - chrome/nickel per Builder's selection  
Master Bath soaking tub & fiberglass shower (Tiled Shower Optional)  
Hallway Bath has fiberglass tub  
Water and Waste piping to be PVC

\*\*All allowances include sales tax.

\***Built-ins & Kitchen Layouts** that are illustrated on the architectural plans are optional, please inquire on current pricing.

\*\**Builder reserves the right* to change the specifications without notification.

\*\*\*All change orders must be agreed to, signed and paid for prior to the start of construction. The change order shall not interfere with the construction schedule.