

DESIGNER STYLES & FINISED EXTERIORS

- Classic elevations in French, Traditional, English & Old-World Themes in Brick, Stone, Hardie, Shake & Staccato board. designer coordinated & approved finishes per elevation. **Brick Level 3, Stone Level 1 if shown elevation purchased.**
- Rich Fiber cement cornice with full soffit & frieze board detailing.
- Exterior Designer coach lantern light fixtures or select & personalize at lighting gallery (a part in lighting [\\$10,000](#) allowance).
- Professional landscape package including plants, shrubs, mulch & front yard sod with front irrigation, plan as approved by ARC.
- Classic full Masonry exteriors in oversized brick and **gray, ivory, & or buff** mortar, stone, Hardie siding, & staccato/ Stucco board. [\(Per Elevation\)](#)
- Three car Garages minimum all designs (some plans available 4 car garage options).
- Full Architectural Dimensional 30-year roof shingles with heavy shingled shadow lines.
- 8' Front entry door in stained wood & glass per plan, **with BHP Tiburon** in choice of **matt black or satin nickel** (Custom Steel Doors & Slimline Doors Available as upgrade).
- Custom patio or Deck (Builder topography determined) – may be covered per plan. **Porch ceilings installed with a moisture resistant green board painted trim color both front & rear. (Optional bead board or other stained ceiling finish)**
- 3 Exterior frost-free hose bibs.
- Custom shutters, accessories, and window accents per elevation.
- Brick entry steps and per site conditions on all plans, steps if on rear to a patio or other **pad will be concrete with a brick side-wall skirt on ends.**
- High efficiency **Windsor Pinnacle or equivalent window on front windows**, Low E Double hung windows, Front window Lite Design per elevation, sides & rear of home **is Windsor ND vinyl with clear no lites/grids** – Upgrades available to all SDL or Aluminum Clad if desired.
- Convenient weatherproof exterior electrical outlets. One front and one rear.
- Front & back porches to be smooth finished concrete. [Rear Covered Porch will be smooth finish with scored pattern.](#) All other concrete to be broom finished or aggregate concrete per Design Review Specification of Community DRC.
- Neighborhood mailbox as required per planned community specifications or cluster community box if required.
- Aluminum gutters & downspouts with baked enamel finish & splash blocks at termination or piping when necessary.

DESIGNER INTERIOR FINISHES & CRAFTMANSHIP

- Spacious 10' Ceilings on the main level per plan & 9' Ceilings on second floor per plan.
- Elegant 7 ¼ Base molding MDF throughout first floor living areas and 5 ½" base on alternate levels.
- Rich 3 ½" Casing on all doors and windows, including **rb3 or bb1x4**. **Openings specified to be cased as shown per plan.**
- Elegant 7 ¼" Crown molding in Dining, Foyer – upper & lower, Study if applicable, Powder room, Kitchen Nook, Great room, Owner bedroom, Owner bath, Lower Hall, and upper hall per plan. – See sales for Specifics per plan as crown is not included in any room with vaulted or non-flat ceilings and varies per plan.
- **Wall Panel Details per plan in foyer and Dining Room walls at 42" or 60" ht. Study walls to ceiling if applicable in panel design 1" x 4" or classic 1" panel molding design – Specific design patterns per choice as shown in Design Center details. Shiplap accent walls will be priced as an upgrade to these finishes if desired.**
- **5" Engineered wood flooring** – see sales for locations 1st floor (all first-floor including designated standard study but excludes owner **closet**, & any additional bedrooms, baths, & laundry).
- 5" Engineered wood flooring on second floor hall at top of stairs – see sales for location in upper hall.
- Front stairs in wood finished treads with open end-stained oak treads, painted risers, stained oak handrail, box Newel post, square spindles, locations of standard railing per plan – (**iron spindles or other see sales/Design studio for other options**).
- Elegant Ceramic Tile in all wet areas.
- **Mohawk [Sonar II](#) with dense 8lb pad included with all carpet areas. (per plan)**

- 8' tall height solid core doors on the first floor, alternate floors 6-8" interior height solid core doors. Door styles include classic 2 panel raised, 2 panel arched, 6 panel 8' & 5 panel 6'-8", or popular clean one panel door. (Option for 3 panel craftsman doors available)
- Door hardware from choice of hardware from Better Home Products collection Marina round, Oval Miraloma Park, Nob Hill, [Seacliff, or Mission Bell Knob in all finishes \(Chrome, Brushed Nickel, or Black\).](#)
- 42" Gas Direct Vent Fireplace or Ventless fireplace per plan if on an interior wall, included with choice of wood. Mantle design, painted & flush hearths with choice of tile surround or slate surrounds. **Includes craftsman or 860 mantle in level 2 tile surround or slate surround, or Granite level 6.**
- Open Niches where applicable included on each side of Great room fireplace perfect for furniture pieces – per plan.
- **Two** Designer interior flat wall [standard](#) paint colors available in many choices to select by Sherwin Williams.
- [One room of approved accent color. \(Study, Dining, Bedroom\)](#)
- One flat ceiling color and one semi-gloss trim color – all paint per **Sherwin Williams** & per designer approval.
- Triple Hinged Interior Door hardware with finish in Brushed Chrome, Polished Chrome, or [Black.](#)
- Designer lighting allowance package & gallery upgrades available with professional consultation to assist in selections – Allowance per plan see Sales for Amounts with Cooperating Vendor only. **\$10,000 Decorative includes all bulbs, fixtures & under-counter lighting, or fans.**
- Interior LED can lights included all per code– mini cans, or specialty cans by option upgrade. See sales for Qty./location.
- Pre-wires for under counter lighting in kitchen & butlers bar (optional in laundry & any other areas) All fixture from Lighting allowance.

LAUNDRY ROOM & MUD ROOM

- Organizational Trim Built Cubbies drop station per plan in mud room or other location (per plan).
- Base cabinets & upper wall 42" cabinets per plan, paint grade standard shaker door, with **level 2 -3cm granite or level 1 quartz in 3 cm for laundry room.**
- Stainless steel 100% sink with Delta [Coranto](#) or [Essa](#) pull down goose neck faucet in **choice of chrome or artic stainless finish** included with base cabinets as shown.
- **Level 2 tile in laundry floor area on a straight lay or 1/3 brick lay included.**

KITCHEN APPOINTMENTS

- **Natural 3cm beautiful Granite countertops in level 3 or level 2 quartz tops in 3 cm in many colors to choose with eased edge. Kitchen sink to choose from 100% SS or [choice of composite Pelican Sink under mount styles and color sinks to choose from. Optional Apron front stainless-steel sink or Farmhouse sink available.](#) – See Design center for details.**
- Cabinet grade hood **with insert vent over cooktop in hood. - See Appliances below.**
- Furniture grade Cabinetry, 42" wall ht. with crown, light rail with a variety of stain & paint finishes with several door styles to choose. Shaker door style & other panel door styles included. Minimum of 3 drawer stacks, double trash drawer. **(Upper stacked cabinets, inset cabinets, glass inserts or other options available. – See Designer)**
- Hidden hinges, soft close drawers, doors & an abundant selection of elegant hardware by Jeffrey Alexander included.
- Butler's pantry upper 42" wall cabinets & lower base cabinets included in **std. paint or stain finish**, same doors styles as kitchen available, countertop, tile backsplash and faucet included with same level as kitchen above. Knock out for wine refrigerator included – (refrigerator not included & ice maker rough in and ice maker optional)
- Tall Elegant Crown molding to accent the top of the kitchen cabinetry & lighting rail included.
- Icemaker connection for Refrigerator installed in a recessed trim box for clean installation- (Refrigerator NI).
- Durable Garbage 1/2 hp. disposal in sink & conveniently air switched. (Hot water dispenser option available)
- Delta **Trinsic** goose neck pull down faucet in **Chrome, Arctic Stainless or Black** for Kitchen sink.
- Choice of subway tile backsplash kitchen under wall cabinets, straight lay or brick lay. **Tile backsplash in level 4.**
- LED for clean and bright Kitchen illumination & entertainment – see std. layout to be delivered with plan.
- 2 Pin lights wired over island – fixtures come from lighting allowance dollars.
- Kitchen Aid 36" Gas Cooktop, Wall Oven /Convection oven microwave as wall built in, Kitchen-Aid dishwasher. (Refrigerator -Freezer not included)
- Insert Vent above Range **with led lights & speed fan controls** installed in cabinet chimney hood above cooking surface.
- Some plans will designate a 48" alternate appliance pack for a 6 burner Gas Range by Kitchen-Aid, Kitchen-Aid Dishwasher, with Sharp Drawer microwave to be located - per plan.

OWNER'S RETREAT APPOINTMENTS & DETAILS

- Tub see per plan – Free Standing Tub included per plan. Wood trim panel 1 x 4 panel detail 36" ht. behind tub included on applicable plans- per plan.
- Large walk-in closets with custom trim built MDF shelving for maximum efficiency & storage, 3 modules consisting of double hanging, single hanging, or shelf stack to select from & place coordinating the 3 component modules as desired, with 2 -40" ht. trim built soft close 4 drawer stacks included, and metal hanging rods included per design.
- Choice of Delta Ashlyn or Kayra collection plumbing fixtures in a choice of Polished Chrome, Brilliance Stainless, [ORB](#), or [Black](#) finish with wide 8" spread design for Owner's Bath vanity fixtures, tub trim, & shower trim with two shower heads in same finish.
- Tray Ceiling or other special ceiling treatment in all Owner's Bedroom Ceiling as designated per plan.
- Double vanities in comfort height [with drawer stack – per plan](#). Knee space is dropped to 30" ht. as typical – per plan.
- Elegant Granite Vanity tops with cast white square or [round](#) under mount bowls in Owner's retreat. Bath – level 3 granite 3cm or Quartz 3cm level 2 in owner's bath.
- Fully tiled shower enclosure, clear glass [frameless shower door](#) per plan with tile shower walls, tile floor pan in coordinating tile, all running bond lay or straight lay, tile level 3 in shower walls, level 2 shower floor & level 3 owner's suite bath floor. Owner's shower to include 2 niches.
- Elongated comfort height toilet in private water closet, water saving and perfect flush – per plan.

POWDER BATH, SECONDARY BATHS & GUEST ROOMS

- White China Pedestal sink, Western rectangular design style in powder bath per plan with fixtures per above ([Cabinet Vanity Available](#)).
- Powder bath fixture if applicable in 8" spread, Delta Ashlyn or Kayra in Chrome, Brilliance Stainless, or [Black](#) finish included.
- Furniture grade Cabinetry in secondary baths to raised ht., choice of stain or standard paint colors, shaker door style and other paneled styles, with soft close and hardware with hidden hinges included.
- [First level secondary bath faucets by Delta 8" spread in Delta Ashlyn or Kayra in Chrome, Brilliance Stainless, or Black](#) finish included. (Fixtures can be upgraded to Delta Trinsic, Cassidy, Dryden or other see Design Center).
- Second level secondary bath faucets by Delta 4" center set in Woodhurst Polished Chrome or Brilliance Stainless finish. (Fixtures can be upgraded to Delta Trinsic, Ashlyn, [Kayra](#), Cassidy, Dryden or other see Design Center).
- Vanity tops with white undermount square bowls included for secondary baths – level 2 granite 3 cm. or level 1 quartz 2 cm.
- Cast tubs with standard ceramic or porcelain tile surround walls in all secondary baths. (Tile level 2) – 1 niche included for each tub.
- 13"x 13" or 12" x 24" Ceramic tile floors in all wet areas (Tile level 2).
- Custom wood/ MDF shelving in the secondary closets double hanging layout. (Any drawer stacks are by additional charge or other modifications.)
- Traditional swing out closet doors as per plan in bedrooms.
- 3 Sides beveled mirrors or a mirror credit for buyer selection. See Sales for more information. ([Optional Decorative Mirrors Available](#)).

SECURITY, HOME INTELLIGENCE & TECHNOLOGY, and Home Audio

- Consultation with a low voltage contractor to personalize to your needs the low voltage wiring- included is below listed.
- Pre-wire for 6 - CAT 6E Data or RG6Q wiring homerun to structured wired box.
- Pre-Wire (2) CAT6E Security Keypad locations homerun to structured wired box.
- Home wired for network with 2 WAP's included to create a strong home Wi-Fi platform.
- Conduit Jumper for 1 Flat panel TV to include electric outlet – Location typically over Fireplace or your choice.
- Radon relief reduction vent runs through to roof.
- Doorbell chime at front entry.
- Ceiling Fan prewires in all bedrooms, bonus room, great room & covered porch if applicable – up to 7 total.
- Smoke detectors on each floor in all rooms required by codes.
- Thumb bolt and dead bolt on all exterior doors.
- Double bulb eave lights on 4 corners of the home – per community spec if allowed.

- **Pre-wire** for 4 rooms of home audio with 2 speaker pre-wire per room and 1 volume control prewire with cover plate – rooms per buyer preference typically Owner’s suite, covered porch, Great Room/Kitchen. – Trim out by option upgrade. **Trim out Optional for speakers, equipment, etc. (Ask about optional connect pack)**

GREEN EFFICIENCY & CONVENIENCE PACKAGE

- Traditional Crawl space per Site with 6 mil vapor barrier and positive drain.
- R-38 in blown flat ceilings and R 30 vaulted areas.
- R-13 Fiberglass batt wall insulation all exterior walls or hot walls, walls abutting unconditioned Space.
- Energy Efficient 80% AFUE, Gas Furnace 15 SEER designed for maximum comfort & circulation.
- Energy Efficient [Gas Tankless](#) water heater.
- Entire home house wrap yo all exposed walls to reduce walls to reduce air and moisture infiltration.
- Window tape, flashing and drip edge applied to prevent moisture intrusion all windows.
- Spray Foam insulation around all exterior penetrations reducing heat loss.
- Programmable digital thermostats for accurate control and energy savings.
- Complete Sealed heating & cooling duct systems to reduce air loss, maximize efficiency & comfort.
- Correct Amp Electrical service for each home as specified by mechanical engineer or codes.

GARAGE COURT, WALKS & DRIVES

- Concrete smooth finished floor with control joints.
- Garage walls finished, painted and basic base trim where applicable.
- Decorative paneled garage doors with lite options available. (insulation door option available)
- Garage door openers with 2 remotes each for convenient access to motor court.
- 1 Keypad at garage access.
- Drive to be finished per community specification – see sales for requirements per community.
- Outdoor living areas, outdoor fireplaces & covered porches available.

CUSTOMER SERVICE & PEACE OF MIND

- Smooth informed building experience with 6 minimum integrated & planned customer meetings.
- To ensure success. (Selections preparation, Full plan & start review, Mechanical orientation,
- Selection Verification and final orientation).
- Full Home Warranty providing service & coverage 2 years on Major Systems and 1 Year Workmanship & Materials.
- Individual manufacturer name brand warranties as transferred from date of installation to the Homeowner.
- Homebuilding industry recognition as builder of best practices and recognized GREEN PROFESSIONAL BUILDER.
- 2017 Builder of the Year HBAMT.
- Member of the National & Home Builder Association of Middle Tennessee & Better Business Bureau of Nashville.
- Past Recipient of “Nashville’s Future 50”, elite group of the Areas fastest growing privately Held businesses
- Recipient of numerous Sales & Marketing Awards for Design, Interior Merchandising, Kitchen, Owner Suite, others.

Buyer _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Heritage Homes is a dba entity of Celebration Homes LLC and is dedicated to superior construction practices to provide the best in quality when it comes to your home. Heritage Homes are built by experienced tradesmen, all following stringent build specifications.

Heritage Homes 7123 Crossroads Blvd. Brentwood TN 37027 615-771-9949 February 23rd, 2024 rev