



Exterior:

- Front Stone to Grade
- Exterior "Schlage" Locks
- Concrete Leadwalk (from front door to driveway)
- Basement Areaway Exit with Steps to Grade
- Asphalt Driveway - Stone (reinforcements)
- Front Elevation Landscaping Package
- Seeded Yard per disturbed areas
- Two Exterior Electric Outlets (Front and Rear)
- Two Hose Bibs (Front and Rear)
- Front Door w/ Door Bell and Satin (Nickle) Plated Kick Plate
- Per Plan Garage with White Garage Door
- Windows: Vinyl Double Hung TMTilt Out Feature (some exceptions apply)
- Well and Septic System (Note: pump fed drainfield may apply)

Interior:

- 9' Basement and 1st Floor Ceilings
- Two Tone Interior Paint - (McCormick) Cool Platinum
- Rear Exit Door (refer to plan)
- Great Room & Dining Room (refer to plan)
- Dining Room Crown Moulding, Chair Rail and Shadow Boxes
- Brushed Nickle lever Door Knobs Throughout
- 36" Black Ventless Gas Fireplace with blower in Family Room; includes Mount Vernon Style Mantle, Flagstone Surround, and TV Box above.
- Breakfast Area (refer to plan)
- Owner's Bath with Soaker Tub and Decorative Tile
- Owner's Bath Separate Shower with (per plan) Glass Enclosure
- Hall Bath included Custom Cabinet with Marble Top, full mirror and vanity lighting. One piece "tile stylized" fiberglass tub.
- Linen Closet with vented shelving
- Owner's Bedroom Walk-In Closet(s) w/ vented shelving
- Laundry Room with Utility Sink and Vented Shelf (per plan)
- Washer hook-up with hose safety shut-off valves
- Dryer electrical hook-up (Gas hook-up available w/charge)
- Unfinished Basement with Rough-In Plumbing for future full bath.

Minimum Maintenance:

- "Heartland" Cedar-Max - Thermal Siding
- Stone Veneer and EIFS (if applicable - per plan)
- 30 Year Warranty "Certainteed" Patriot Asphalt Shingles
- Seamless Aluminum Gutters and Downspouts
- Vinyl Vented Soffits
- Energy Efficient Insulation Package
- R-13 Walls and R-30 Ceiling
- Insulated Metal Exterior Doors (per plan)
- 1 Year Preventive Wood Destroying Insect Soil Treatment

Warranty:

- Pre-settlement Inspection - 24 hours prior to settlement.
- 8 Hour Cosmetic Damage - Starts after settlement.
- Pettit Homes, LLC - 90 Day Punchlist
- Pettit Homes, LLC - 11th Month Punchlist
- All Manufacturer Warranties transfer to purchaser*
- 2 Year Builder Limited Warranty on all "Systems"*
- 10 Year Structural Warranty*

*Builder's Limited Warranty Sample Booklet Available upon request.

Agency Questions? Call: 1-888-738-8484
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Electrical:

- TMFaster Category 5 Phone Wiring
- Overhead lighting in all bedrooms
- (5) Telephone Locations w/receptacle
Home Office includes additional Telephone Location
- (5) Television Outlets Locations (Includes TV Box)
- (2) Ceiling Fan Rough-ins
- (2) Standard Ceiling Fans (Owner's Suite, Family Room)
- Quality Light Fixture Package
- White Switch Receptacles
- 200 AMP Electric Service
- Washer & Dryer Hookups
- Basement Electrical Outlet
- Electric Outlet in Garage

Kitchen:

- Quality Appliance Package: Sears "Kenmore" Brand
- Quality Cabinets "Maple" Raised Panel (42" Kitchen Cabinets if ceiling height permits)
- Cooktop or Slide in Range (Propane Gas) (refer to plan)
- Self Cleaning Oven (Electric)
- Microwave Oven - 1.5 Cubic Foot
- 30" Self Cleaning Oven
- 23 C.F. Frost Free Side by Side Refrigerator w/ Ice Maker and Door Dispenser
- Laminated Kitchen Countertops with Wood Edge
- Single Bowl 8" Deep Stainless Steel Kitchen Sink w/Faucet/Vegetable Sprayer Combo.
- Dishwasher: 5 Cycle / 9 Options
- Disposer: 1/3 horsepower

Flooring:

- Hardwood Foyer (2 1/4 Red Oak sand-in-place)
- Quality Vinyl Flooring (See Plan locations) - Variety of Choices
- Wall to Wall Carpeting w/ upgrade 6lb Padding
- Carpeted Stairs, Hallways and Closets
- Ceramic Tiled Owner's Bath

Construction:

- Exterior Solid Wood wrap w/ OSB Board
- Energy Efficient House Wrap
- Poured Concrete Foundation
- Basement Areaway Exit
- 3/4" no-swell Interior sub-flooring
- 2" x 6", 16" on center int. load bearing walls
- Engineered floor system or 2 X 10 (per plan)
- 50 Gallon Propane Gas Hot Water Heater
- Underground Electric Utilities
- Health Department Approved Well
- Access To Attic

Climate & Fire Safety:

- Electric Air Conditioning
- High Efficient Propane Heating Furnace (Main)
- High Efficient Electric Heating Furnace (Attic - if applicable)
- Smoke Detectors: all levels / all bedrooms

Pettit Homes, LLC: VA Class A
 Contractors License No. 2705 040174A