



**BUTLER HOMES**

# Cottage Series

**BUILD ON YOUR LAND INCLUDED AMENITIES**

## EXHIBIT B

### INTERIOR

#### Appliances

- GE Black Free-Standing Gas Range, OTR Microwave & Dishwasher.  
\*Due to COVID-19, we reserve the right to make substitutes of equal or greater value based on availability.

#### Backsplash

- 4" Granite backsplash (option to change to tile backsplash)

#### Cabinets

- Raised Panel or Shaker cabinet doors with hidden hinges throughout
- Slab drawer fronts on all top drawers & 5-piece drawer fronts on all lower cabinet drawers
- Staggered height upper cabinets in Kitchen
- Knotty Alder Cabinet Wood Species (option to change to painted cabinets)

#### Carpet

- Designer Freeze Carpeting on thick 8 lbs. pad

#### Ceiling Heights

- Vaulted or raised ceiling in Living Room on most plans; all other ceilings are flat and 8' tall

#### Countertops

- 3 CM Granite throughout Kitchen & Bathrooms with undermount sinks

#### Drywall

- Open Floor Plans with Bullnose corners throughout most of home

#### Electrical

- Cable outlets in Living Room & Master bedroom
- Phone outlet in kitchen
- Ceiling fans in Living Room & Master bedroom
- Ceiling fan ceiling boxes with double switches in all bedrooms

**Flooring**

- Ceramic Tile Floor at Entry, Kitchen, Utility & Bathrooms

**Framing**

- Engineered Floor Trusses on 1-1/2 Story Plans
- Exclusive James Hardie Builder - All siding material is #1 rated James Hardie cement board siding
- 2 x 4 Douglas fir stud framing; some plumbing walls require 2 x 6
- OSB with Butler Homes Builders Wrap

**Garage Door**

- 2 Car Garage (Option for 3<sup>rd</sup> Car)

**Hardware**

- Oil Rubbed Bronze or Satin Nickel Door Hardware (knobs and hinges)
- Privacy locks on Master bedroom & all bathrooms.

**Insulation**

- R-15 BIB (blown-in) Insulation in walls
- R-38 Insulation in Attic
- Expanded Foam Sealant on all exterior wall plates & wall penetrations

**Interior Doors**

- Hollow core, paint grade
- Painted to match trim, choice of 6 styles

**Lighting**

- Lighting allowance included
- LED disk lighting throughout most of home

**Mirrors & Glass**

- 24"x36" Hanging mirrors with beveled edges over each vanity sink

**Paint (Interior)**

- Includes (1) color for walls & ceiling
- Trim is white (several whites to select from)

**Plumbing**

- Delta Leland 9178 Series or Coronto 9179 Series kitchen faucet with pull down hand sprayer in Chrome
- Oversized fiberglass, oval tub/shower combo in master bath
- Gas to range, hot water tank & HVAC (option available for patio stubout)
- (2) hose bibs, one on each side of home

**Trim**

- 3 1/4" decorative "Cove Style" base and case in main common areas, 2 1/4" Cove throughout the remainder of the home.

## EXTERIOR

### Brick

- Full brick on front of home with approx. 3' brick wainscot on sides and rear of home (siding under porches, patios, dormers & gables)
- King size brick, available in numerous colors

### Concrete

- Engineered Post Tension Slab
- Rebar in driveway, porches, patios & sidewalk to front porch.
- Sidewalk from concrete approach at garage to front porch

### Electrical

- Two electrical receipts on the exterior of the home, one on front & back porch

### Exterior Doors

- Fiberglass exterior doors

### Guttering

- Gutters on front of home (option for whole house)

### HVAC

- Top Rated American Standard or equal 14 Seer Air Conditioning System
- R-8 Air ducting and supply boots (industry standard is R-6)

### Paint (Exterior)

- (1) Color for Body (option available for trim color)
- (1) Color for Front Door & Shutters (option available for cedar & shutters to be stained)

### Roofing

- 30 Year Architectural Shingles (Not the 3-tab as typically found at this price point)

### Sod

- See allowances below

### Windows

- Energy Efficient Premium Double-Paneled Vinyl Windows with Low E Glass and Tilt-In Bottom Sash Feature for easy cleaning

### Miscellaneous

- Termite Pre-Treatment Warranty
- 8' exterior walls (plate line) (option to raise to 9')

**Clarifications:**

1. Builder's risk insurance is not included (You will have to have in place to start)
2. No site utilities for home are included; builder is responsible for stub-outs only; Utility yard lines and sewer will be an added cost figured once builder meets at property.
3. An 18'x 20' concrete approach (drive) into garage and 3 ½' wide sidewalk from drive to front porch is included; driveway into property/home from county/city street is not included
4. Any unforeseen poor or unsuitable soil conditions will be additional costs\*
5. Front entry garage is included (option for side entry garage)
6. Homes are priced with gas equipment; option for all-electric home
7. One Phone and One Cable outlet to Living Room and Master Bedroom (2 total each)  
(Note: Aidan II & III have one additional phone and cable included in game room)

**Items NOT Included in base price but optional and can be added to contract:**

1. Construction Loan and bank fees
2. Separate Walk-in Shower
3. Whirlpool Tub
4. Fireplace
5. Covered Patio
6. Garage Door Opener
7. 220V electric to range
8. Gas to clothes dryer
9. Other upgrade options available: i.e. wood-look tile, hardwood floors, etc.

**Included:**

- |                |         |
|----------------|---------|
| 1. Sod         | \$1,500 |
| 2. Landscaping | \$600   |
| 3. Pad         | \$1,500 |
| 4. Final Grade | \$1,500 |

\*Differing site conditions may exist whereas poor soil exist and is unknown at this time, but discovered during construction. Soil unsuitable for construction which may require over-excavation and engineer testing will be additional costs to the contract and will be priced on a case-by-case basis.

\*Any items added to the Personal Options will supersede what is shown on this document.

\*Builder reserves the right to make changes to this document prior to execution of contract.

\*All pricing subject to change prior to execution of contract.

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