



---

# LAUREN HOMES

---

DELIVERING VALUE

---

### Site Improvements

\$ 7,000.00 Allowance for Fill Dirt  
No Clearing included  
Standard 18" pad compaction and testing  
Certified Pre-treatment of soil for termites

### Structural Features

CBS Construction with Std. Stucco Finish  
9'4" lintel beam  
Galvanized wire-lath with vapor barrier used on all  
ext. framed areas  
Up to 3 course Stem wall  
4" Reinforced, 3000 PSI concrete slab with  
Vapor Barrier  
Reinforced with steel from footer to Bond Beam  
Paver driveway and walks per plan –  
std. 2 car – 700 sf allowance  
or 3 car garage – 1000 SF Allowance  
Concrete or paver equipment pads per plan  
Precast window sills and lintels  
Interior Wood Wall framing 16" on center  
Vaulted and Tray Ceilings Per Blueprint  
Textured drywall on Interior walls (skip trowel)  
and ceilings  
Engineered Roof Trusses with Hurricane straps  
OSB sheathing or equivalent on roof  
Bronze OR White Aluminum Soffit and Fascia  
Bronze OR White Gutters installed per code  
requirement  
Boundary, Foundation and Final Surveys  
– Allowance \$ 750.00  
Building Permit and Impact fees allowance of \$10,000  
Betterment fees on property not included  
Builders Risk Insurance included

### Roofing

5V, 26 gauge Mill Finish metal roofing  
OR 25 year Dimensional Shingles  
All required roof vents per blueprint

### Energy and Climate package

R-30 Insulation in ceilings  
R-13 Batts in Garage common walls  
4.1 Fi-Foil Insulation on exterior masonry walls  
Central heating and air conditioning –  
7 day programmable thermostat  
Aluminum framed Impact, Low-E windows with White  
or Bronze frames with screens throughout

### Electrical Features

200 amp electrical service  
Recessed can lighting per plan  
Overhead Power connection from supply to house  
Std. Decorative Switches  
Washer and dryer hook-ups  
Prewire for phone and TV outlets per blueprint  
Prewire for ceiling fans per blueprint  
Standard illuminated doorbell at entry  
Pendant lighting over kitchen bar per Model layout  
Smoke and carbon detectors per Code requirement  
**Builders Lighting package to include:**  
Garage Soffit or coach lights, Hall/closet, Utility lights,  
\*Fluorescent lights in walk-in closets, garage and  
laundry areas\*  
Bath light bars, Foyer pendant, Dining room chandelier,  
and Mini Pendants (supplied per Model home layout).  
All lighting must be picked by Lauren Homes supplier.

### **Kitchen Features**

Raised panel cabinet doors, upper cabinets with crown molding and soft Close features  
Granite countertops in Level 1 selections  
Stainless steel, double bowl under mount sink  
- 50/50 , 60/40 or Single Bowl avail.  
Kitchen faucet supplied by Lauren Homes vendor  
Icemaker line  
Garbage disposal – air button control on  
Flat Top kitchen bars  
Appliance Package: Builder package to include :  
Self-venting / ductless Microwave over range, 26cf refrigerator, Smooth top range, Dishwasher,

### **Bathroom Features**

Std. tub in guest bath – per plan  
Raised Panel Wood cabinet doors  
Granite countertops – Level 1 selections  
Anti-scald valve guard on shower faucet  
Towel bars and soap dishes not included

### **Other Items Included :**

Tile Flooring Allowance set per model  
Carpet with 7/16” pad in bedrooms  
Elongated commodes  
Tile Flooring  
Std. Garden Soaker tub supplied per plan  
- Allowance set per model  
faucets and fixtures (4” spread) supplied by Lauren Homes vendor  
Ceramic wall tile with decorative Inserts  
Mirrors over vanities

Wood like Shelving in mstr. bedroom of Jaelyn and Audrey-  
White Wire shelving in all other models throughout  
Fiberglass Exterior doors  
Hardware: Entry – Kwikset Hawthorn, Kwikset Delta with Deadbolt for other ext, and Delta for Interior  
40 gallon, energy efficient hot water heater  
overhead garage door with Openers  
Sod for std. 80’ x 125’ lot  
Irrigation – for std. 80’ x 125’ lot-  
Landscaping per code  
Interior 2 Panel – Carrera Doors and bifolds  
5 ¼ baseboard, door casings  
Int. Paint: ceiling white flat, 1 trim color and 1 wall color flat Sherwin Williams pro series  
Exterior Paint: 2 colors  
White supply grills to all rooms  
Septic and Well Allowance \$12000  
Water Sewer Hookup Allowance \$1500  
Underground or extended utility services are not included

Cost of Culvert Not Included (if required)  
Mailboxes not provided by Builder  
No credit on allowances or removal of features for discount

---

**Standard features are based on 80’ x 125’ cleared lot .**

**Standard features may change per building contract and contracted design plan. Selections are builders choice and if there is a specific request by client for a change or brand it must be approved and in writing by builder with a change order. No credits if allowances or for supplied material.**

April 2018