



RAINTREE FOREST

Crockett Elementary, Woodland Middle, Ravenwood High School

<i>Plan Name</i>	<i>Square Footage</i>	<i>Elevation</i>	<i>Price*</i>
The St. Andrews III 4 Bedrooms, 4 ½ Baths	3806	A, F G, H	\$ 1,699,900 \$ 1,719,900
The St. James II 4 Bedrooms, 4 ½ Baths	4301	T, V, W U	\$ 1,799,900 \$ 1,819,900
The Stonehaven 5 Bedrooms, 5 ½ Baths	4311	A, D, E, I, J, G H	\$ 1,859,900 \$ 1,879,900
The Montrose 4 Bedrooms, 4 ½ Baths	3799	A, D E, F	\$ 1,749,900 \$ 1,769,900
The Southampton 4 Bedrooms, 4 ½ Baths	4147	A	\$ 1,829,900

*For Additional Information, please contact
Susan Gregory 615.207.5600
Or visit our website at www.turnberryhomes.com
Pricing based subject to change without notice. 5/19/23*

<i>Plan Name</i>	<i>Square Footage</i>	<i>Elevation</i>	<i>Price</i>
The Nottingham 5 Bedrooms, 4 ½ Baths	4646	A, C E, G, H	\$ 1,879,900 \$ 1,899,900
The Glen Abbey II 5 Bedrooms, 5 ½ Baths	4853	H, I, L, J	\$ 1,879,900
The Devonshire II 5 Bedrooms, 4 ½ Baths	4937	A, B, C	\$ 1,849,900
The Sunderland II 5 Bedrooms, 5 ½ Baths	4943	M P, O N	\$ 1,859,900 \$ 1,879,900 \$ 1,899,900
The Westchester 4 Bedrooms, 4 ½ Baths	5109	A B, D, E C, F, G, K	\$ 1,949,900 \$ 1,969,900 \$ 1,989,900

**Lot 173 has a \$50,000 Lot premium to be added to the base price of the home.*

All square footages are approximate and are an average of the sizes of each floor plans elevation. Each elevation of each plan can slightly increase or decrease stated square footage. Square footage is calculated from outside exterior walls. Second floor two story spaces are counted as half.

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RAINTREE FOREST INCLUDED FEATURES

EXTERIOR SPECIFICATIONS

Brick, Stone and Stucco

Buyer may choose from standard queen size brick selections. Standard color of mortar is gray, ivory, or white. Brick and mortar upgrades are available upon request for an additional charge. All homes on each side, directly across the street or diagonally across the street may be the same house plan and exterior color but must be a different elevation. Some elevations utilize hard stucco accents, cultured stone and/or cement siding combinations. Standing soldier course detail at all flat eaves in bricked areas. All exterior materials are plan specific.

Siding, Exterior Trim and Shutters

Painted Masonite fascia and soffit. Shutters will be painted MDF wood with shutter dogs (plan specific). Codes required handrail on patio steps will be constructed of pressure treated wood.

Roof

30 year Timberline architectural fiberglass reinforced asphalt shingles with felt. Roof decking to be OSB 7/16" sheathing. Shingle color to be selected from available options.

Vents

Shingle overlay ridge vents

Gutters & Downspouts

6" pre-colored aluminum gutters. All downspouts piped away from house.

Exterior Paint

One coat of primer and one coat of latex on all painted exteriors.

Driveway

Driveway, driveway turnaround and private sidewalk will be brushed finish concrete. The driveway apron at the street and the public walk (if applicable) will be brushed finish concrete.

Exterior Concrete

Front porch, patio and the private sidewalk to driveway will be brushed finish concrete. Brick steps to grade off front porch. Layout and location of all exterior concrete will be determined by Builder unless otherwise specified on an Additional Work Order.

Hydrants

Two frost free exterior hose bibs. One will be located on the front of the house and one will be located on the rear. Exact location varies per plan and is lot specific.

Exterior GFI Protected Outlets

Two outside GFI outlets are provided. One will be located on the front of the house and one will be located on the rear. Exact location varies per plan and is lot specific.

Mailbox

Community mailbox kiosk. Style is neighborhood specific.

Patio/Deck/Rear Porches

16'x18' (approximate size, plan specific) brushed finish concrete patio with brick steps from home. Wood steps will be used for patios with more than three steps down to patio. Some lots may require a deck due to lot topography. This will be determined by the Builder. If a deck is required (general rule is more than 3 steps to grade), a pressure treated wood deck approximately 16'X18' with wood steps to grade will be substituted for the patio. Locations of patios, decks and steps will be determined by the Builder unless otherwise specified on an Additional Work Order. Basement houses include a wood deck off the main level and an exposed aggregate concrete stepping pad at ground level (slope permitting). Certain house plans have rear covered porches included. In such cases, based on the lot topography, the builder will determine whether the rear porch will be concrete or wood decking.

Landscaping (\$10,000 value)

Sod, shrubbery, plants and mulch included for front yard. Side and rear yard included with sod. Distance to be applied from rear of house is site specific. Landscaping is not warranted after closing.

Irrigation System

Full yard irrigation system. Distance to be applied from rear of house is site specific.

FRAMING SPECIFICATIONS

Flooring System

Flooring system consists of 3/4" Sturdy Huber, Advantech Sheathing with Trust Joist McMillian TJI I-Beam "Silent Floor" Structural Members, or equivalents.

Ceiling Heights

- Ten foot ceiling heights on 1st floor. (plan specific per room, some plans have higher ceilings in one or more rooms) (Tray ceilings are plan specific)
- Nine foot ceiling heights on 2nd floor. (plan specific per room, some plans have higher ceilings in one or more rooms)

Windows

Low-E vinyl, single hung, double paned windows with tilt-out feature. Windows include “built-in” white, black, bronze or tan exterior grids except where specified on plans. Screens are included with all operational windows.

Doors

- Interior: Solid core interior doors (Five style options)
Schlage “Stratus” (round) door hardware (several color options).
8’ tall doors on 1st floor. Heights are plan specific.
- Exterior: Front door to be a wood or iron door (per elevation) (2 iron options incl.)
Transoms and/or side lights are elevation specific
Patio Door to be a 8 light metal door
Door into house from garage to be a two panel solid core door
Schlage door hardware (several color options)
Front Door to have jug handle style door hardware

Garage

Single garage doors will be 8’x8’ and double garage doors will be 16’x8’. Insulated garage doors. Garage doors are plan specific and include automatic garage door openers with transmitters for all garages. Garage doors are steel and painted to match trim with Carriage style windows. Ceiling and walls of the garage which are next to heated and cooled areas of the house will be insulated. Exterior walls of the garage which are not next to a heated or cooled space will not be insulated. Garage interiors have drywall and are painted. Steps from the garage into the house will be constructed of wood. Two GFI electrical outlets, two keyless lights with switch in a two car garage or three keyless lights with switch in a three car garage are included. (1) keypad included for garage entry.

Insulation

- Exterior Walls: R-19 Batt Insulation
- Ceiling/Attic: R-49 Blown Insulation
- Main Floor: R-19 Batt Insulation Under Floor System
- Ground Cover: Black Polyurethane (as applicable)
- Caulk: All windows, T’s, plates & corners
- Garage doors insulated

Heating and Air Conditioning

Two separate HVAC units included on all plans. One for the main floor and one for the second floor. (some plans have more than 1 unit on main floor, plan specific)

- Heating: Natural Gas
- Air Conditioning: Electric

Prefabricated Fireplace

“Monessen” Vent free Lo-Rider 42” fireplace on switch with gas logs. Wood designed mantle painted trim color with a standard level marble or slate surround and hearth. Hearth to be as flush as possible. Vent free Outdoor Courtyard 42” fireplace on switch with gas logs included at Rear Porch (Plan specific).

Electrical

Electrical outlet placement is determined per code requirements and **cannot** be moved. **If you know you are going to need an outlet in a specific location it is to your benefit to add an additional outlet.**

- **Exterior:** One double bulb eave spotlight located on rear of home with switch at patio/deck door. Doorbell included for front door. Two exterior GFI electrical outlets (one close to front door and one close to patio/deck door). Electrical panel box to be 225 amps.
- **Interior:** Bath vent fans (where required by code). Prewiring for ceiling fan /lights included in the primary bedroom, family room, bonus room, and secondary bedrooms. Actual ceiling fan/light fixture to be purchased out of the lighting allowance. Recessed can lighting provided in the kitchen. Rocker switches included. Two pendant light prewires over Kitchen Island. Four recessed can lights in Family Room, Study, and Primary Bedroom. Undercabinet lighting included in Kitchen/Butlers Pantry. All electrical and low voltage outlets, covers and switches are to be specified as white, light almond or bone.

Structured Wiring

Each telephone and TV wire is home run to a structured wiring panel located in the house.

Twelve RG6 Quad Shield cable outlets or CAT6 ethernet data or CAT6 RJ11 phone outlets.

Electrical outlet and 1” Flex conduit from above fireplace (for future tv) to plan specific location (max of 20’).

1” Flex conduit from panel to crawl space and/or from panel to attic, plan specific.

Security System Pre-wire

Prewire included for all exterior ground floor doors, 1 network accessibility, 2 key pads, 1 pet immune motion detector, and 1 interior siren. ***Pre-wire only, no installed equipment.**

Smoke Alarm Located per local and state codes requirements

Laundry Room

Laundry room is wired for an electric dryer and vented to the exterior. Wood painted cabinets (level 2) provided over the washer dryer area and base cabinet (level 2) with granite or quartz top (level 3) and GS18190 10” single bowl stainless steel sink with Sleek stainless steel faucet. One additional electrical outlet is provided in addition to the electrical outlets for the washer and dryer.

Water Heater

11.1 GPM natural gas tankless water heater. Exact location of the water heater will be determined by the Builder due to elevation changes and venting requirements. (water heaters are placed in the garage if at all possible)

Kitchen Appliances

- Included Appliances: GE Monogram 48" Dual Fuel Range w/ 6 Burners & Griddle
Model # ZDP486NDTSS

Tradewinds 48" Range Hood Insert
Model #VSL4486RC Hood Liner

Bosch 30" Warming Drawer
Model #HWD5051UC

GE Monogram 24" Dishwasher
Model # ZDT925SPNSS

GE Monogram Built-In Microwave Oven w/ Trim Kit
Model # ZEB1227SLSS
Model # ZX2130SLSS trim kit

- Standard Appliance Color: Stainless
- Garbage Disposal: 1/3 Horsepower

Countertop and Plumbing Features for Kitchen and Baths

- Kitchen: Quartz or Granite countertop (Level 3)
Stainless steel single 10" deep under mount sink
(Moen Model number GS18110)
Moen Camerist, Arbor, or Sleek single handle faucet with pull-out
spout and soap dispenser (several color options)
Level 2 Tile Backsplash
- Primary Bath: Quartz or Granite (level 3) vanity top
Rectangular Under mount sink – Model K-2000-0)
Stand-alone MTI 66" Acrylic soaking tub (Rectangular)
Level 3 tile/shower surround
Separate Level 3 tile 42" tall tub splash
Frameless glass shower enclosure with ORB, chrome or brushed
nickel clips
Elongated comfort height commode (white, bone or biscuit)
Moen Brantford, Eva , or Glyde widespread faucets with matching
shower and roman tub fixtures (several color options)
Coordinating color towel bar, towel rings (1 per sink)
and tissue holder

- Secondary Baths: Quartz or Granite (level 3) vanity top
Acrylic tub (white) with level 3 tile surround
Elongated commode (white, bone or biscuit)
Framed glass tub/shower enclosure with ORB, chrome or brushed nickel frame
Moen Brantford, Eva, or Glyde wide spread faucets with matching tub/shower fixture (several color options)
Coordinating color towel bar, shower rod, towel rings (1 per sink) and tissue holder

Countertop and Plumbing Features for Kitchen and Baths

- Powder Room: 30" cabinet vanity
Elongated comfort height commode (white, bone or biscuit)
Moen Brantford, Eva, or Glyde wide spread faucet (several color options)
Coordinating color towel ring and tissue holder

Kitchen and Vanity Cabinets

Cabinet layout and design is plan specific

- Kitchen: Buyer's choice of cabinet finish from the Levels 1 through 3 maple painted, recessed panel, full overlay, soft close drawer option. Upper cabinets are to the ceiling and include 1 piece crown molding. Base cabinets include roll-out trays where applicable. Buyer's choice of decorative hardware. 48" Wood Hood vented to exterior. Two 24" deep fridge enclosure panels. Trash can pullout drawer. Built-in Microwave cabinet included. 42" opening for refrigerator.
- Vanities: Buyer's choice of cabinet finish from levels 1 through 2 maple painted or stained, recessed panel, full overlay, soft close drawer option. Buyer's choice of decorative hardware.

Mirrors

A plate glass mirror is included over each bathroom vanity and an oval beveled edge hanging mirror is provided over the pedestal sink.

Moldings

All moldings will be painted trim color

- Baseboard: 5 1/4" Colonial baseboards on first floor
4 1/4" Colonial baseboards on second floor
OR
7 1/4" Shaker baseboards on first floor
7 1/4" Shaker baseboards on second floor
- Trim: 3 1/4" Colonial casing on first floor
2 1/4" Colonial casing on second floor
OR
3 1/4" Shaker casing with 5 1/4" Shaker cap on top

- Cased Openings: Casing to match trim package style
- Wainscoting: Wainscoting in dining room / Style to match trim package
- Crown Mold: Three-piece crown molding included throughout nine, ten and eleven foot first floor halls, living rooms, dining rooms, great rooms, gathering rooms, offices, primary bedrooms and all single story foyers. Vaulted or two-story ceilings will not receive crown molding.
- Study: Trim carpenter built 24" base cabinets with 12" shelving above included on (1) wall. (Plan specific)

Arched Openings

All arched openings are accented with rounded bullnose drywall corners

Main Staircase

- Open ended staircase (plan specific) with stained wall cap and stained white oak hand railing
- Metal Balusters in basket and twist design (black or copper rubbed bronze) or Square Shaker Wooden Spindles painted trim color
- Stained oak treads at rear staircases

Shelving

Wood shelves with chrome rods in all closets and pantry.

Attic Access

All plans have disappearing stairs for attic access. Location to be determined by the Builder and is plan specific due to truss layout. Only sub-flooring required by codes for the HVAC system will be installed in the attic.

Unfinished Storage

Walk-in unfinished storage areas have ¾" sub-floor, a keyless light with switch and insulation on the wall connecting to the heated and cooled areas.

**Building codes will not permit an unfinished storage area to be prepped for future finishing.

Ceilings

All ceilings will have a smooth finish

Interior Paint

Choice of paint color from the standard Builder approved colors – 20 standard wall colors and 3 standard trims colors are available to choose from.

- Walls: One coat of primer and one coat of flat latex (one color throughout house)
- Trim: One coat of primer and one coat of cashmere medium lustre (one color throughout house)
- Ceilings: One coat of primer and one coat of flat latex

Floor Coverings

Builder to specify floor transition locations

- Foyer/Study/Family/Dining: White Oak 3” wide plank sand and finish hardwood
- Powder Room: White Oak 3” wide plank sand and finish hardwood
- Kitchen/Breakfast: White Oak 3” wide plank sand and finish hardwood
- Primary Bedroom: White Oak 3” wide plank sand and finish hardwood
- Primary Bedroom Closets: White Oak 3” wide plank sand and finish hardwood
- Upstairs Hallway: White Oak 3” wide plank sand and finish hardwood
- Primary Bathroom: Ceramic tile 12x24 Level 3
- Secondary Bathrooms: Ceramic tile 12x24 Level 3
- Laundry Room: Ceramic tile 12x24 Level 3
- Remainder: Level 4 Carpet with 10 lb. pad
- *Inlay white oak air register vents included in hardwood areas*
- *Note: Levels 1-3 prefinished hardwood or LVP flooring also included in hardwood areas*

Lighting Fixture Allowance

A \$12,500 lighting fixture allowance is provided by Turnberry Homes to Graham’s Lighting gallery for the Buyer to choose lighting fixtures, fans, bulbs, ceiling medallions and cover the taxes on these choices. Fixtures installed on the home at the time of purchase will be deducted from the fixture allowance. Any overage above the \$12,500 allowance cannot be added into the Buyers mortgage. Payment of any overage must be paid by Buyer directly to Graham’s Lighting.

SPECIFICATION NOTES

Collateral Material / Model Homes

The artist renderings on collaterals sometime show features that are optional or not clear on the rendering. Examples include, but are not limited to, exact building materials, chimneys for direct vent fireplaces, wing walls, curved exterior front steps, finish materials around windows, etc. Turnberry Homes also feature many upgrades throughout our model homes. Please ask the on-site agent if you are unclear about **standard versus optional features** and note on Purchase Agreement any clarifications you are in need of. **Any discrepancies will be resolved based on this Included Features contract Addendum.**

Initials: _____

Warranty

Turnberry Homes, LLC provide a written 1 and 10 limited warranty program. The the program documents will be the guideline for any warranty coverage. Please refer to Buyer information package for further details.

Bonus Room

Bonus rooms are finished living areas usually located over an unfinished non-heated or cooled area. This may cause up to a 6 degree fluctuation in room temperature from the surrounding rooms.

Changes

Additions or deletions (changes) to signed Additional Work Orders (option requests) are allowed thru the time of your meeting with our Design Consultant. **ANY** additions or deletions to signed Additional Work Orders or Contract after meeting with our Design Consultant and signing the Selections Policy will require a \$600.00 change order fee for **each** item added or deleted. The execution of any changes after signing off on your Selections Policy may extend the closing date due to additional work having to be performed and not in the original schedule.

Builder’s Notice to Purchaser

Turnberry Homes, LLC reserves the exclusive right to select suppliers and subcontractors. No one is permitted to perform any work on a Turnberry Homes construction site other than a Turnberry Homes employee or a Turnberry Homes subcontractor. Turnberry Homes reserves the right to substitute equal quality features or materials in the event of shortages, discontinued items or subcontractor/supplier changes.

Under no circumstances may a Purchaser be permitted to provide their own fixtures, flooring, cabinetry, paint, etc., nor perform work to the home during the home’s construction period. Further, no credits or allowances will be made by Builder to Purchaser for any material or service required in the home’s construction to obtain a Certificate of Occupancy.

Certain lots require a split face concrete block retaining wall, which, if required, is included in the price of the home. Whether a retaining wall is required and the walls corresponding size, length and height are to be determined by Builder. Should Purchaser wish to have the retaining wall constructed of material other than split face concrete block or wish to expand the dimensions of the wall, such additional cost shall be paid by Purchaser. Such additional cost will not be estimated by Builder until such time as the retaining wall is ready for construction.

Premiums are determined from home site location/condition.

Premiums subject to change without notice.

Initials: _____

I acknowledge having received a copy of these specifications and have read and understand all items listed herein.

Purchaser _____ Purchaser _____

By: _____ Turnberry Homes LLC, Seller

Kitchen Appliances

Monogram 48" Dual-Fuel Professional Range with 6 Burners and Griddle



Bosch 30" Warming Drawer



Tradewinds 48" range hood insert #vsl4486rc



GE Monogram 24" Dishwasher



**Monogram 2.2 Cu. Ft. Built-In Microwave Oven
#ZEB1227SLSS**



#zx2130SLSS Trim Kit

