

## COZY HOMES CORPORATION (CHC) AMENITY PACKAGES – FEATURES SHEET

**NOT INCLUDED IN PACKAGES:** Permits, Utilities, Sales Tax (not on the land), Foundation & Pony Walls over 2 ft high, Landscaping, Mitigations or other requirements/conditions required to obtain 'Final Approval', etc.

### **INCLUDED IN ALL PACKAGES:**

- Permit Assistance
- Written 1-year warranty
- **Porta Potty expense provided by Cozy Homes Corp.**
- Two-foot foundation wall, 2 x 6 double wall construction with 16" on-center framing. I-joist floor system (like silent floor). Some homes have floors formed as part of the trusses so these floors are not made of I-Joists Components, wider O.C.. Weyerhaeuser approximately ¾" Edge Gold subfloor with delamination warranty from Weyerhaeuser. All sub floors nailed, **glued** and **screwed**.
- Architectural-look composition roofing with Manufacturer's 30-year pro-rated warranty.
- **Hardi-Plank Primed Mfr.'s 50-year Prorated Warranty Siding – wood grain look.** Cedar available at additional cost. Note: artist and blueprint renderings may show upgraded, optional exterior appearances.
- Rain gutters and downspouts. (White)
- Hose bibs – one near front, one in rear.
- White vinyl-framed double pane **Low "E" Windows** (with perimeter grids in front of home). (Specify in Addendum A if different style requested.) Low-E windows save energy and help resist fading of furniture, etc.
- **Window & glass door slider screens included. (No other doors)**
- Front exterior windows are wrapped in wood for added street appeal and exterior light blocks are added for garage, front and rear exit doors.
- **Insulated steel garage doors. Excellent, low maintenance doors.**
- Aggregate concrete drive (20 feet out from garage), with connecting sidewalk to front entry, porch area (if any), as decided by CHC. (**Side walk extra if garage is on the side of the home.**)
- Garage walls, ceilings sheet rocked only where code requires.
- **Subfloor is vacuumed before carpet installation. Professional cleaning of home. All trash eliminated from premises (not buried on-site!)**
- **Insulation Package of R-38 attic (R-30 vaulted areas), R-21 exterior walls, R-30 crawl space. Save On Heat Bills!**
- Light dash textured drywall and PVA moisture barrier.
- One coat of paint on exterior siding and trim and on interior walls. Choice of 2 standard CHC interior wall colors. Additional coats available, See options sheets.
- **200-amp electrical service.**
- **Dining room dimmer switch.**
- Two phone jacks and two TV outlets ("Cat" 5).
- Natural gas or propane forced-air furnace with energy-efficient programmable thermostat.
- Millwork nail holes are puttied. Home is detailed with caulk; drywall repairs, spackle & paint touch up to CHC's standards. Interior walls are planed & butt stripped to help sheetrock to be less wavy.
- **Excellent finish carpentry. Attention to detail.**
- Closets, laundry room and linen shelves are ventilated closet packs.
- **Elegant levered door handles.**
- Basic mirrors in all full baths.
- Beautiful white **china** sinks. White 1-piece fiberglass tub/shower and shower units with tile effect look. Elongated toilet in master bath. Kitchen plumbed for ice-maker. **50-gallon** hot water heater. All plumbing fixtures are chrome.

### **POPULAR PACKAGE**

- **Smoke detectors with lights that come on if alarm triggers! One Carbon Monoxide detector, great safety features that few other builders do. We care about you and your family!**
- **Key (most) sheetrock corners are rounded, as decided per plan by CHC.**
- On 2-story homes, up to 5 feet at start of stairs of balusters, handrail and newell post (most models).
- **Elegant 6-panel white hollow-core interior doors.**
- **Windows wrapped in real wood** (hemlock), except half round and high up windows (need a ladder) or shower windows, which will be sheetrocked. Wood stair skirtboards. Wood base.
- **One gas fireplace with log and glowing embers look. Luxurious wood surround and wood mantel.**
- **\*\* Stylish, hingeless, recessed square faced cabinetry in a choice of Oak or Beech wood and many stain color choices.**

- Crown molding on kitchen cabinetry.
- **(As decided by CHC) Most kitchens have deluxe Lazy Susan, one pull out lower cabinet, and tip outs at kitchen sink.**
- Can recessed lighting in kitchen (up to 6 cans, as decided by CHC.)
- **Stainless Steel Appliances! Mid-level quality dishwasher and smooth-top self-cleaning range/oven. Space saver microwave/hood fan.**
- Bisque, Bone or White **top mount cast iron or Stainless Steel kitchen sink** with chrome faucet and sprayer. Elegant white china bath sinks with non-staining chrome faucets.
- **Pedestal sinks in all powder rooms.**
- Clear glass shower door in master bath only. (No shower door on tile walk-in style.)
- **Your choice of basic ceramic tile or laminate countertops and self-edge with ceramic tile bullnose backsplash.**
- Basic quality vinyl floors in baths and laundry or combination of carpet and vinyl in master. **\*\***(Area coverage decided by CHC or Customer on Addendum A.)
- **Luxurious oak wood floors in kitchen, nook, entry, applicable powder room and hallways (only as decided by CHC).**
- Basic Berber carpet standard in applicable family, den and bonus rooms. Plush Carpet on 6-lb. pad – **excellent carpet – compare!** See at office or model.
- **One remote-controlled garage door opener.**
- **Aggregate concrete Patio 14 x 10 area.**

### **SUPERIOR PACKAGE**

This package includes all of the Popular Package, plus adds or upgrades to the following:

- **Key wall areas sound deadened** with fiberglass batt insulation (exact walls decided by CHC). A quiet home is a more enjoyable home.
- Garage walls and ceiling sheetrocked and taped (except concrete wall areas).
- **\*\*Fireplace face** (not wrap around) has mid-level (Approx. 4'6") height of brick, ceramic tile, or faux stone with wood mantel! Beautiful!! Up to 18" Hearth.
- Higher B.T.U. Fireplace
- Additional Hardware/Light Fixtures allowance.
- Rocker light switches. Key (important) **switches are lighted**, as decided by CHC– lets you locate

the switch you need in the dark – a wonderful feature!

- **\*\*Choice of Impressive hingeless raised panel oak or beech cabinets or maple recessed style with choice of stains.**
- **Crown molding in recessed area of dining room. Applicable accesses (entrances) are stained pre-finished hemlock wood.**
- **\*\*Kitchen gets slab granite** – Choice of colors and upgrade options with bullnose edge detail. **Stainless steel sink is undermounted! Ceramic tile backsplash from counter to bottom of upper cabinet** except approximately 3" on desk.
- **\*\* Accented Stainless Steel appliance package (replaces previous appliance package). Black electric smooth top, downdraft cook top in island, self-cleaning wall oven & microwave or dual fuel free-standing electric double ovens with gas burner top and hood fan microwave above (frees up more countertop and very nice!) This option requires a gas pipe which is not included. Upgraded stainless steel inside & outside dishwasher.**
- **Wall Hung Laundry Tub**
- **\*\*Brick or faux stone approximately 3 feet up on garage front.**

### **DELUXE PACKAGE**

This package adds to or improves upon Superior Package:

- Vaulted master suite ceiling and master bathroom as practical. Most plans when possible.
- Computer/Low Voltage upgrade allowance \$1,000
- Garage dedicated electrical outlet (for freezer, extra fridge use, etc.)
- **3 under cabinet low voltage lights as decided by CHC (comes out of light allowance).**
- Two Recessed theatre (in wall, in stair) lights.
- **Additional hardware/light allowance.**
- **Deluxe 6 panel real wood hemlock doors** – These doors are stunning and add tremendous value to your home! (The garage door/fire door is to be Smooth Panel Birch. There will be an additional charge for 6 panel garage/fire doors.)
- Applicable den door in 10 lite glass.
- Side garage exit door - topography allowing (Mostly level).
- Upgraded front entry door allowance.
- Walk-in Pantry door is glass with word "Pantry" etched in!

- **Upgraded millwork styles and base.** Doors and windows are cased with prefinished hemlock 2 ¼” bullnosed casing. They are capped with 3 ¾” Architrave “Craftsman style headers”. The window casing lands on 1x7” sills with a 2 ¼” bullnosed apron. 3 ¼” bullnosed base is featured throughout the home. Dining Room and Entry ways when applicable feature – Doors and windows cased with 1x3 bullnosed capped with a 3 ¾” Architrave header. Chair rail layered on top of 1x4” bullnosed 2E with 2 ¼” bullnosed batts spaced 18” to 24” apart and landing on 1x4” bullnosed base. 3 ¼” Crown in recessed area of ceiling. Living Room when applicable will feature 3 ¼” crown around the perimeter
- Up to 5 feet of wall cabinetry and up to 5 feet of laundry tub cabinets with tub and chrome faucet (if shown on blueprint) in laundry room, as decided by CHC. Counter top is laminate with ceramic tile backsplash.
- **Circulating hot water** – Why wait on a cold shower? You’ll love this luxurious feature.
- All elongated toilets as space allows.
- Beveled mirrors in full baths – Look Great!
- Master bath standards include **ceramic tile walk-in shower.** (Most, but not all, of our floor plans are capable of having walk-in showers). Ceramic tile floor in Master bath except closet is carpet.
- Upgraded carpet and vinyl selection (our regular carpet is very nice but this allows a wider selection and increased quality.)
- Two remote control automatic garage door openers. (If applicable)
- Painted, Finished Hardi-Plank Soffits.
- All exterior windows wood wrapped (when practical).
- Exterior Brick or stone allowance \$3,000.

## ALLOWANCES

\$5,500 total allowance to cover the combined, cumulative cost of the following: Garage fill of sand or pit run, bulldozing, trackhoe, backhoe, digging, backfilling, rock drive, culverts, erosion control measures, and concrete pumps used outside (not foundation) etc. Footing and downspout drains as decided by CHC, if possible and to permit requirements.

### **Hardware Allowance:**

Allowance for light fixtures, light bulbs, doorbell, towel bars, toilet paper holders, mirror in powder room and exterior house street numbers:

\$1,500.00 – Popular

\$2,200.00 – Superior

\$2,500.00 – Deluxe

### **Computer/Low Voltage Allowance:**

\$1,000.00 – Deluxe

### **Front Door Allowance** –

Popular & Superior (per plan):

Single Door: \$300.00

Double Door: \$650.00

Deluxe – Single Door: \$ 550.00

Double Door: \$1,200.00

(Note: All allowances 20% less on plans under 2,400 sq.ft.)

This features sheet indicates what you get. The blueprints and/or CHC handout sheet with floorplan are subject to this features sheet, which is the controlling factor. Examples: If blueprint shows a paddle fan, but you have not upgraded for one on the Options Sheet, then it will not be wired for one. (Paddle fans, if chosen, come out of lighting allowance). If blueprint, etc. shows cabinets in laundry room and you chose Popular Package, you do not get laundry cabinets. If you chose Deluxe Package, you would get up to 5 feet of wall and base cabinets only. Any other shown would cost extra. The word “Basic” should be interpreted as starter or less expensive end of material offered.

**Purchaser must landscape or meet applicable Code requirements for exterior erosion control, etc. before moving into home.**

**\*\*MAKE CHOICE ON ADDENDUM A**