

BRIDGEWATER PARK
HOOVER, ALABAMA

LIST OF STANDARD FINISHES

Foundations: Crawl space standard. Full-reinforced concrete 9 ft basement optional on some lots, but at an extra cost. Crawl spaces offer many advantages over a slab, such as long term maintenance and changes to in-wall and under-floor fixtures, heat and air on the main level to come from the floor rather than the ceiling, true sanded and finished hardwoods (not pre-finished), and softer walking surface on the main level (wood sub-floor rather than concrete).

Masonry: Full brick veneer standard. Some siding (HardiBoard) on dormers and gables.

Utilities: Electricity, gas, water, cable TV, telephone

Sidewalks: Both sides of the street.

Privacy Fencing: Pressure treated 1 x 6 wood, where needed.

Insulation: R-13 vertical walls, R-19 sloped ceilings, R-30 blown ceiling.

Gutters and Downspouts: Extruded aluminum.

Windows: Insulated, double hung, PVC sills and brick surround, or all vinyl single hung, insulated, at Seller's discretion.

Front Door: 6-panel wood or fiberglass unit.

Interior Doors: 2 panel or 6 panel molded door unit.

Trim: 3-1/4" casing with 6" base on main level. 2-1/4" casing with 4" base on second floor. Crown mold: 5-1/2" minimum on main level. Special focal point design in some rooms. 3-5/8" minimum on second floor.

Stairs: Wood or metal balusters with oak handrail. Hardwood treads to and including landing, or to the top if there is no landing.

Roof: 30 yr dimensional shingles.

Cabinets: Stained wood cabinets with raised panel doors in kitchen. 36" high. White or off-white wall cabinets and vanities in bathrooms. 36" high in Master Bath; 32" high elsewhere.

Fireplace: 36" or 42" ventless gas. Painted wood mantels and marble hearth and surround.

HVAC: Gas furnace. Dual systems main level and second floor.

Water: 50 gal. gas hot water heater.

Painting: Three interior colors allowed. Ceilings painted flat white standard.

Ceramic Tile: Bathroom and utility room floors.

Hardwood Floors: 1-1/2" oak or 2-1/4" ash, stained and finished, in Family Room, Dining Room, Foyer, Kitchen, Breakfast Room.

Cultured Marble: Cultured marble whirlpool tub, cultured marble counter tops in Master Bathroom. Cultured marble counter tops and tub or shower surrounds in secondary bathrooms.

Electrical: Six telephone outlets. Four cable TV outlets.

Vacuum: Roughed in.

Security: Standard system provided.

Hardware: Interior doors: Standard builders package burnished nickel.
Bathrooms: Burnished nickel main level. Chrome on second floor.
Cabinets: Standard provided by manufacturer.

Kitchen: Sink is double stainless or white porcelain. Gas cooktop, single electric oven, built in microwave, dishwasher, disposal standard.

Sprinklers: Automatic system standard, front and side yards.

Lighting Fixtures: Seller has allowed 1% of the selling price for light fixtures. For spec houses Seller uses designer selected package.

Counter Tops: Kitchen: 3 cm granite slab (Series level 1 standard).
Bathrooms: cultured marble.

Homeowners Association: The annual dues for the Homeowners Association are \$780. These dues include lawn maintenance (mowing and edging) for the front and side yards, plus maintenance of all common areas, which include; the walking paths, park equipment, and reinforced slopes between the lots and the waterways (Cahaba River and Patton Creek).