

DEVONCROFT - STANDARDS AND OPTIONS

Standards

Flooring

Prefinished strip oak flooring on 1st floor (except laundry room or master bedroom, if applicable)
 Vinyl (builder's selected series) in Laundry room
 Tile: all full baths; choice of 6 X 6 (2 colors) or 13 X 13 (4 colors)
 Oak treads with painted risers with carpet runner (some homes have oak treads 1st 6 treads only)
 Carpet: (builder's selected series)
 Carpet in all finished areas not mentioned above, stairway is fully carpeted. One color throughout.

Doors

Six (6) panel hardboard throughout interior-brush nickel hardware

Deck/Patio (not all homes have patios)

Size varies based on base plan

Wall Finishes

Sand finish in all finished areas (except dining room is smooth finish)
 No wallpaper included

Mouldings

2pc. crown in foyer, formal living rm, dining rm (below tray ceiling) and 2-story foyer and uphall (if applicable)
 1pc. crown in family rm, kitchen/nook, and dining rm (in tray only)
 2pc. chairrail in dining rm with picture mould

Appliances

Glass top range and oven with black, biscuit, white or stainless door front
 Dishwasher, full tub, with black, biscuit, white or stainless front
 Disposal
 Microwave Oven
 Refrigerator NOT INCLUDED

Cabinets and Vanities

Builder's selected series of raised panel cabinets in white, biscuit, oak or maple

Plumbing Fixtures

Kohler Lakefield cast iron 2 bowl sink in white or biscuit
 Kitchen faucet (Builder's Series) in brush nickel
 Brush nickel bath faucets/accessories
 Pedestal sinks in half bath if plan has half bath
 Master bath has garden tub mounted on ceramic tile deck
 Ceramic tile shower in master bath
 White or biscuit fiberglass tubs/showers in other full baths

Countertops

Granite with standard edge in kitchen and cultured marble with molded sinks in full baths (builder's selected series)

Light Fixtures and Ceiling Fans

\$1,200.00 allowance (certain plans have can lights provided by builder and are not part of the allowance)
 Family room and master bedroom wired for ceiling fan (on homes started after May 1, 2008)

Interior Paint

One color wall/ceiling/trim throughout from builder's standard selection (if not already painted)

Fireplace

Gas direct vent fireplace with gas logs in Family Room

Heating/Air Conditioning

Gas piggy back heat pump for first floor and heat pump for second floor.

Hot Water Heater

80 gallon electric

Exterior Finish

Brick front and front stoop/stairs
 Brick on sides (except certain locations-see plans)
 Cement siding board on rear

Garages

Includes automatic door opener(s)

Driveway

Blacktop

Mailbox

One standard design and color installed at no expense to Purchaser by Seller

Structured Wiring

All phone and cable wired into GE distribution box

Cable TV

Pre-wired in all Bedrooms, Family Room/Great Room & Living Room (on homes started after May 1, 2008)

Telephone Jacks

Pre-wired in all Bedrooms, Kitchen, Study (if applicable) & Living Room (on homes started after May 1, 2008)

Security System

Security System wired at exterior doors with key pad and sounder

Home Theatre

Home Theatre Rough-In in Family Room

Bath Rough-In

In all Basement Homes (Rough-in Half-Bath in drive-under garage homes;
 Rough-in Full bath in attached garage homes)

Mirrors

Over all bath vanities, but none included over pedestal sink in half bath

Boone Homes, Inc. of Roanoke

 Seller/Date

 Purchaser/Date

 Purchaser/Date

 Purchaser's Email Address

 Sale Agent/Phone

 Sale Agent's Email Address

Options

If you wish to have pricing for changes to standard finishes, please contact the New Homes Manager, 278-1369, with list of items you would like priced.

NOTE

Prices quoted for Options/upgrades reflect the additional amount over and above the Standard finishes as outlined here, and therefore credits for standard finishes have already been taken in account when pricing is provided.

Deposit

ALL OPTIONS SELECTED BY PURCHASER MUST BE PAID FOR AT CONTRACT SIGNING, AS AN ADDITIONAL DEPOSIT AMOUNT OVER AND ABOVE SELLER'S STANDARD DEPOSIT AMOUNT FOR HOMES BUILT ON SPECULATION OR BUILD JOBS. When lot premiums apply, the lot premium is included in the purchase price of the home (speculation or Build Jobs) and does not have to be added in full to the amount of the deposit.

Color and Material Selections

All color and materials selections including carpet, vinyl, cabinets and paint are to be done by appointment only. Contact Laura Dobbins at Boone Homes, Inc. of Roanoke, 540-278-1354. Appointments may be made from 9 to 4, Monday through Friday.

Accent Paint

*Accent Paint - \$350 per room:

*Price is for walls only in latex flat paint. Not all colors available in latex flat, other choices may result in additional cost to be paid directly to the Builder.

Additional Options:

| | |
|--|----------|
| | \$ _____ |
| | \$ _____ |
| | \$ _____ |
| | \$ _____ |
| | \$ _____ |
| | \$ _____ |

Total Options: \$ _____

See Plat page of this package for Lot Premiums

Lot Premium: \$ _____

Base Price: \$ _____

Total Price: \$ _____

Address _____

Lot _____ Block _____ Section _____

Plan Name _____

*Unless originally planned in any home under construction, certain items cannot be added after construction has started. Please note also that certain other options can be added only if certain phases of construction have not been completed.

Disclaimer: Sizes approximate/price subject to change/materials subject to change. All allowances include materials, installation, tax and shipping. All interior selections may be made by Purchaser only if not chosen or already ordered by Seller/Builder. The artist rendering on each job page is a likeness, constructed home may vary in appearance. If selections already made, Purchaser may review all selections by appointment with Laura Dobbins at Boone Homes, Inc. of Roanoke, 540-278-1354.