



Exhibit "C" Stain Grade Features

COKER HOMES

KITCHEN FEATURES

- Elegant slab granite and or quartz countertops (group 1-2)
- Custom Amish cabinetry in Alder, Cherry or Maple with 42" uppers and concealed hinges, crown molding on upper cabinets, double rollout trays, soft close doors and drawers, 1" door and drawer fronts
- Large Pantry and eating bar
- Upgraded Stainless steel appliances (Bosch), including:
 - 30" gas or electric Range/oven
 - microwave wall unit
 - Energy Star quiet multi-cycle dishwasher
 - Refrigerator
- Double compartment Stainless Steel under mount sink with gourmet pull down faucet/sprayer
- Durable ½ horse power garbage disposal
- Under cabinet lighting
- Can lighting with lighting over island
- Ceramic tile recessed can lighting per plan
- Water supply at refrigerator

BATHROOM FEATURES

- Slab Granite or quartz countertops in all baths
- Wall to ceiling tile in showers
- Clear glass door for master shower as needed
- White tub with wall tile wrap to 8ft
- Cabinets to match kitchen
- Designer faucets and light fixtures
- Comfort height toilets
- Ventilation fans in all baths
- Tiled floors in all baths
- Raised vanities in master bath with decorative wood mirror molding

DESIGNER INTERIORS

- 9' ceilings w/ 5/8" sheet rock throughout
- Tray ceiling per plan
- Hardwood or tile flooring in entry, living room and kitchen
- Carpet Insert in living room, (150 s/f)
- Plumbed for Re-circulating hot water
- Recessed can lighting in front entry, foyer, water closets, kitchen, hallways and patios
- Designer plumbing fixtures
- Tile in bathrooms and laundry room
- Hand troweled texture
- Rounded drywall corners
- Designer lever door handles (choice of color)
- 8' interior doors (HC stain grade) on select doors
- 5 ¼ baseboards & 3 ¼ Stain Grade casing on all doors
- Hardie-backer tile backer board at all wet wall locations
- Structured wiring communication package
- 200-amp electrical service
- Low voltage wiring package
- Drywall finished and painted garage walls with interior trim
- Custom window sills (stained)
- Laundry sink (per plan)
- Ceiling fan/light in master bedroom
- Ceiling fan/light box in living room
- Decora light switches w/designer light fixtures (\$900 budget for all non-can light fixtures)
- Fireplace in living room
- Gas or electric plumbed to dryer, water heater, range and fireplace
- Delta plumbing fixtures allowance = \$2,000 for sinks/ faucets and trim
- Hand applied skip trowel walls and ceilings throughout
- Fluorescent lighting in laundry, walk in closets and garage

EXTERIOR FEATURES

- Dual Payne Low-E Mill guard Style line, or better, windows with bronze exterior
- 8' insulated stain grade fiberglass front door with raised panels
- 8' insulated fiberglass Sliding Door
- Recessed and surface mount exterior lighting
- Covered front porch and patio, per plan
- T&G porch and patio ceilings

- Landscape pkg. allowance \$6,500
- Insulated steel garage doors with garage door openers and key pad
- Over sized 2 car garage
- Cement driveway, porch/patio, (aggregate +)
- Stucco with Stone for exteriors
- 30-year architectural shingle
- Gas and electric to barbecue
- Acrylic stucco finish or (hardie-board price +)
- Decorative stone on select elevations and entry
- Maintenance free exteriors on all or majority
- Aluminum or Hardie soffit, fascia and gutter system
- Hot/Cold water faucet in garage
- 16" Soffits
- 5 x 12 Hip Roof
- 4 x 12 Gable Roof

ENERGY SAVINGS FEATURES

- R-21 exterior walls bat insulation blown in
- Insulation in bathrooms and bedrooms to living areas
- R-38 insulation
- 92+% high efficiency furnace
- 50-gallon sealed water heater
- Air conditioning
- Ceiling mounted air returns with filters