

INCLUDED FEATURES
& SELECTIONS ADDENDUM
~
3898 SUMMERTON STREET / LOT2498
THE PRESERVE @ CAROLINA PARK



1. Appliances – **ORDER PROCESSED**



KitchenAid 36-Inch 6 Burner
Commercial-Style Dual Fuel Range
with No Preheat Air Fry Mode

Model: #KFDS936SSS



Monogram 24 Inch Wide 16 Place
Setting Built-In Top Control Dish-
washer with Advance Wash Sys-
tem and Max Dry System with
Statement handle kit

Model: ZDT800SSYSS



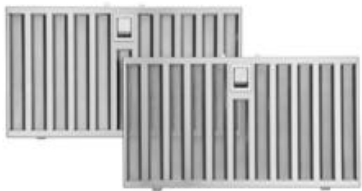
Summit 30 Inch Wide 1.2 Cu. Ft. 1000 Watt
Drawer Microwave with Touch Controls and
One Touch Open and Close Stainless Steel

Model: #MDR30SS

Note: Model numbers and specifications are subject to change based upon availability from the manufacturer.

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Broan® 30-Inch Built In Power Pack
Insert w/ Easy Install System, 650 Max
Blower CFM, Stainless Steel with Alu-
minum Hybrid Baffle Grease Filter

Models #BBN3306SS & #HPFBN30



Monogram 42 Inch Wide 25.2 Cu. Ft. Side
By Side Refrigerator Stainless
Model: #ZISS420NNSS

with Statement Handle Kit
Model #: ZKSS2H2PNSS

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2. Cabinets – **ORDER PROCESSED**

KITCHEN & ISLAND

Door & Drawer Style:



Finishes:

ISLAND & PERIMETER CABINETS —Baby Fawn OC-15



Hardware

ALL DOORS & PERIMETER TOP DRAWERS (2 EA.)
Model: BP37700MB (34)



Hood & Trim

HOOD SKELETON FRAME ONLY: WILL BE DRY-WALLED AND PAINTED TO LOOK LIKE PLASTER

(Hoodsley TAPERED): FACE 6" TALL x 21" DEEP X 42" WIDE X 48" TALL;
TAPER TO 27-1/2" WIDE AND 17" DEEP AT THE TOP



*no crown throughout

Hardware

BOX #15
Model: TK3344BLK (1)



TRASH, LARGE DRAWERS & UNDER MICRO
MODEL: TK3347BLK (10)



BUTLER'S PANTRY

Door & Drawer Style:



Finishes:

CABINETS & SHELVES—white oak stained a shade darker than the pre-finished hardwood (PICTURE DOES NOT REPRESENT THE FINAL PRODUCT)



INSIDE OF UPPER CABINETS—Baby Fawn OC-15

* COVE CROWN PROVIDED BY BUILDER

Hardware

ALL DOORS:
Model: BP37700MB (6)



BASE DRAWERS:
Model: TK3347BLK (2)



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MUDROOM

Door Style:



Hardware

DOORS (VERTICAL) - MODEL: TK553HB (8)

CABINETS — BM Stampede CC-540
BENCHTOP — WHITE OAK STAINED A SHADE DARKER THAN THE PRE-FINISHED HARDWOOD (WITH ROUNDED NOSING)



Trim

COVE crown & square furniture base



LAUNDRY

Door & Drawer Style:



Finish:

OPEN SHELVES — WHITE OAK STAINED A SHADE DARKER THAN THE PRE-FINISHED HARDWOOD

CABINETS — FARROW & BALL TEMPLETON PINK NO. 303

Hardware

DOORS — Signature Hardware Model: 481901 (2)

DRAWER — Signature Hardware Model Model: 562209 (1)



Trim

COVE crown



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OWNER'S BATHROOM

Door & Drawer Style:
VANITIES - Reeded Door



LINEN — TCS-11 STICKING, TP-13 PANEL & T5 OUTER EDGE



TCS-11



TP-13



T-5

Trim

Cove crown on linen



Finish:

Vanities— white oak stained A SHADE DARKER THAN THE
PRE-FINISHED HARDWOOD

Linen— Grant Beige HC-83



Hardware

VANITIES & LINEN DOORS & DRAWERS (2 PER DRAWER)
POTTERY BARN HUDSON KNOB IN POLISHED NICKEL (14)

(I WILL SUPPLY THESE)



FAMILY ROOM

Door Style:



TMD-8



TMD-9



Hardware

ALL DOORS— CB MATTE BLACK CABINET KNOB 1" (8)

(I WILL SUPPLY THESE)



Finishes:

Countertop—white oak stained a shade darker than the
pre-finished hardwood with a rounded nosing

CABINETS— WHITE DOVE OC-17



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BATHROOM #2: JACK & JILL

Door Style:



Trim

2-1/2" tapered legs



Finish: BABY FAWN OC-15



Hardware

DOORS & DRAWERS:
Signature Hardware Rodino Round
Cabinet Knob Model: 444 213 (15)



Inside Profile: TCS-2

Panel: TP-13



Outside Profile: T-5

BATHROOM #3

Door Style:

INSET w/ TCS-11 STICKING, TP-13 PANEL
& SQUARE OUTER EDGE

Hardware

DOORS— Jeffrey Alexander Bremen 2 Series Model: 537-128NI (mount vertically) (2)

Finish:

VANITY — FARROW & BALL
No. 18 French Gray



TCS-11



T-5



TP-13



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3. Plumbing Selections – ORDER PROCESSED

POWDER



Kohler Purist 1.2 GPM Wall Mounted
Widespread Bathroom Faucet
Model: K-T14414-3-2MB



Towel Ring
Model: K-14441-2MB



Purist® Pivoting
toilet paper holder
Model: K-14377-2MB



SOFTCLOSE® TOILET SEAT -
ELONGATED

TOTO Redington 1.28 GPF One Piece Elongated Toilet with Left
Hand Lever and Soft Close Seat

Model: CST672CEFGAT40#01

KITCHEN



Brizo Kintsu 1.8 GPM Widespread Pull Down
Kitchen Faucet with Arc Spout – with Kintsu
Lever Handles for Widespread Kitchen Faucet
Model: 62506LF-PNLHP-L



Barclay FS30 Single Bowl Fireclay Apron-Front Sink with sink grid

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BATH 2 (J&J)



Tenet 1.2 GPM Widespread Bathroom Faucet
with Metal Push & Seal Drain Assembly
Model: LG49-TNTBG

Accessories: Tenet tissue holder,
towel ring and 24" towel bars



Tenet Pressure Balance Tub/Shower
Trim with Round Multi-Function
Showerhead, 9" Shower Arm & Flange
Model: TNTSHW2BG

Bath 2 Tub - Kohler Bellwether® 60" x 32" enameled
cast iron alcove bath, right drain K-876-0



Toto Entrada with soft
close seat

**INCLUDED FEATURES
& SELECTIONS ADDENDUM**

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THE PRESERVE @ CAROLINA PARK**



BATH 3



Tenet 1.2 GPM Widespread 3 Hole
Bathroom Faucet with Pop-Up
Drain Assembly
Model: LG49-TNTJSLK



Accessories: Tenet tissue
holder and robe hook (1)



Toto Entrada with soft
close seat



Tenet Shower Only Trim Package with 1.8
Single Function Shower Head
Model: LG89-7TNTSLD

PRIMARY BATHROOM



Tenet 1.2 GPM Contemporary Widespread
Bathroom Faucet with Lever Handles
Model: LG49-TNTRTLC



Tenet Pressure Balance
Shower Trim with Shower
Column and 10" Rainhead
Model: TNTSHW5D



Accessories: Tenet 24" Towel Bar, tissue holder and robe hooks (2)

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PRIMARY BATHROOM (con'd)



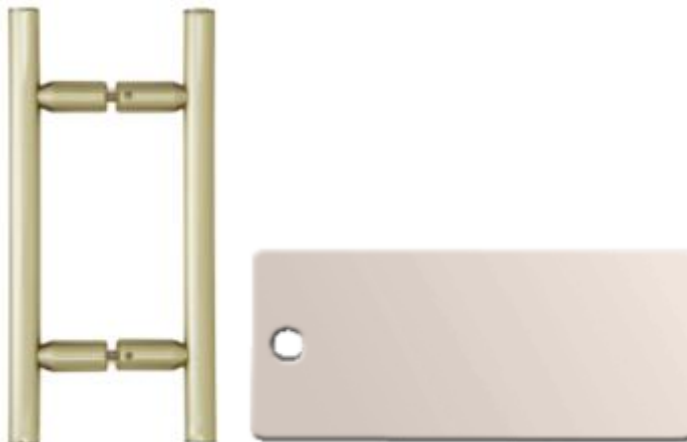
Toto Entrada with soft
close seat



SOFTCLOSE® TOILET SEAT -
ELONGATED

Shower Glass Hardware:

- **Handle Style:** Ladder
- **Finish:** Polished Nickel



4. Electrical & Low Voltage Selections – ORDER PROCESSED / Layouts available upon request

INCLUDED FEATURES
& SELECTIONS ADDENDUM

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THE PRESERVE @ CAROLINA PARK



5. Windows, Shutters & Doors – **ORDER PROCESSED**

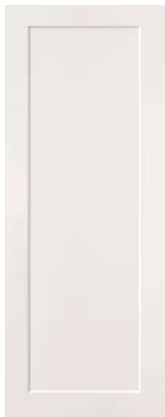
- **Windows:** White Vinyl Single-Hung
- **Exterior Door Selection:** Mahogany ¾ Lite over single panel Alexandria
- **Screen Door Selection:** Anderson white with modern black hardware



- **Exterior Door Hardware:** Century (front door) in Matte Black



- **Interior Doors:** Masonite Lincoln Park 1-Panel



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- **Interior Door Hinges & Hardware:** Solstice (interior doors) in matte black



6. Fireplace – SELECTION OUTSTANDING

INTERIOR FIREPLACE

Firebox*: Heatilator Novus 42" Gas Fireplace with standard black interior



**No floor hearth*

Mantel: Custom site-built mantel - see trim selections

Surround: **TBD**

Standard: *Black Slate or equivalent hearth and surround*

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EXTERIOR FIREPLACE

Firebox

Heatilator Courtyard 42" gas model with standard traditional refractory and standard definition log set (shown below).



Standard Traditional



Standard
Definition Log Set

Surround, Chimney & Hearth:

Tabby stucco surround (interior and exterior) to match foundation with non-combustible mantel



** this is an example of tabby shell stucco; the final product may vary in color, texture and appearance*

Dynasty Shroud: matte black



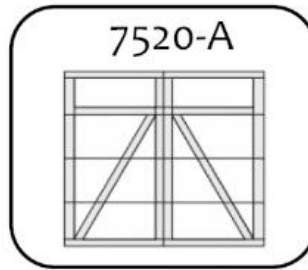
WASHED CEDAR



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7. Garage Doors – ORDER PROCESSED



8. Exterior Colors – ORDER PROCESSED

EXTERIOR FINISHES

COBBLESTONE SHINGLE ROOF



COIL FLASHING -
BERGER BRONZE



ASH GRAY 5V METAL
ROOF ACCENTS



AGREEABLE
GRAY SW7029
SIDING & TRIM

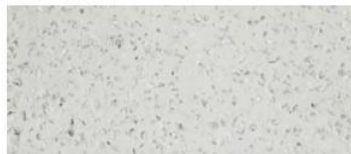


FRONT DOOR
M403 Shipboard

ANEW GRAY SW7030
PORCH TRIM DETAILS &
GARAGE DOORS



STUCCO FOUNDATION
Tabby Argos White



BRICK & MORTAR – OLD
EDISTO WITH WHITE MORTAR



* ALL TRIM ON THE FRONT & BACK PORCHES AND BREEZEWAY, INCLUDING THE COLUMNS, BALLUSTERS, BAND BOARD AND RAFTER TAILS ETC. TO BE PAINTED ANEW GRAY SW7030

* GARAGE DOORS ALSO TO BE PAINTED ANEW GRAY SW7030

INCLUDED FEATURES & SELECTIONS ADDENDUM

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- **Shingle Roof:** Cobblestone Gray
- **Metal Roof:** Ash Gray
- **Windows:** White
- **Siding:** Agreeable Gray SW7029
- **Trim*:** Agreeable Gray SW7029
- **Stucco Foundation:** Tabby Argos White w/ white sand
- **Front Door:** Shipboard M403
- **Brick Steps:** Old Edisto with White Mortar
- **Coil Flashing:** Berger Bronze
- **Front Porch Ceiling:** Agreeable Gray SW7029
- **Rear Porch Ceiling:** Agreeable Gray SW7029
- **Shutters:** NA / removed
- **Front Porch Decking:** Herringbone Brick



INCLUDED FEATURES
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9. Lighting Fixtures – **ORDER PROCESSED**



Gas Lanterns



Access 72010LEDDL P-MWH



Crystorama OAK-7538-SG



Currey & Company 5800-0005



Fanimation B6720WW

**INCLUDED FEATURES
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Fanimation MA6721BMW



Fanimation DR1-18MW



Hinkley 57482LCB



Kichler 52675BK



Livex Lighting 960406X10



Maxim Lighting 14453WWTEC

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WAC Lighting PD-W17216-BK



WAC Lighting FM-240508-9CS-WT



WAC Lighting FM-240512-9CS-WT



House of Troy DSL14-91



Satco S12491



Satco S12518

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Satco S29832



Satco S28561



Troy Lighting F1826-PBR



Craftmade 59181-BCY



Hudson Valley MDS601-WH



Minka-Aire F626L-ORB

**INCLUDED FEATURES
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THE PRESERVE @ CAROLINA PARK



Minka-Aire DR512-ORB



Minka-Aire F774L-WHF



Minka-Aire DR512-WHF



Metropolitan N1722-84



Dainolite RBN-2420W-MB-ALB



Progress P810042-028-30

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Modern Forms FR-W2006-62L-BZ/WO



Visual Comfort Modern Collection SLWS81727HABEG



Eurofase 50186-013



Visual Comfort Studio Collection LO1011TXB



Visual Comfort Studio Collection CP1481AI



Visual Comfort Studio Collection VB10012B

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THE PRESERVE @ CAROLINA PARK



Visual Comfort Studio Collection VB20008B



Visual Comfort Studio Collection DJO1021TXB

10. Countertops – **ORDER PROCESSED**

Kitchen Perimeter, Island & Pantry

Anzio Polished Quartz 3CM



Eased Edge - no backsplash



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Powder Room

Remnant – Taj Mahal honed 3cm w/ 10" deco
backsplash & 12" mitered front apron



1812 Rectangular
Vanity Sink
Porcelain



* NOTE: this is an example of a mitered floating
vanity - **not the stone selected**

Laundry

Remnant of Dolce Vita Quartzite Honed- 3cm



Eased Edge
18" slab backsplash



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Primary Bath

Vicostone Pure White Honed 3cm



Eased Edge with 2"
backsplash across back only



1812 Rectangular
Vanity Sink
Porcelain



* Includes 15"x36" floating, mitered bench in shower

Bath 2

Cosmos White Zen Polished Quartz 3cm



Eased Edge with 2"
backsplash across back only



1812 Rectangular
Vanity Sink
Porcelain



INCLUDED FEATURES
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Bath 3

Cosmos White Zen Polished Quartz 3cm



Eased Edge with 2"
backsplash across back only



1812 Rectangular
Vanity Sink
Porcelain



11. Mirrors – **SELECTION OUTSTANDING**

Standard:

- Master Bath: Framed Mirrors to match cabinets
- Powder: Framed Mirror to match cabinet (if applicable) OR 24" x 40" Beveled Plate Glass with Pedestal Sink
- Secondary Baths: Plate Glass Mirror

INCLUDED FEATURES
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12. Tile – **ORDER PROCESSED**

LAUNDRY

FLOOR: Quartetto QU02 Ambra Square Matte
8X8 straight lay | #40 latte permacolor grout



MUDROOM

FLOOR: Sterlina White & Silver Matte 12x12 Diagonal
Checkerboard Pattern | grout TBD



PRIMARY BATH

FLOOR/SHOWER FLOOR: Majesto Bianco Gioia honed 24x24 BF2424MHBG straight lay | #09 frosty permacolor grout



* cut snap lines on shower floor continuous with bath floor (zero entry)

**INCLUDED FEATURES
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SHOWER WALLS (to crown at ceiling): Majesto Bianco Gioia honed 24x48, BF1224MHBG vertical straight stack with Schluter for vertical bullnose (color TBD) | #09 frosty permacolor grout | 36" floating bench with slab top & sides (provided by others) | no niche



BATH 2 (w/ tub)

FLOOR: Celine matte white 4x4 straight lay | #640 arctic white prism grout



TUB WALLS (to the ceiling): o190 matte white 4x4 straight lay w/ 1/2"x12" jolly bullnose | #545 bleached wood prism grout | Schluter Niche 12x20 horizontal centered on wall opposite shower head @ 32" from top of tub



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THE PRESERVE @ CAROLINA PARK**



BATH 3 (W/ SHOWER)

SHOWER FLOOR: Pebble Tile Shop White Small Elongated Hexagon Marble Mosaic Tile (points to showerhead) | grout TBD



BATHROOM FLOOR & SHOWER WALLS (to the ceiling): Bianco Stratura 12x24 horizontal straight lay (24" side at curb on floor) | Schluter Niche 12x20 (horizontal, centered on wall opposite showerhead @ first tile joint from shower floor) | #09 Frosty Permacolor grout



INCLUDED FEATURES & SELECTIONS ADDENDUM

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THE PRESERVE @ CAROLINA PARK



13. Hardwoods – **ORDER PROCESSED**

- Southern Heirloom 8"x9/16" Engineered Pre-finished Wire Brushed European White Oak, color DALTON



14. Interior Colors – **SELECTION OUTSTANDING**

Standard:

- Interior paint to be Sherwin Williams® scrubbable, washable latex paint; Flat sheen on the walls; Semi-Gloss sheen on the trim
- (1) ceiling color, (1) trim color & (2) interior wall colors included; Garage dry-walled & prime-painted only

**INCLUDED FEATURES
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THE PRESERVE @ CAROLINA PARK



15. Interior Trim – ORDER PROCESSED

Crown Molding: 5-1/4" Cove with Square Wall Plate

Baseboards: 1X8 with Rectangular Shoe

Window & Door Casing: 1X4 with 280 Backband Picture Fram, No Sills



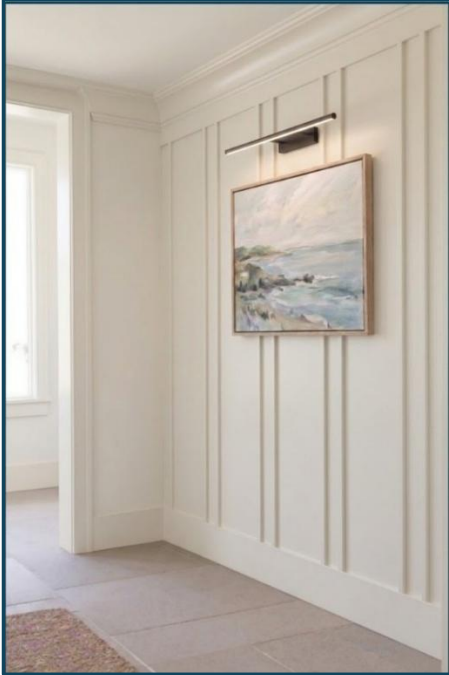
Arch Elements with drywall finish and bullnose edging



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2nd Floor Landing: Board & Batten Trim Detail



Mudroom: Board & Batten Wainscot Along Left Wall Using With 1x6 Hook Rail & Cap



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Dining Room: Vertical 1x6 V-Groove



Owner's Suite: 1x6 Painted V-groove in tray ceiling



Media Room: Built-In Bookcases



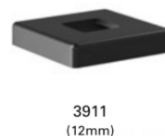
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Bed #4 Nook Trim



Stair Parts: Interior Newels 4002 chamfered top, paint grade | Interior Handrail 6840P in White Oak stain grade (stained dark to match newel posts) | 1/2" hollow, square iron balusters | #3911 low profile baluster shoes



16. Shelving – **ORDER PROCESSED** / Layouts Available Upon Request

17. Landscaping – **ORDER PROCESSED** / Landscape Plan Available Upon Request

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18. Backsplash – **SELECTION OUTSTANDING**

Standard: Backsplash - included in the Kitchen & Butler's Pantry (if applicable)

- Jeffrey Court 3x12 matte or glossy (or equivalent) up to the hood and bottom of the upper cabinets

ORDER PROCESSED = This selection has been finalized and processed. No changes can be made.

SELECTION OUTSTANDING = This selection has not been finalized. If customer selects outside of standard included specifications (if applicable), customer is responsible for all related costs.

PLEASE NOTE: All photos used are for conceptual purposes; actual colors, products and installation may vary.

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Quartz Countertops Disclosure

This document is meant to inform the customer of what to expect from a man-made quartz product purchased from Cline Homes.

- Quartz materials do not require a sealer at the time of installation. Quartz is a man-made product and is not porous. A finish is applied by the Manufacturer at the factory before the product is shipped to our Countertop Supplier.
- Quartz is a consumer good so the product warranty from the Manufacturer is passed to the customer at close. The warranty for your particular Manufacturer is available upon request. These warranties generally protect the consumer against manufacturer defects. In our experience, these manufacturer defects are really quite rare. These warranties normally do not protect against staining, etching, chipping, or scratching after closing.
- Our Cline Homes builder warranty ensures that the tops are installed properly and protects against any countertop issues that may occur as a result of poor installation during the 1st year.
- Any damage to the countertops after closing that is not related to install will fall under the Manufacturer's warranty and will be subject to the response and policies of that Manufacturer.

Customer Acceptance

I understand and accept the above statements regarding our purchase of quartz countertops with Cline Homes.

Buyer(s) Name: _____

Address: 3898 Summerton Street, MP, SC 29466

Signature: _____ Date: _____

Signature: _____ Date: _____

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NATURAL STONE COUNTERTOP WAIVER

Cline Homes' objective is to meet every customer's expectation regarding our countertops. Natural Products including **Granite, Marble, Quartzite and Limestone** limit our ability to achieve this because of the natural characteristics of the materials. This document outlines the qualities of the above listed natural products that need to be brought to the customer's attention at selection to make sure the risks and expectations have been fully explained.

- Natural Products come to us from the importers with pits, bruises, fissures, extrusions, and scratches that are a lot of times unavoidable. This is especially true of Marble but applies to all other natural products listed above. Often, natural stone can have areas that are filled by the importers prior to being sent to our Countertop Supplier.
- Natural Products vary in color and veining from one end of a slab to the other which makes seaming in some instances difficult with respect to color matching.
- Marble, Quartzite, and Limestone are soft stones that are likely to etch, stain and scratch. This type of wear is normal and to be expected with these natural products. Granite also can etch, stain and scratch on occasion.
- After closing Cline Homes cannot be responsible for etching, scratching, and staining in natural products.

Customer Acceptance

I understand and accept the above statements regarding our purchase of natural product countertops with Cline Homes. We understand the inherent characteristics of these countertops in the current market and accept these as expectations for the finished Product.

Buyer(s) Name: _____

Address: 3898 Summerton Street, MP, SC 29466

Signature: _____ Date: _____

Signature: _____ Date: _____

INCLUDED FEATURES & SELECTIONS ADDENDUM

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THE PRESERVE @ CAROLINA PARK



Marble Countertop Waiver

Cline Homes' objective is to meet every customer's expectation with our countertop installations. Marble limits our ability to achieve this because of the natural characteristics of the materials. This document outlines the qualities of marble that need to be brought to the customer's attention at selection to make sure the risks and expectations have been fully explained. Marble surfaces are more susceptible to staining by many common liquids such as mustard, oil, vinegar, citrus juice, toothpaste, mouth wash, hairspray, etc. Any acidic substance that may come in contact with your marble countertops will cause a chemical reaction that will etch and remove the polish of the marble. In addition to the above, the following points need to be made with regard to marble and the non-warrantable risk of choosing it as a selection.

- **Marble is not recommended for use in Kitchens**
- Marble comes to us from the importers with pits, bruises, fissures, extrusions & scratches that are a lot of times unavoidable.
- It varies in color and veining from one end of a slab to the other which makes seaming in some instances difficult with respect to color matching.
- Marble is a soft stone that is likely to etch, stain & scratch. This type of wear is normal & to be expected with marble.
- Marble is a natural product that is more porous than granite and therefore, more susceptible to staining & chipping
- Marble will chip and crack easily, especially in high traffic areas such as kitchens. Chips and cracks post-closing are not warrantable by Cline Homes
- Marble is a soft material which will easily be scratched. Cline Homes does not warranty scratching.
- Marble comes with surface scratches & fissures (type of crack with no stone content & is usually filled w/ clear resin)
- Marble has extrusions (small visual cracks that are not faults in the marble slab)
- Marble has marks of efflorescence (appears as a white powdery residue on the surface of the stone)
- Marble can come with shade, veining, and pattern variances from one end of the slab to the other
- Marble loses shine with wear
- Marble requires frequent applications of sealant
- Seams in marble countertops are visible and felt when you run your hand along it
- Seam locations are at the sole discretion of the fabricator unless specified in writing before production (change in seam location may necessitate the quote to be revised)
- **Cline Homes will not be held responsible for the conditions of marble stated above or any misuse or damage caused by the customer after closing.**

Customer Acceptance - I understand and accept the above statements regarding our purchase of Marble Countertops with Cline Homes. We understand the inherent characteristics of Marble and Limestone in the current market and accept these as expectations for the finished Product.

Buyer(s) Name: _____

Address: 3898 Summerton Street, MP, SC 29466

Signature: _____ Date: _____

Signature: _____ Date: _____