



CHEROKEE BLUFFS

Loren Homes Builder's Standard Features

Planning & building your home with Loren is a collaborative experience. We are a small family builder, and we treat our customers as part of the family. Our planning & building process is individualized to each customer. Below are standard specifications in every home in the community. Changes & selections are tailored to your needs and are priced during the planning phase.

Category	Description	Manufacturer
Warranty	Loren 1 year warranty; customer home orientation upon completion and 2 warranty appointments during the first year	
Garage	Overhead garage door opener, with remotes & keypad included	Overhead door
	Electrical per plan- includes outlets per code; ceiling fixtures to come from lighting allowance	
	Carriage style insulated door	
	Interior drywall, trim and paint	
Roofing	Certainteed Landmark architectural shingles	Certainteed
	Shingles with soft underlayment	
	Weathered wood (neighborhood color)	
HVAC	14ACX single stage air conditioner with 5 year compressor & parts warranty	Honeywell
	80% AFUE furnace with 20 year heat exchanger warranty and 5 year parts warranty	
	Honeywell programmable Pro Series	
	System size applicable to sq footage	
Electrical/ Mechanical	Electrical to code/plan	
	Bath vent per plan/code	
	2 cable TV outlets included	
	Doorbell	
	Kitchen- disposal (air switch included)	
	Block, wire & switch for ceiling fans in all bedrooms & family room (& covered porch on basement plan)	
	Gas cooking appliances	
	220V electric for washer/dryer	
	Lights in all walk in closets	
	Weather proof outlets porches/patios	

*Builder retains the right of substitution of materials and is subject to change at any time.

Category	Description	Manufacturer
Plumbing	Delta plumbing fixtures, including a high arc pull out kitchen faucet, 8" spread faucets in baths with coordinating tub and/or shower trim. Stainless, champagne bronze or matte black per design	
	2 exterior hose bibbs with interior shut off valves	
	Elongated comfort height toilets in all bathrooms	Western
	50 gallon water heater w/ recirculating pump	AO Smith
Landscape	Sod, plant beds per plan (plant material to be approved by HOA)	
	Irrigation included	
Tile Work	Tile surround in owners' bath & secondary tub/showers and showers	Shaw/Roca/ Daltile
	Tile on master bath floor, secondary baths floor	
	Tile backsplash in kitchen	
	Tile seat included in master shower	
	Shampoo niches in all showers	
	Tile floor in laundry	
Flooring	Mannington Restoration Collection Laminate Flooring standard in all living areas on the main floor other than baths, laundry & bedrooms	Mannington
	Shaw carpet standard in bedrooms & bedroom closets; finished space in terrace or second floor bonus	Shaw
	Shaw carpet on finished stairs	
Fireplace	42" ventless fireplace with wall switch and gas logs (flush hearth)	
	Slate surround with painted mantle	
Millwork & Lockout	7.25 baseboard on main floor and bonus	
	Hollow core paint grade molded interior doors	
	Vinyl single hung windows or fixed windows per plan, white	
	445 casing- doors & windows	
	Fiberglass front door, style set by elevation, paint grade	
	Other exterior doors- steel	
	Lockout- Schlage front door handleset; interior door levers	
Cabinets & Tops	Shaker door kitchen cabinets, wood dovetail, full overlay with crown; 42" uppers	
	Double trash pull out included	
	Hardware included	
	Cushion close/soft close drawers and doors	
	Vicostone quartz kitchen, laundry & baths	
	All sinks undermount: Blanco silgranit single bowl sink in kitchen; white ceramic rectangular sink in baths	
	Raised height vanities throughout home (35" tall cabinet)	
	Laundry room includes base cabinet next to washer & dryer	
	Mirror not provided for owners bath or secondary bath on main floor; plate glass in bonus or terrace bath	

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Category	Description	Manufacturer
Shower glass	Owners' bath shower glass includes frameless design. Secondary bath shower on main floor includes a framed shower	
Paint	Sherwin Williams flat latex wall paint- all drywall surfaces All wood trim painted with semi-gloss latex enamel; smooth ceiling finish painted in wall color or white	Sherwin Williams
Shelving	Wire	
Lighting	Recessed lights included per plan Lighting allowance of \$5000 for light fixtures, bulbs, door chime, carbon monoxide and smoke detectors	
Appliances	GE Café 36" Slide in Convection/Radiant Range GE Café stainless interior dishwasher with hidden controls GE Café drawer microwave Nutone ductless hood range insert	GE Café GE Café GE Café Nutone
Exterior Finishes	Masonry per plan - Horizon stone in ledgerstone or handcrafted style OR general shale brick Painted cement fiber siding, metal returns per plan Aluminum gutters w/square aluminum downspouts Miratec prepainted shutters per plan Broom finish concrete on front porch Stone pavers on slab rear patios	Horizon/General Shale Allura
Energy Saving	Programmable thermostat (2) Efficient hot water tank w/ hot water recirculation Insulated garage door Ceiling - R38 rated insulation Exterior Walls - R13 rated insulation Floors - R19 rated insulation Blower door/duct blast test performed on every home Energy caulk/foam package	
Termite/Pest	Pestban bait stations & in wall pest control system	
Mailbox	Neighborhood kiosk	
Waterproofing	Waterproofing foundation Tremco Waterproofing with residential warranty (basements)	

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