



SEABROOK®

Construction Standards

Each home will have the following features which are included in the sales price. Buyer's will be provided an **Upgrade Price List** at the time buyer is required to make these selections. Specifications and Upgrades are subject to change without notice at Seabrook Construction Company discretion. Any material or quality changes must be of equal or greater quality from original standard. Any upgrades will be the financial responsibility of the buyer and will need to be in writing and accepted by both Buyer and Seller. Upon mutual acceptance, these upgrades will be paid for and are non-refundable.

Exterior Features

- Roof: Cedar shingle, standing seam metal roof, or 3 tab asphalt shingle. Materials and color are chosen by Seabrook Architectural Committee. Cedar is available as an upgrade at Architectural Committees discretion.
- Windows: Anderson Woodwright 400 Series Clad Exterior/Wood Interior. Tilt-Wash Double Hung. Interior painted white to match all trim. Exterior color chosen by Seabrook.
- Siding: Western Red Cedar (clapboard, bevel, shiplap, Dutch lap, & shingle) selected by Seabrook.
- Porch Deck Material: Tight knot cedar 2"x 6" decking.
- Rear Stoop: Steps and Landing off of the back door. Cedar.
- Exterior Paint: Colors selected by Seabrook Architectural Committee. 100% Acrylic Latex Trim.
- Railings: Style selected by Seabrook Architectural Committee.
- Garage: Single car garage with opener. Garages are not insulated.
- Landscaping: Front and rear yard to include native vegetation and a gravel path.
- Fencing: Cedar picket fence or Wax Myrtle hedge with gate as selected by Seabrook Architectural Committee.

(construction standards continued on back)

(standards cont.)

Interior Features

- Ceilings: 1st Floor Ceilings-9' Drywall ceilings, with white painted crown molding in Living Room, Dining and Kitchen. 2nd and 3rd Floor Ceilings-8' drywall
- Kitchen/Bath
Cabinets: All cabinets are natural Alder, Shaker Style doors with adjustable shelves.
- Finish
Carpentry: Door Trim-1"x 5" head, 1"x 4" legs painted white
Window trim-1"x 5" pine sill, 1"x 4" legs and skirt, 1"x4" head painted white
Wall Base-5-1/2" x 1/2" Square stock MDF
Crown Molding-Living, Dining & Kitchen, 1x6 - 1x4 with 3/4" Cove
Stair Railing-Main level stair rail is open and painted white.
Fireplace Mantle-White painted MDF mantle with casing and stone brick surround that matches the exterior chimney.
- Door Hardware: Kwik-Set Venetian Series Oiled Bronze Handsets and Hinges.
- Doors: 5 Panel Painted White
- Drywall: Light Orange Peel
- Plumbing: Kitchen Sink- Kohler, White Cast Iron Double Bowl Sink, Top Mount
Kitchen Faucet-Delta, Polished Chrome with soap dispenser and sprayer.
Master Bath- Fiberglass Tub/Shower
Guest Bath- Fiberglass Tub/Shower
Powder Room Pedestal-Kohler Leighton Pedestal Sink
Bath Faucet- Chrome with Porcelain Cross Handles
Toilet- Standard Bowl
Hose Bibs- Two, located near the front and rear of home.
- Electrical: Panel/Wiring/Outlets- 200 AMP Panel. Wiring to meet county building codes.
TV/Cable-6 locations provided
- Fireplace/
Chimney: Masonry. Color selected by Seabrook Architectural Committee.
- Heating: High Efficiency Forced Air Electric Furnace