

Granville Custom Homes, Inc.

Basement	
Unfinished	8' walls; unfinished; bathroom rough-in
Potential future finish	1 bedroom, bathroom, great room, unfinished storage
CONCRETE FLATWORK & PATIOS	
Driveway Size	Edge to edge of garage, to street
Patio Size	10' x 10'
Sidewalks	Not Included
Service Walks	4' wide walkway from driveway to stoop
WINDOWS	
Foundation Windows	white vinyl 4'x4' egress gliding window
Main Floor Windows	Gerkin, casement or fixed, per plan
ROOFING	
Shingles	Asphalt Architectural Shingle
Soffit and Fascia	Aluminum
EXTERIOR CLADDING	
Siding	Vinyl
EXTERIOR DOORS	
Front Door	Smooth Fiberglass (Painted)
GARAGE	
Unfinished	
Overhead Doors	Steel Exterior; Insulated
Cable / Communication Wiring	
Coaxial Cable	None
Cat 6 data	Bedrooms; great room
HVAC	
HVAC System - Columbus	Heat Pump w/ electric back-up
CABINETS	
Kitchen Cabinets	soft-close drawers in kitchen
Cabinet Hardware	Included
PLUMBING	
Drain Tile	Included
Sump Pump	Not Included
Water Heater	52-Gallon Electric
Fixtures	
Kitchen Faucet	Stainless Steel kitchen faucet with pull-down spray
Bathrooms	Chrome
Toilets	Standard Height, White
Shower Door	Not Included
R.O. System - not included	drinking water line plumbed to kitchen sink & fridge
Water Softener - not included	plumbed for soft water; softener not included
Exterior Spigots	(2) Spigots: One at Front & One at Rear
COUNTERTOPS, BACKSPLASHES, & Sinks	
Kitchen	Laminate tops; laminate 4" backsplash
Sink	Stainless steel drop-in
Bathrooms	onyx tops; integrated onyx sink; onyx backsplash

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Mudroom	Laminete bench top
MIRRORS & Bath ACCESSORIES	
Mirrors & Bath Accessories	Included
Toilet Paper and Towel Bar	Included
MILLWORK	
Interior Doors	paneled hollow core, painted
Trim	painted
Trim Profile	Colonial : 2 3/4" Base & 5/8" x 2 1/4" Casing
Interior Door Handle	Knob: "Georgian" Schlage
Front Door Handle	Knob
FLOORING / TILE (Allowance for Material Only)	
Carpet per plan	
LVP / LVT per plan	
KITCHEN APPLIANCES	
Included	Stainless dishwasher, microwave, range, side x side fridge
LANDSCAPE & HARDSCAPES	
Sprinklers	Not Included
Sod	Not Included
Mailbox	Not Included
OTHER ITEMS INCLUDED	
Building permit	
Drafting	
Interior Design Selections	
1-year warranty	
ITEMS NOT INCLUDED IN SCOPE OF WORK	
Sidewalk	
Sprinklers	
Sod	
Mailbox	
1" Water Service to property line terminating at curb stop	
4" sewer from front lot line to city main	
Fill dirt for the yard	
Hauling dirt from site	
Setting lot pins	
Electrical Service to House	
Electric bill during construction	
Gas service to house	