



MACALLAN
CUSTOM HOMES



PACES WALK

BUCKHEAD

LOT 2

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SECTION ONE

KEY DESIGN ELEMENTS



Key Design Elements

SIZE OF HOME (SF)

	HEATED	UNFINISHED	GARAGE	COVERED EXTERIOR	TOTALS
FIRST FLOOR	3061	0	829	534	4424
SECOND FLOOR	2270	0	0	0	2270
TERRACE LEVEL	1335	432	0	0	1767
TOTAL	6666	432	829	534	8461

MAIN LEVEL

1. 10-Foot Ceiling Height
2. 5" Wide, White Oak, Hardwood Floors Throughout
3. Steel Front Door
4. Wood-Burning Fireplace In Great Room
5. Extensive Great Room, Open To Kitchen
6. Large Front Room With Cove Ceiling
7. Sitting Porch Off Breakfast Room
8. Laundry Room
9. Office Nook With Built-In Open Desk
10. Two Private Powder Rooms
11. Butler's Pantry
12. Mudroom With Locker Area

MASTER SUITE:

1. Master Bath With His/Her Vanities
2. Oversized Shower With Dual Heads & Shower Seat
3. Free Standing Tub
4. Custom Tile Package
5. Plumbing Fixtures
6. His & Her Water Closets

KITCHEN | WORKING PANTRY | BUTLER'S PANTRY:

1. Wolf / Subzero Appliance Package
2. Lacanche Range - Black with Brass
3. Custom Cabinets - Painted, Pull-Outs, Soft Close Hinges & Slides
4. Stone Countertops
5. Oversized Island With Waterfall Edge

Key Design Elements

6. Butler's Pantry Includes:
 - Upper & Lower Cabinets
 - Stone Countertops With Sink
 - Under Counter Beverage Center With Ice Maker

SECOND LEVEL

1. 9-Foot Ceiling Height
2. White Oak Hardwood Floors Throughout
3. 4 - Full Size Bedrooms With Walk-In Closets & Private Baths
4. All Closets Include Wood Shelving & Hanging Rod
5. Bonus Room Above Garage with Bath

TERRACE LEVEL

1. Finished Stair Hall - Remainder Of Terrace Level Unfinished
2. 10-Foot Ceiling Height
3. Bedroom
4. Bathroom
5. Large Media Room
6. Living Room
7. Large Mechanical Room With Ample Storage
8. Optional Exercise Room

GARAGES

1. 3-Car Garage Attached
2. Painted Carriage Doors With Openers & Remotes and Keypad
3. Electrical Car Charging Outlet

EXTERIOR

1. Lime Washed Brick Exterior
2. Architectural Shingle Roof With Metal Valleys
3. Sierra Pacific Aluminum Clad Windows & Doors
4. Professionally Designed Landscape / Irrigation

Key Design Elements

PORCHES | COVERED EXTERIOR

1. Front Entry With Gas Lantern
2. Exterior Sitting Porch At Main Level Includes:
 - Exterior Wood-Burning Fireplace With Stone Chimney
 - Painted Wood Ceiling
 - Concrete / Stone Flooring
 - Electric Lanterns

HOME EFFICIENCY & FUNCTIONALITY

1. Foam Insulation At All-Roof Lines
2. R-19 Insulation In Exterior Walls
3. 14-Seer High Efficiency HVAC Systems
4. Nest Thermostats
5. Energy Efficient Low-E Windows & Doors
6. 2 - 50 Gallon Electric Energy Efficient Water Heaters



SECTION TWO

CONSTRUCTION SPECIFICATIONS



Construction Specifications

GENERAL REQUIREMENTS

INCLUSIONS:

1. Survey
2. Building Permit
3. Architectural, Civil & Structural Design Fees

SITE GENERAL

CONSTRUCTION CLEANING AND WASTE MANAGEMENT:

1. Final Cleaning
2. Pressure Washing Of Hard Surfaces

CONCRETE

FOUNDATION FOOTINGS:

1. All Poured Walls & Appropriately Sized Footings

SLAB:

1. Basement Slab
2. Porch & Garage Slabs
3. Sealed Crawl Space With Vapor Barrier & Gravel

MASONRY

BRICK VENEER:

1. Lime Washed Brick Veneer

EXTERIOR PAVERS:

1. Stone/Cast Pavers At Walkway, All Covered Porches & Pool Deck

METALS

STRUCTURAL STEEL:

1. As Required By Structural Drawings

Construction Specifications

WOODS & PLASTICS

ROUGH CARPENTRY - INCLUSIONS:

1. Engineered Floor Joists & Assumed Beams Per Typical Wood Framing Design
2. Dimensional Wood, Conventionally Framed Ceilings & Roofs
3. 7/16" Wall Sheathing
4. Engineered Plywood, 3/4" T&G Floor Decking For Sub-Floors
5. Hardware & Connectors For All Lumber

STAIRS & HANDRAIL - INCLUSIONS:

1. Interior Iron Handrail
2. Hardwood Stair Parts & Treads, Painted Risers

MILLWORK | FINISH CARPENTRY - INCLUSIONS:

1. Interior Trim Per Finish Schedule
2. Paint-Grade Shoe Mould At All Wood & Tile Floor Areas

THERMAL & MOISTURE PROTECTION

VAPOR BARRIER & INSULATION:

1. Vapor Barrier
2. Open Cell Foam Insulation For Roof
3. Fiberglass Insulation For Exterior Wall
4. Interior & Exterior Caulking Package For Air Sealing

ROOFING & SHEET METAL:

1. Architectural Shingle
2. Aluminum Valleys & Drip Edge
3. Standing Seam Aluminum Roofing Where Shown

GUTTERS & DOWNSPOUTS:

1. Aluminum, OGEE Gutters & Round Downspouts

SIDING & CORNICE:

1. Exposed Cedar Lintels / Cedar Raftertails & Brackets Per Plans
2. Primed Wood On All Exterior Ceilings
3. Artisan Siding For Any Lap / Exterior Siding

Construction Specifications

EXTERIOR DOORS & WINDOWS

EXTERIOR DOORS:

1. Sierra Pacific Aluminum Clad Exterior Doors
2. Steel Doors At Entry, Breakfast & Great Room Per Plan
3. Wood Mahogany Doors At Mudroom and Basement

EXTERIOR WINDOWS:

1. Sierra Pacific Aluminum Clad Windows

INTERIOR DOORS & FRAMES:

1. 1 ¾" Solid Core

EXTERIOR DOOR & WINDOWS LABOR:

1. Labor To Install All Doors & Windows

DOOR HARDWARE - INCLUSIONS:

1. Finish Hardware

SHUTTERS:

1. N/A

GARAGE DOORS:

1. Garage Doors - Painted & Rot-Resistant
2. Openers For Garage Doors
3. Keypad

INTERIOR FINISHES

GYPSUM DRYWALL:

1. Walls & Ceilings To Have Smooth, Level 4 Finish
2. ½" Std Sheetrock For Walls & Ceilings

CERAMIC TILE/STONE:

1. Tile Labor
2. Backer Board, Thinset, & Grout
3. Tile Material Per Finish Schedule

Construction Specifications

WOOD FLOORS:

1. 5" Oak Flooring On 1st & 2nd Floors
2. Polished Concrete - Terrace Level

CARPET:

1. N/A

PAINT:

1. Exterior - Siding, Cornice, Ceilings, Brick
2. Interior - All Finished Areas - 3 Flat Paint Colors Included

PAINT - EXCLUSIONS:

1. Wall Coverings

SPECIALTIES

ENCLOSURES AND BATH ACCESSORIES:

1. Glass Shower Enclosures Per Plans
2. Bath Accessories

ENCLOSURES AND BATH ACCESSORIES - EXCLUSIONS:

1. Interior Shutters, Drapes Or Window Blinds

FIREPLACE:

1. Wood Burning Fireplaces
2. Metal Chimney Shroud

FIREPLACE SURROUNDS:

1. Fireplace Surround

CLOSET ORGANIZER:

1. Closet Organizer In Master Bedroom
2. Shelf & Rod System In All Other Closets

Construction Specifications

APPLIANCES

APPLIANCES:

1. Sub-Zero / Wolf Appliance Package With Lacanche Range
2. Outdoor Grill

APPLIANCE INSTALLATION:

1. Appliance Installation By Appliance Supplier

CABINETS & COUNTERTOPS

CABINETS:

1. Cabinet & Hardware

COUNTERTOPS:

1. Countertop

FIRE SUPPRESSION

1. No Work In This Category

PLUMBING

PLUMBING LABOR:

1. Drainage - PVC
2. Water - PEX With Copper Stubs
3. Installation Of All Trims
4. 2 - 50 Gallon Electric Energy Efficient Water Heaters

HVAC

HVAC - INCLUSIONS:

1. 14 Seer | 92% HVAC Units
2. All Ductwork Will Be Conventional Round Residential Galvanized Pipe With Flex Duct
3. Vent For Baths
4. Standard Filtration Systems

Construction Specifications

ELECTRICAL

BASE ELECTRICAL - INCLUSIONS:

1. All Wiring, Outlets To Current Code
2. All Necessary Electrical For Above Stated HVAC Package

COMMUNICATIONS

STRUCTURED WIRING:

1. Structured Wiring Rough-In Only
2. Includes Rough-In For Data, Security, Speakers, & Exterior Cameras

STRUCTURED WIRING - EXCLUSIONS:

1. Equipment, Speakers, Trims

AUDIO:

1. Audio Pre-Wire/Trim

AUDIO - EXCLUSIONS:

1. Sound System
2. TV's
3. All AV Equipment By Owner

ELECTRONIC SAFETY & SECURITY

ACCESS & SECURITY CONTROL:

1. Security System Pre-Wire Only, Optional Exterior Cameras

ACCESS & SECURITY CONTROL - EXCLUSIONS:

1. Fire Alarm System (Other Than Standard Wired Smoke Detectors Per Code)

SITWORK & INFRASTRUCTURE

1. All Necessary Grading & Erosion Control

Construction Specifications

EXTERIOR IMPROVEMENTS

SITE PAVING:

1. Concrete Driveway & Guest Parking

SITE RETAINING WALLS:

1. Retaining Wall & Aluminum Railing Per Site Plans

LANDSCAPING:

2. Irrigation
3. Landscape/Hardscape

SITE UTILITIES:

1. Water / Sewer Line To Street
2. Underground Electrical Service (By GA Power)
3. Underground Gas Service
4. Underground Storm Runoff

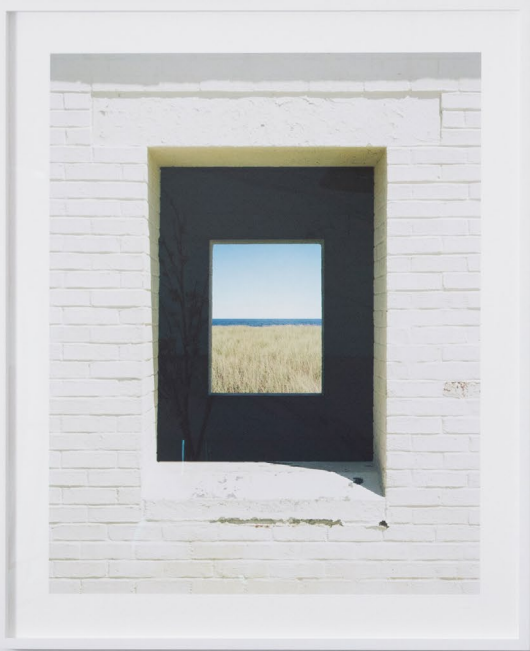
POOL:

1. 16' x 32'
2. Saltwater Pool
3. Pebble Finish
4. Pool Heater
5. Outdoor Kitchen

*Material selections that exceed material allowances may result in increased installation costs.
All material allowances include sales tax.

SECTION THREE

FINISH SCHEDULE BY ROOM



Finish Schedule By Room

ROOM NAME	FLOORING	WALL TREATMENT	WINDOWS	EXTERIOR DOORS	INTERIOR TRIM	NOTES
MAIN LEVEL						
Foyer	Hardwoods	Drywall	N/A	Steel Door	N/A	Rounded Corners, Arched Opening To Stairs
Stair Hall	Hardwoods	Drywall	Sierra Pacific Clad	N/A	N/A	Stained White Oak Treads, Stained Risers, Steel Handrail
Master Bedroom	Hardwoods	Drywall	Sierra Pacific Clad	N/A	10" Base & Cap	Barrel Ceiling
Master Bathroom	Tile	Drywall	Sierra Pacific Clad	N/A	10" Base & Cap	
Master Closets	Hardwoods	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base On Wall Without Shelves	Custom Closet by Creative Closed per attached plans
Powder Room	Hardwoods	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	Custom Cabinetry
Front Room	Hardwoods	Drywall	Sierra Pacific Clad	N/A	10" Base & Cap	Cove Ceiling
Great Room	Hardwoods	Drywall	Sierra Pacific Clad	Steel	10" Base & Cap	Decorative Coffered Ceiling
Kitchen	Hardwoods	Drywall	Sierra Pacific Clad	N/A	7 1/4" Cove Crown, 10" Base & Cap	
Breakfast	Hardwoods	Drywall	Sierra Pacific Clad	Steel Door	5" Cove Crown, 10" Base & Cap	
Sitting Porch	Paver	N/A	N/A	N/A	N/A	Concrete Paver Floor, Wood Ceiling
Butlers Pantry	Hardwoods	Drywall	N/A	N/A	5" Cove Crown, 10" Base & Cap	Custom Cabinetry
Laundry	Tile	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	Custom Cabinetry
Pantry	Hardwoods	Drywall	N/A	N/A	5" Cove Crown, 10" Base	Field Built Custom Shelving
Hallway	Hardwoods	Shiplap Walls	N/A	N/A	5" Cove Crown, 10" Base & Cap	
Mudroom	Concrete Paver	Shiplap Walls	N/A	Mahogany Wood Door	5" Cove Crown, 10" Base & Cap	Custom Cabinetry/Concrete Paver
Office Nook	Hardwoods	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	Custom Cabinetry
Pool Powder Room	Tile	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base & Cap	
Garages	Concrete	Drywall	Sierra Pacific Clad	Painted Garage Doors		

Finish Schedule By Room

ROOM NAME	FLOORING	WALL TREATMENT	WINDOWS	EXTERIOR DOORS	INTERIOR TRIM	NOTES
UPPER LEVEL						
Stair Hall	Hardwoods	Drywall	N/A	N/A	5" Cove Crown, 10" Base & Cap	
Bedroom 1	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bath 1	Tile	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bedroom 2	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bath 2	Tile	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bonus Room	Hardwoods	Drywall	Sierra Pacific Clad	N/A	8" Base	
Bedroom 3	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bath 3	Tile	Drywall	Sierra Pacific Clad	N/A	8" Base	
Laundry	Tile	Drywall	N/A	N/A	4" Cove Crown, 8" Base	
Bedroom 4	Hardwoods	Drywall	Sierra Pacific Clad	N/A	4" Cove Crown, 8" Base	
Bath 4	Tile	Drywall	N/A	N/A	8" Base	
Bonus Bath	Tile	Drywall	Sierra Pacific Clad	N/A	8" Base	

TERRACE LEVEL						
Media Room	Polished Concrete	Drywall	N/A	N/A	5" Cove Crown, 10" Base	
Living Room	Polished Concrete	Drywall	Sierra Pacific Clad	N/A	5" Cove Crown, 10" Base	
Bedroom	Polished Concrete	Drywall	Sierra Pacific Clad	N/A	8" Base	
Bath	Polished Concrete	Drywall	N/A	N/A	5" Crown, 8" Base	
Storage/Mechanical	Concrete	Studs	N/A	N/A	N/A	Studs, No Wall Or Floor Finish
Stair Landing	Polished Concrete	Drywall	N/A	N/A	10" Base	
Exercise Room	Polished Concrete	Drywall	N/A	N/A	5" Cove Crown, 10" Base	
Hallway	Polished Concrete	Drywall	N/A	Wood Door	5" Cove Crown, 10" Base	

SECTION FOUR

APPLIANCES



Appliances

KITCHEN



Sub-Zero Side-by-Side Refrigerator
SBI48SSPH Stainless Steel-Pro Handle



Best Under Cabinet Range Hood
BCP571QT482SB Stainless Steel



Asko Built-In Dishwasher
ADBI664PHXXLS Stainless Steel



Sub-Zero Compact Refrigerator
SUC24CILH Custom Panel-Left Hinge



Sub-Zero Door Panel
S7030429 Stainless Steel

Appliances

KITCHEN



SUMMARY FOR CHAMBERTIN 4 FEUX



The image above may not accurately reflect the chosen rangetop options.



Model Name: Chambertin 4 Feux

Model number: ULG1141G-D

Fuel Type: Natural Gas

Chassis Height: 915mm / 36" (adjustable to 36 9/16")

Chassis Width: 43 1/2" (For installation width, see Cabinet Preparation)

Vent spacer Type: 50mm - included/required

Amperage: 3.9 amps (max. @ 240VAC) Range will arrive with a 4 wire, 30A, 240VAC (NEMA 14-30p type) cord installed. A NEMA 14-30R receptacle will need to be installed prior to installation. Removing or altering plug will void warranty!

Wattage: 936 watts (max.)

BTU: 73,500 BTU/hr (max.)

Overhead Range Hood Canopy Size: recommended 48" wide (52" for island applications)

Range Hood Blower CFM Rating: recommended 600-900 cfm with 8" round ducting, or equivalent - More information online

Range Hood Mounting: recommended mounting 30"-36" above cooktop. Check with your hood company for specific requirements.

Appliances

OUTDOOR GRILL



Coyote Grill Natural Gas Grill
CC2SL36NG Stainless Steel



Coyote Grill Outdoor Grill Access Door
CCDA2431 Stainless Steel



SECTION FIVE

PLUMBING FIXTURES



Plumbing Fixtures

KITCHEN



Kohler Undermount Single Bowl Kitchen Sink
4536432 Stainless Steel



Signature Hardware Disposal Stopper/Flange
2937950 Stainless Steel



Newport Brass Pull-Out Spray Kitchen Faucet
4429304 Uncoated Polished Brass - Living



In-Sink-Erator Garbage Disposal
4599193 Black / Stainless



Newport Brass Part & Accessory
3874429 Uncoated Polished Brass - Living

Plumbing Fixtures

BUTLER'S PANTRY



Blanco Undermount Bar Sink
3616808 Anthracite



Blanco Drain Strainer
3794602 Anthracite



Brizo Single Hole Bar Faucet
7378558 Brilliance Luxe Gold

Plumbing Fixtures

LAUNDRY



PROFLO Undermount Single Bowl Kitchen Sink
5130873 Stainless Steel



PROFLO Drain Strainer
245325 Stainless Steel



**Signature Hardware Pull-Out Spray Kitchen
Faucet**
7245870 Stainless Steel

Plumbing Fixtures

MUDROOM POWDER



**Signature Hardware Wall Mount Bathroom Sink
Faucet**
5164973 Brushed Nickel



Signature Hardware Lavatory Drain
4352564 Brushed Nickel



Kohler Toilet Seat
4490762 White



Kohler Two Piece Toilet
7848269/7848272 White

Plumbing Fixtures

MASTER BATH



Signature Hardware 8" Widespread Bathroom Sink Faucet
7316085 Polished Nickel
Qty: 2



Signature Hardware Unique Size Soaking Tub
7406074 White



Signature Hardware Single Handle Shower Faucet
7504484/7501359 Polished Nickel



Signature Hardware Transfer Valve Trim
7316075 Polished Nickel



Signature Hardware Hand Held Shower
7809001 Polished Nickel



Signature Hardware Hand Shower Hose
5061056 Polished Nickel

Plumbing Fixtures

MASTER BATH



Signature Hardware Slide Bar
7809000 Polished Nickel



Signature Hardware Elbow
7245864 Polished Nickel



Signature Hardware Shower Drain
7296286 Polished Nickel



Kohler Two Piece Toilet
7848269/7848272 White



Kohler Toilet Seat
4490762 White
Qty: 2

Plumbing Fixtures

BATH 1



Delta Faucet 8" Widespread Bathroom Sink Faucet
7924456 Chrome



Delta Faucet Shower Faucet Trim Kit
7924459 Chrome



Signature Hardware Shower Drain
7296288 Chrome



Kohler Two Piece Toilet
7848269/7848272 White



Kohler Toilet Seat
4490762 White

Plumbing Fixtures

BATH 2



Delta Faucet 8" Widespread Bathroom Sink Faucet
7924456 Chrome



Signature Hardware 60" x 32" Soaking Tub
7033326 White



PROFLO Tub / Shower Drain
1637844 Chrome



Delta Faucet Tub & Shower Faucet Trim Kit
7924461 Chrome



Kohler Two Piece Toilet
7848269/7848272 White



Kohler Toilet Seat
4490762 White

Plumbing Fixtures

BATH 3 & 4



Signature Hardware 8" Widespread Bathroom Sink Faucet
7639474 Chrome



Signature Hardware Shower Faucet Trim Kit
7715500 Polished Chrome



Signature Hardware Shower Drain
7296288 Chrome



Kohler Two Piece Toilet
7848269/7848272 White



Kohler Toilet Seat
4490762 White

Plumbing Fixtures

BONUS BATH



Signature Hardware 8" Widespread Bathroom Sink Faucet
7639474 Chrome



Signature Hardware 60" x 32" Soaking Tub
7033357 White



PROFLO Tub / Shower Drain
1637844 Chrome



Delta Faucet Tub & Shower Faucet Trim Kit
7924461 Chrome



Kohler Two Piece Toilet
7848269/7848272 White



Kohler Toilet Seat
4490762 White

Plumbing Fixtures

BASEMENT BATH



Delta Faucet 8" Widespread Bathroom Sink Faucet
7924456 Chrome



Delta Faucet Shower Faucet Trim Kit
7924459 Chrome



Signature Hardware Shower Drain
7296288 Chrome



Signature Hardware Toilet Bowl Part
7919735 White



Signature Hardware Toilet Tank Part
7919652 White

SECTION SIX

LIGHTING FIXTURES



Lighting Fixtures

KITCHEN

Alborg Large Stacked Pendant

DESIGNER: CHAPMAN & MYERS

ITEM CHC 5245AB-WHT

AVAILABILITY: WITHIN 6 WEEKS

SPECIFICATIONS

Height: 15.5"
Width: 24"
Chain Length: 6' AB
Canopy: 5.75" Round
Socket: E26 Keyless
Wattage: 75 A
©EFC DESIGNS

 SPECIFICATION SHEET

 INSTALLATION GUIDE

 TIPS AND TRICKS



Finish: Antique- Burnished Brass



QTY

Shade: Matte White



1

Lighting Fixtures

POWDER & MUDROOM POWDER ROOM



MUDROOM



Lighting Fixtures

BUTLER'S PANTRY



CANNELE PICTURE LIGHT

The form of a Beaux Arts candleholder is reinterpreted with clean lines and sharp angles in this fixture from renowned lighting designer Jonathan Browning. The integrated LED panel provides a focused swath of light.

[SHOP THE ENTIRE COLLECTION >](#)

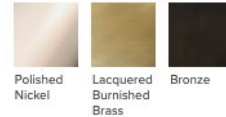
[SHOW DETAILS +](#)

[HIDE DIMENSIONS -](#)

Overall: 24"W x 7½"D x 4½"H
Backplate: 4½" diam., ¾"D
Weight: 7 lbs.

[INSTALLATION INSTRUCTIONS >](#)

FINISH OPTIONS



Polished
Nickel

Lacquered
Burnished
Brass

Bronze

OFFICE

Metal Banded Lantern

DESIGNER: CHAPMAN & MYERS

ITEM CHC2530

SPECIFICATIONS

O/A Height: 65.25"
Fixture Height: 23.5"
Min. Custom Height: 34"
Width: 20.75"
Canopy: 5.5" Hexagon
Socket: E26 Keyless
Wattage: 75 W
*Custom Height Available
©EFC DESIGNS

[SPECIFICATION SHEET](#)

[INSTALLATION GUIDE](#)



Choose Finish



QTY

Choose Shade



1

Lighting Fixtures

MASTER BATH



Master Bath & Closet Island



Dressing Table
Sconces



Wall Sconces

Lighting Fixtures

BATH 1

Capri Sconce

★★★★★ [WRITE A REVIEW](#)

DESIGNER: TOB BY THOMAS O'BRIEN



SPECIFICATIONS

Width: 5.5"

Height: 14.5"

Backplate: D:4.5" DP:0.5" OB UP:11.875" OB DOWN:2.625" Round

Shade Details: Fabric White Linen

Socket: 1 - Medium - A19

Wattage: 60W

Lighting Fixtures

BATH 2

Reiser 2 - Light Wall Sconce

DESIGNER: FEISS COLLECTION



SPECIFICATIONS

Width: 14"

Height: 12"

Backplate: D:5.5" DP:0.75" OB UP:4.875" OB DOWN:7.125" Round
Socket: 2 - Medium - A19

Finish: Chrome

QTY

Lighting Fixtures

BATH 3

MODERN BAR VANITY LIGHT - LARGE

Color: Satin Nickel White



Lighting Fixtures

BATH 4



Beckham Classic Sconce



WRITE A REVIEW

DESIGNER: TOB BY THOMAS O'BRIEN

SPECIFICATIONS

Width: 5"

Height: 17"

Backplate: DP:0.625" W:4.5" H:4.5" OB UP:13" OB DOWN:4"

Shade Details: Fabric White Linen

Socket: 1 - Candelabra - Torpedo

Wattage: 60W



SPECIFICATION SHEET

QTY

Finish: Polished Nickel



Lighting Fixtures

BONUS BATH

NEW!

Towner Two Light Wall / Bath Sconce



SPECIFICATIONS

Width: 15.75"
Height: 7.25"
Backplate: DP:0.75" W:7" H:5" OB UP:4.75" OB DOWN:2.5"
Rectangular
Shade Details: Steel Black
Socket: 2 - Medium - A19

SPECIFICATION SHEET

Finish: Black	▼	QTY
Bulb: Bulb(s) Not Included	▼	
		1

Lighting Fixtures

BASEMENT BATH

SPEC SHEET



Reiser 2 - Light Wall Sconce

Item # VS23902CH

Designer: Feiss

Specifications

Width: 14"

Height: 12"

Backplate: D:5.5" DP:0.75" OB UP:4.875" OB DOWN:7.125" Round

Socket: 2 - Medium - A19

Rating: Damp Rated

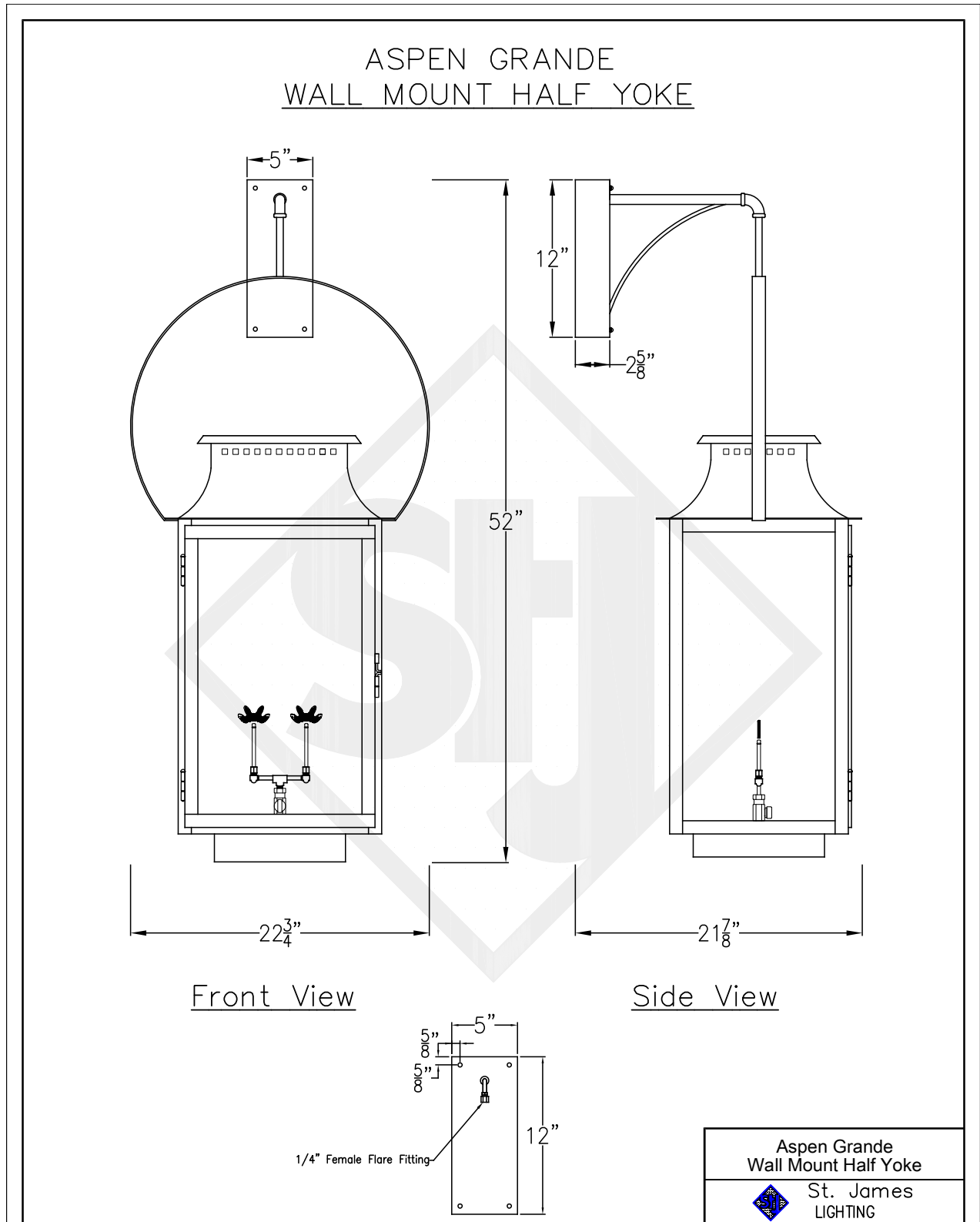
Available Finishes

CH - Chrome

SN - Satin Nickel

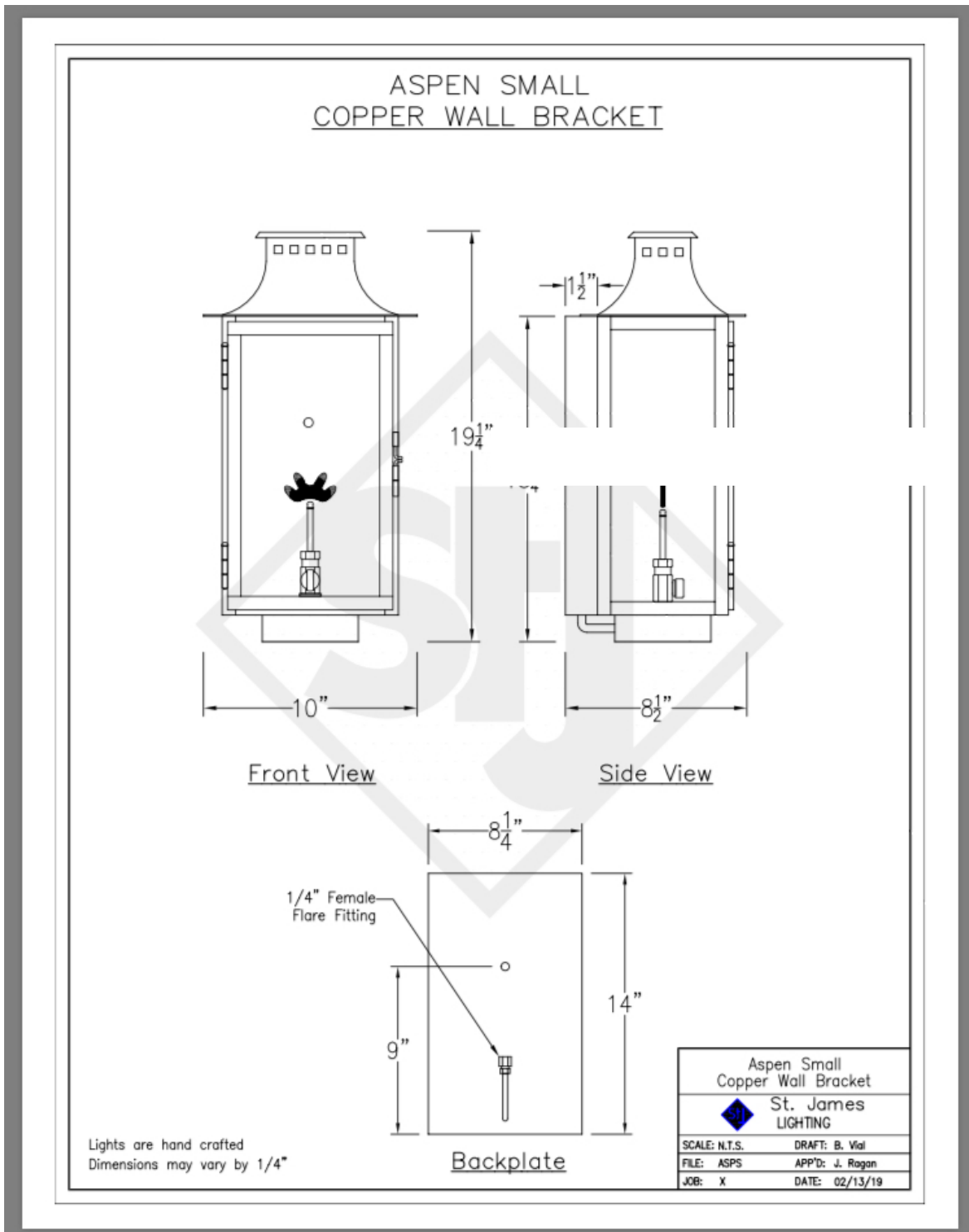
Lighting Fixtures

FRONT DOOR - GAS LANTERNS



Lighting Fixtures

ELECTRIC LANTERNS



Lighting Fixtures

EXTERIOR SCONCES

 TECH LIGHTING



Tech Lighting

Pitch Single Light 5" High Integrated LED Outdoor Wall Sconce - ADA Compliant

Model: **700WSPITSB-LED830**

from the Pitch Collection

[4 Reviews](#) | [Write a Review](#)

Tech Lighting Sale! Save 20%

Save 20% on All Tech Lighting Pendants!

Discount Already Applied - No Coupon

Code Required

Offer Ends 05-31-2020

Finish: Black

- Height: 5"
- Width: 5"
- Depth: 3-7/8"
- Extension: 3-7/8"
- Product Weight: 1.2 lbs
- Wire Length: 8"
- Backplate Height: 5"
- Backplate Width: 5"

Product Overview

Architectural design and significant light output define this modern LED wall fixture suitable for indoor and outdoor applications. A metal body houses powerful LED light sources that create visual appeal as light cascades from one tier to the next.

Features

- Intended to be installed utilizing NEC compliant junction boxes
- Can be mounted for up lighting or down lighting
- Marine-Grade, corrosion-resistant finish
- IP65 rated to ensure compliance to international commercial standards for water and dirt resistance in most severe outdoor applications
- Comes with stainless steel mounting hardware
- Constructed of aluminum - providing years of reliable performance
- Comes with impact-resistant, UV stabilized frosted acrylic lens
- Includes 26.1 watt Integrated LED lighting
- Capable of being dimmed
- ETL rated for wet locations
- ADA compliant
- Covered under Tech Lighting's 5 year limited warranty

Dimensions

Electrical Specifications

- Bulb Base: Integrated LED
- Number of Bulbs: 1
- Bulb Included: Yes
- Watts Per Bulb: 26.1 watts
- Wattage: 26.1 watts
- Voltage: 120 volts
- Color Temperature: 3000K
- Color Rendering Index: 80CRI
- Average Hours: 70000
- Lumens: 823

Additional Tech Lighting Links

- [View the Manufacturer Warranty](#)
- [Browse All Tech Lighting Products](#)
- [Tech Lighting Pitch Collection](#)

SECTION SEVEN

INTERIOR FINISHES



Interior Finishes

CABINET COLORS

ROOM	COLOR
Bath 1	SW Snowbound
Bath 2	Ben Moore La Paloma
Bath 3	SW Worldly Gray
Bath 4	SW Worldly Gray
Bonus Bath	Ben Moore Kendall Charcoal
Butlers Pantry & Office	Ben Moore Sea Pearl
Mudroom	Ben Moore Lead Gray 2131-30
Kitchen	Ben Moore Lead Gray 2131-30
Laundry	Ben Moore Sea Pearl
Back Powder	Ben Moore Sea Pearl
Master Bath	SW Repose Gray
Master Closet	Ben Moore Sea Pearl
Master Dressing	Ben Moore Sea Pearl
Powder Room	Stained
Basement Bath	SW Worldly Gray

Interior Finishes

CABINET HARDWARE

KITCHEN

- 25 pulls
- 8 knobs (on the small drawers left of sink)
- 4 knobs for office
- top knobs transcend/ honey bronze



Transcend 1 3/16" Length Square Knob

See More from [Top Knobs](#) (Shop Rating 4.8/5)

Select Finish: Honey Bronze, \$6.99



8



Add to Cart

Project Management Tools

[Download Current Image \(.PNG\)](#)

Product Overview

Descrip

Transcend Ascendra 9" Center to Center Bar Pull

See More from [Top Knobs](#)



Select Center to Center

3 3/4 in.
(96mm)

12 in.
(305mm)

5 1/4 in.
(128mm)

6 3/4 in.
(160mm)

9 in.
(229mm)

Interior Finishes

CABINET HARDWARE

POOL BATH

2 PULLS WAYFAIR/ BRUSHED NICKEL

Successi 6 5/16" Center to Center Bar Pull



3 3/4 in. (96mm)	11 3/4 in. (287mm)	5 3/4 in. (128mm)
6 1/4 in. (160mm)		

LAUNDRY

4 KNOBS BRUSHED NICKEL/ WAYFAIR

4 PULLS BRUSHED NICKEL/ WAYFAIR

Successi 1" Length Square Knob



1

Project Management Tools

[Download Current Image \(.PNG\)](#)

[Download 3D Models \(.FBX\)](#)

Product Overview

Successi 6 5/16" Center to Center Bar Pull



Select Center to Center

3 3/4 in. (96mm)	11 3/4 in. (287mm)	5 3/4 in. (128mm)
6 1/4 in. (160mm)		

Interior Finishes

CABINET HARDWARE

FORMAL POWDER ROOM

! PULL



LAMBETH CRYSTAL HEXAGONAL PULL

SIZE

8"

FINISH

Lacquered Burnished

BUTLERS PANTRY

8 KNOBS/ WAYFAIR
BLACK

Urban Modern Geometric Knob



1



Project Management Tools

Interior Finishes

CABINET HARDWARE

MASTER BATH AND DRESSING ROOM

17 PULLS
6 knobs (for dressing table)
wayfair

Serene Lydia 6 5/16" Center to Center Bar Pull



Select Center to Center

<input checked="" type="checkbox"/> 6 5/16 in. (160mm)	<input type="checkbox"/> 12 in. (305mm)	<input type="checkbox"/> 3 3/4 in. (96mm)
--	---	---

Sale



Ellis 1 1/2" Length Rectangle Knob



1

Project Management Tools

[Download Current Image \(.PNG\)](#)

Product Overview

Interior Finishes

CABINET HARDWARE

BONUS BATH
3 PULLS



DILLON PULL

SIZE

8"

FINISH

Polished Nickel

BATH 1 and 2 and 3
2 8" PULLS
WAYFAIR
NICKEL

Alexander 8" Center to Center Bar Pull



Select Center to Center

6 in.
(152mm)

8 in.
(203mm)

4 in.
(102mm)

Interior Finishes

CABINET HARDWARE

BATH 4
7 KNOBS

Sale

See More from [Blatstein](#) (Shop Rating 4.7/5)



Project Management Tools

[Create Tear Sheet](#)

[Download Current Image \(.PNG\)](#)

MUDROOM
9 pulls
6 knobs
wayfair



Nouveau III 1" Length Square Knob

Project Management Tools

[Create Tear Sheet](#)

[Download Current Image \(.PNG\)](#)

Nouveau III 7 9/16" Center to Center Bar Pull



Select Center to Center

7 9/16 in. (192mm)

12 3/8 in. (321mm)

12 (305)

Interior Finishes

TILE SCHEDULE

ROOM	LOCATION	ITEM NUMBER	SIZE
Bath 1	Floor	Cava Bianco Statuario	12x24
	Shower Floor	Cava Bianco Statuario	2x2
	Floor Grout	Mapei 77 Frost	
	Wall Tile	Architek White Gloss	4x12
	Edging	White Schluter	
	Wall Grout	Mapei 38 Avalanche	
Bath 2	Floor	Cava Bianco Statuario	12x24
	Floor Grout	Mapei 77 Frost	
	Wall Tile	Architek White Gloss	4x12
	Edging	White Schluter	
	Wall Grout	Mapei 38 Avalanche	
Bath 3	Floor	Hex in Fog	6" Hex
	Floor Grout	Mapei 93 Warm Grey	
	Shower Floor	Cava Bianco Statuario	2x2
	Shower Floor Grout	Mapei 77 Frost	
	Wall Tile	Architek White Gloss	4x12
	Edging	White Schluter	
	Wall Grout	Mapei 38 Avalanche	
Bath 4	Floor	Hex in Fog	6" Hex
	Floor Grout	Mapei 93 Warm Grey	
	Shower Floor	Cava Bianco Statuario	2x2
	Shower Floor Grout	Mapei 77 Frost	
	Wall Tile	Architek White Gloss	4x12
	Edging	White Schluter	
	Wall Grout	Mapei 38 Avalanche	
Up Laundry	Floor	"Hampshire Gauged Slate Floor"	6x24
	Grout	Mapei 19 Pearl Gray	
Bonus Bath	Floor	"Adessi Lattice Gray Matte Porcelain Tile"	8x8
	Floor Grout	Mapei 93 Warm Grey	
	Wall Tile	Architek White Gloss	4x12
	Edging	White Schluter	
	Grout	Mapei 38 Avalanche	

Interior Finishes

TILE SCHEDULE - CONTINUED

ROOM	LOCATION	ITEM NUMBER	SIZE
Mudroom	Floor		
	Grout		
Laundry/Pool Powder	Floor	"Hampshire Gauged Slate Floor"	6x24
	Grout	Mapei 19 Pearl Gray	
Master Bath	Floor	Bianco Cielo	12x24
	Shower Floor	"PBE Bianco Bello Herringbone"	11x11
	Shower Walls	Bianco Cielo	12x24
	Edging	N/A	N/A
	Grout	Mapei 38 Avalanche	
Basement Bath	Floor		
	Shower Walls	Harper Lily Brick	3x9
	Shower Floor	Cava Bianco Statuario	2x2
	Shower Floor Grout	Mapei 77 Frost	
	Wall Grout	Mapei 38 Avalanche	
	Edging	White Schluter	

Interior Finishes

PAINT COLORS

Room	Location	Color
Basement Stair Hall		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
	Stair Window Muttons	SW 6258 Tricorn Black
Basement Exercise		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Basement Bedroom		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Basement Bathroom		
	Walls	SW 7004 Snowbound
	Trim	SW 7004 Snowbound
	Ceiling	SW 7004 Snowbound
Basement Bedroom Closet		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Foyer		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Dining Room		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Great Room		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Decorative Ceiling	Ben Moore OC-19 Seapearl
	Window Trim Muttons Only	SW 6258 Tricorn Black

Interior Finishes

PAINT COLORS - CONTINUED

Room	Location	Color
Kitchen		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
	Window Trim Muttons Only	SW 6258 Tricorn Black
Breakfast Room		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
	Window Trim Muttons Only	SW 6258 Tricorn Black
Butler's Pantry		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Back Hallway		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Pantry		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Laundry Room		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Pool Powder		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Mudroom		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl

Interior Finishes

PAINT COLORS - CONTINUED

Room	Location	Color
Office		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Formal Powder		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Master Bedroom		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Master Dressing Vest		
	Walls	SW 7004 Snowbound
	Trim	SW 7004 Snowbound
	Ceiling	SW 7004 Snowbound
Master Bathroom		
	Walls	SW 7004 Snowbound
	Trim	SW 7004 Snowbound
	Ceiling	SW 7004 Snowbound
Master Closet		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Stair Hall (main & second floors)		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Upstairs Hallway & Vestibule		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl

Interior Finishes

PAINT COLORS - CONTINUED

Room	Location	Color
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Formal Powder		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Master Bedroom		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Master Dressing Vest		
	Walls	SW 7004 Snowbound
	Trim	SW 7004 Snowbound
	Ceiling	SW 7004 Snowbound
Master Bathroom		
	Walls	SW 7004 Snowbound
	Trim	SW 7004 Snowbound
	Ceiling	SW 7004 Snowbound
Master Closet		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Stair Hall (main & second floors)		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Upstairs Hallway & Vestibule		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
	Stair Window Muttons	SW 6258 Tricorn Black

Interior Finishes

PAINT COLORS - CONTINUED

Room	Location	Color
Bedroom 1		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bathroom 1		
	Walls	SW 7004 Snowbound
	Trim	SW 7004 Snowbound
	Ceiling	SW 7004 Snowbound
Bedroom 1 Closet		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bedroom 2		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bathroom 2		
	Walls	SW 7004 Snowbound
	Trim	SW 7004 Snowbound
	Ceiling	SW 7004 Snowbound
Bedroom 2 Closet		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bedroom 3		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bathroom 3		
	Walls	SW 7004 Snowbound
	Trim	SW 7004 Snowbound
	Ceiling	SW 7004 Snowbound

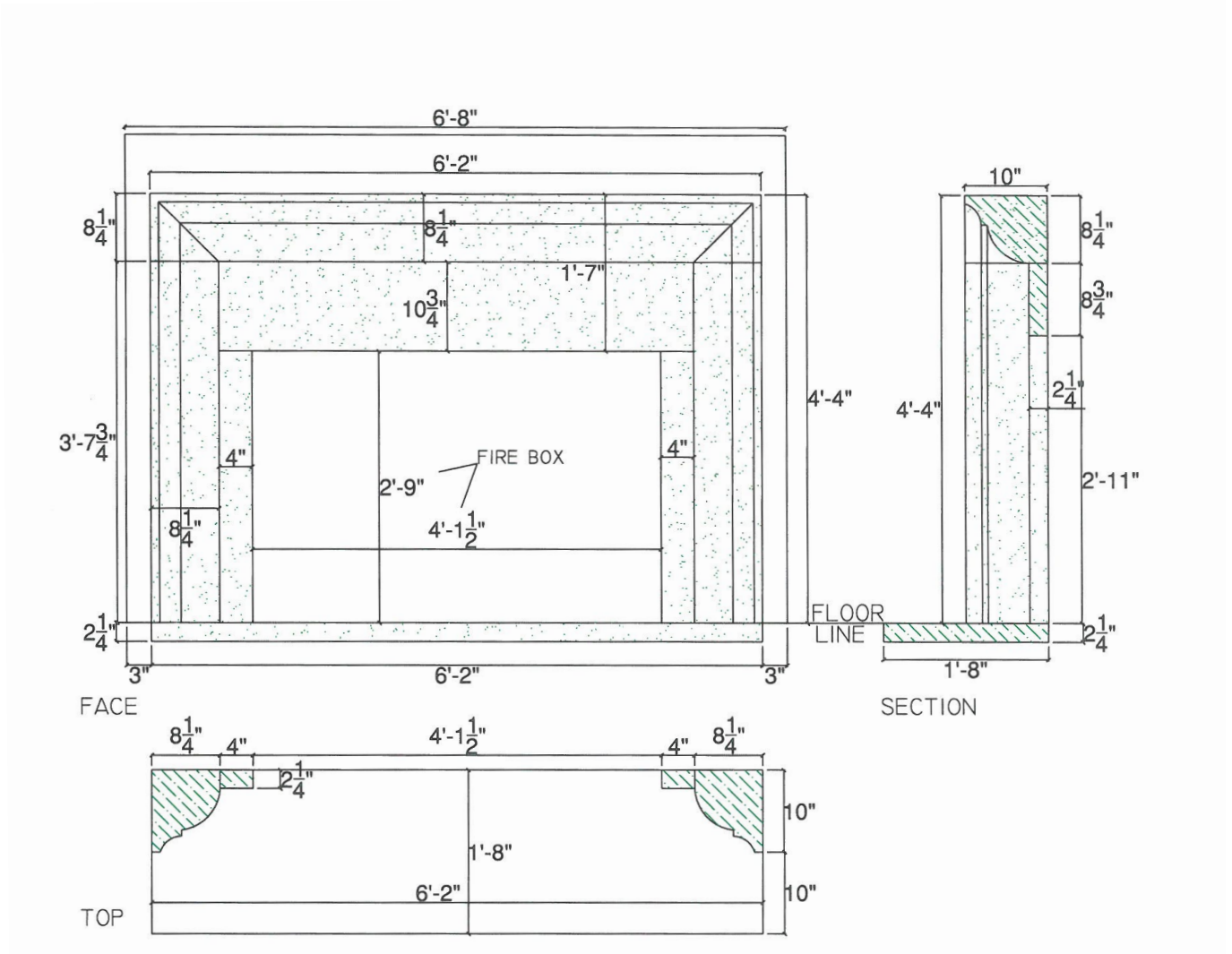
Interior Finishes

PAINT COLORS - CONTINUED

Room	Location	Color
Bedroom 3 Closet		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bedroom 4		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bathroom 4		
	Walls	SW 7004 Snowbound
	Trim	SW 7004 Snowbound
	Ceiling	SW 7004 Snowbound
Bedroom 4 Closet		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Upstairs Laundry Room		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bonus Room		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bonus Bathroom		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl
Bonus Room Closets		
	Walls	Ben Moore OC-19 Seapearl
	Trim	Ben Moore OC-19 Seapearl
	Ceiling	Ben Moore OC-19 Seapearl

Interior Finishes

FIREPLACE SURROUND



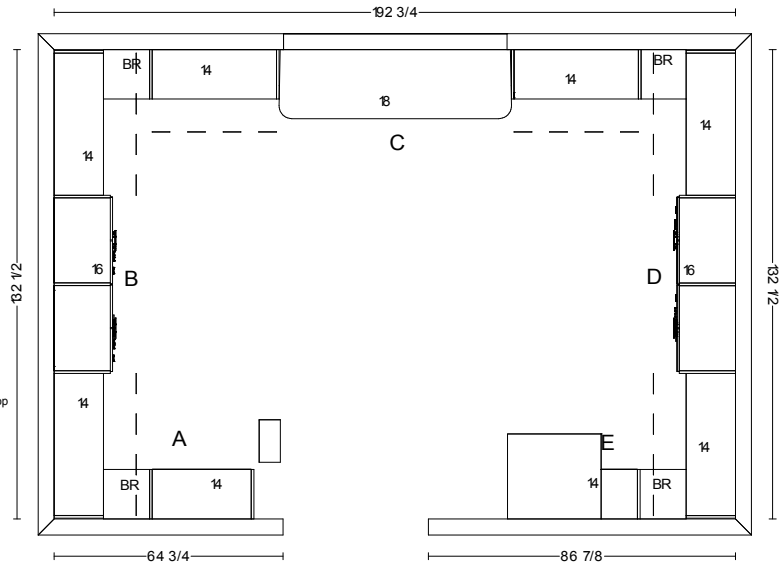
Interior Finishes

CLOSETS

ROOM: Master
 designed for: Macallan-Rilman Lot 2

designer: Sharon/TE
 project: 42229-PS
 date: 06/12/20

- Material: Melamine
- Color: White
- Ceiling Height: 120.5
- Base Height: TBD
- Hang Rod Finish: Satin Nickel
- Basket Color: Satin Nickel
- Door Style: Contemporary
 - Door Hdw: TBD
 - Soft Close: Yes
- Drawer Style: Contemporary
 - Drawer Hdw: TBD
 - Soft Close: Yes
- Crown Type: n/a
- Base: n/a
- Counter Material: Radius Cnr Top
 - Color: n/a
 - Code: n/a
 - Edge Detail: n/a
- Flooring: Wood
- Demo Type: None



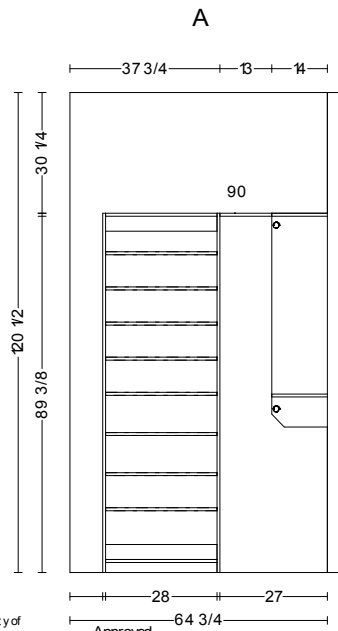
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Approved _____
 sheet 1 of 8



ROOM: Master
 designed for: Macallan-Rilman Lot 2

designer: Sharon/TE
 project: 42229-PS
 date: 06/12/20



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 sheet 2 of 8



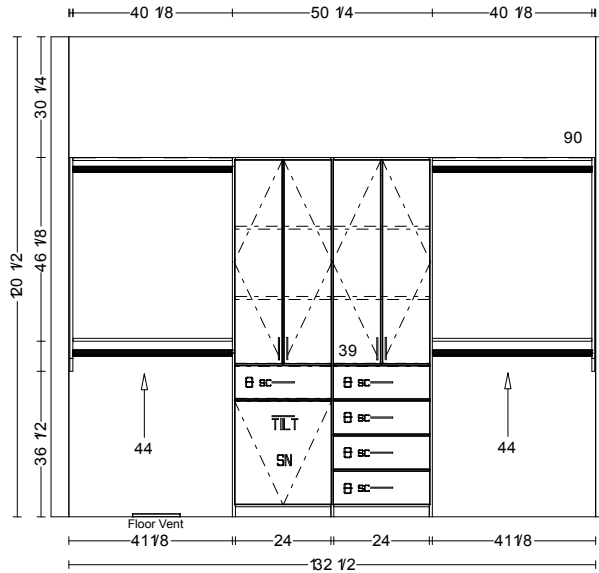
Interior Finishes

CLOSETS

ROOM: Master
 designed for: Macallan-Rilman Lot 2

designer: Sharon/TE
 project: 42229-PS
 date: 06/12/20

B



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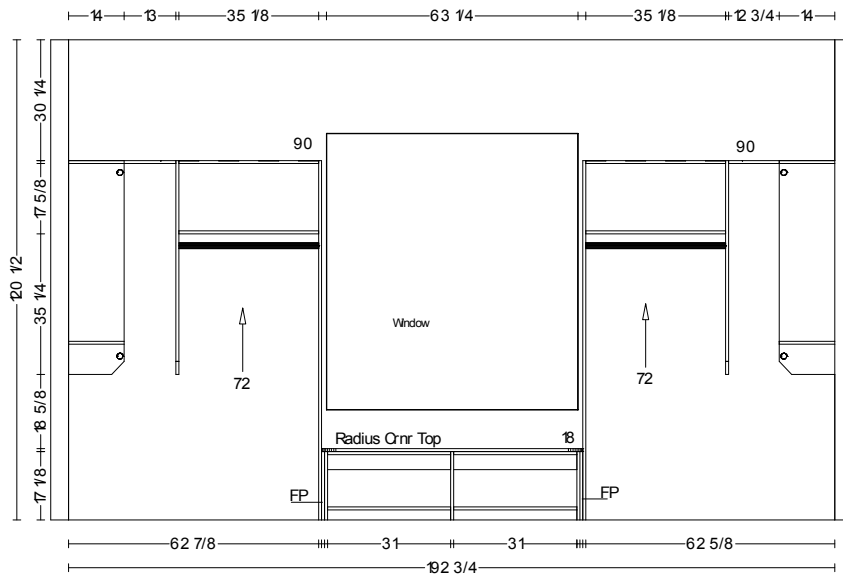
Approved _____
 sheet 3 of 8



ROOM: Master
 designed for: Macallan-Rilman Lot 2

designer: Sharon/TE
 project: 42229-PS
 date: 06/12/20

C



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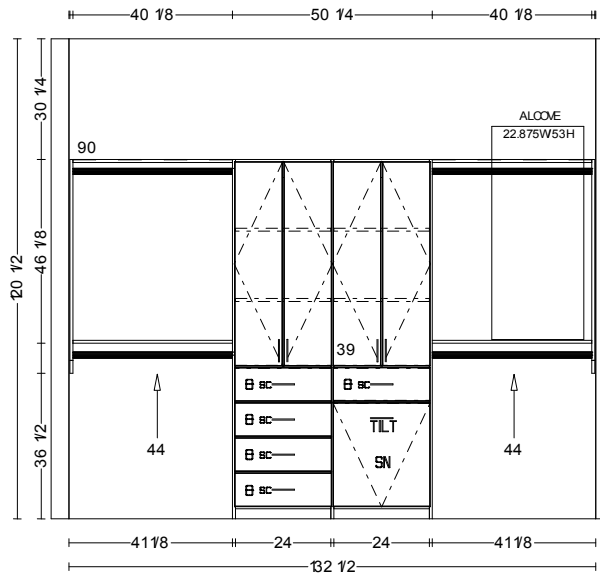
Interior Finishes

CLOSETS

ROOM: Master
 designed for: Macallan-Rilman Lot 2

designer: Sharon/TE
 project: 42229-PS
 date: 06/12/20

D



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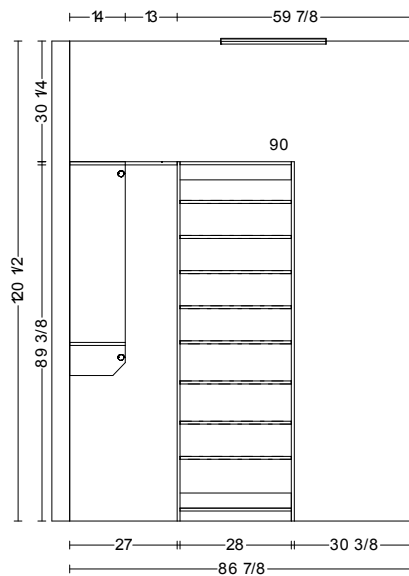
Approved _____
 sheet 5 of 8



ROOM: Master
 designed for: Macallan-Rilman Lot 2

designer: Sharon/TE
 project: 42229-PS
 date: 06/12/20

E



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Approved _____
 sheet 6 of 8

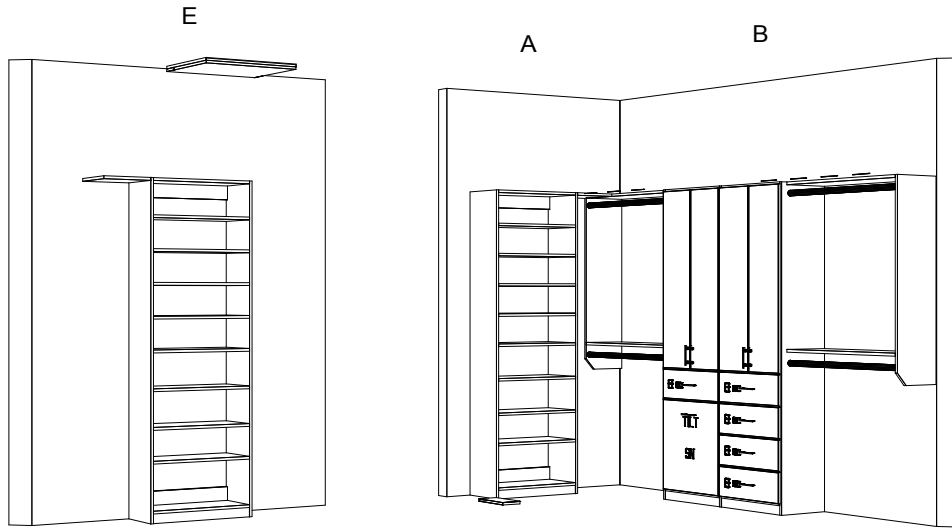


Interior Finishes

CLOSETS

ROOM: Master
 designed for: Macallan-Rilman Lot 2

designer: Sharon/TE
 project: 42229-PS
 date: 06/12/20



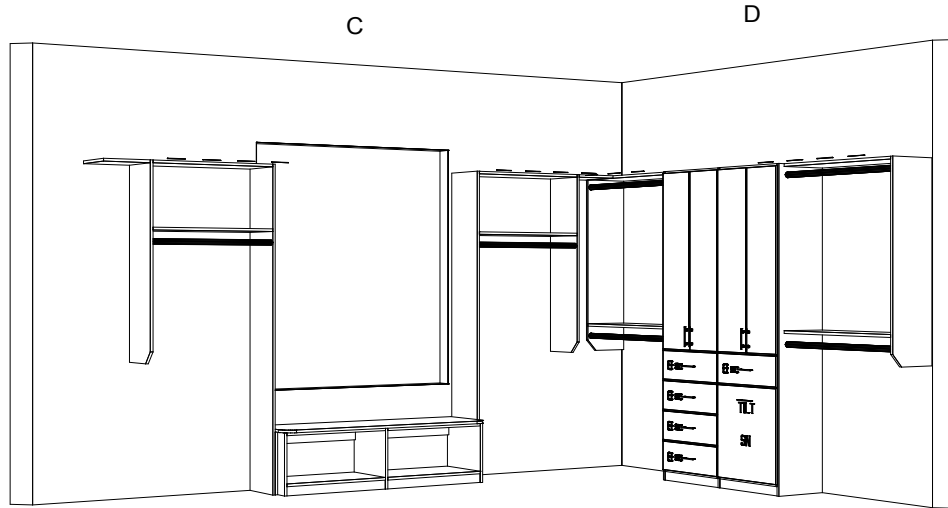
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Approved _____
 sheet 7 of 8



ROOM: Master
 designed for: Macallan-Rilman Lot 2

designer: Sharon/TE
 project: 42229-PS
 date: 06/12/20



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 sheet 8 of 8



SECTION EIGHT

LANDSCAPE PLAN



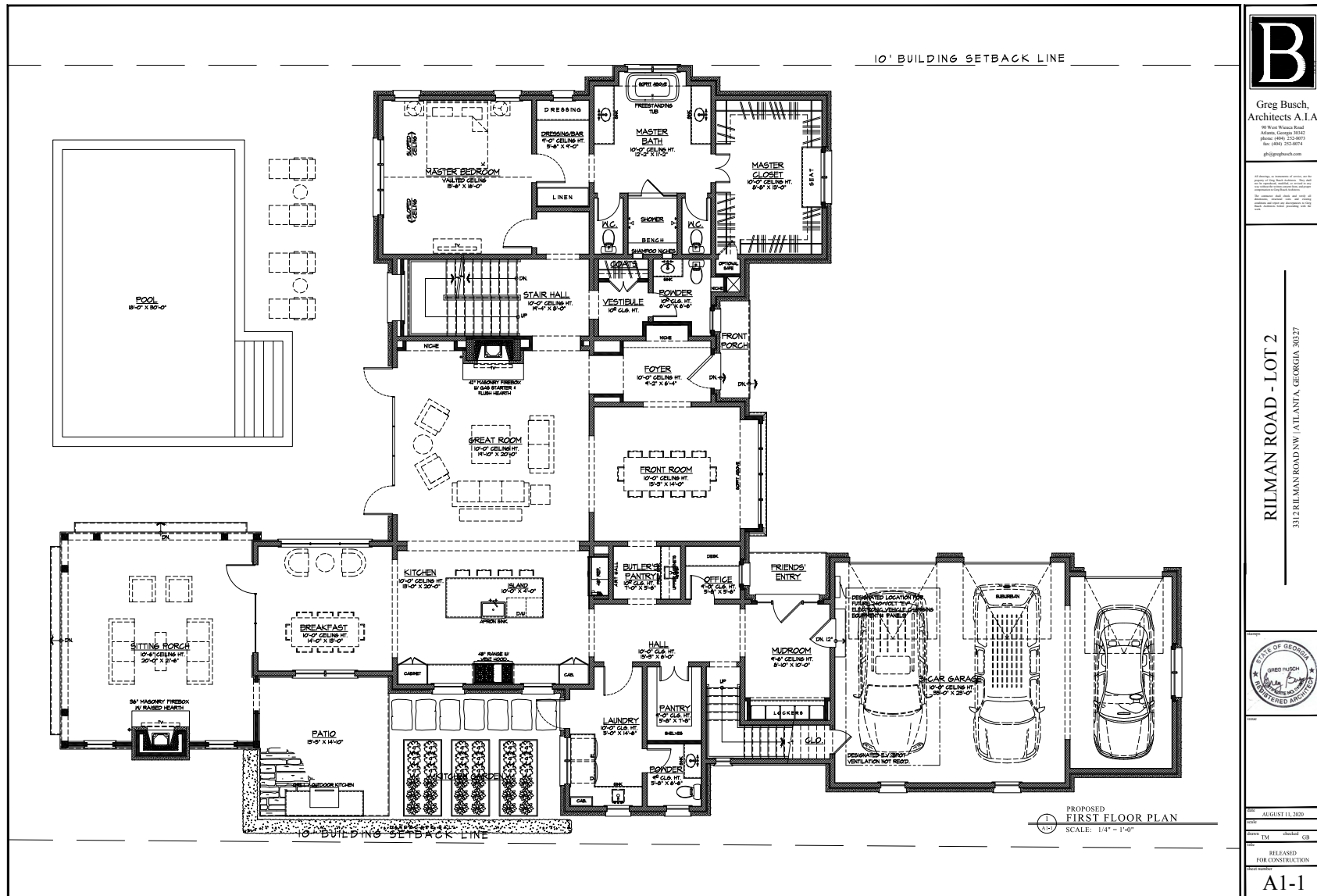


SECTION NINE

FLOOR PLANS

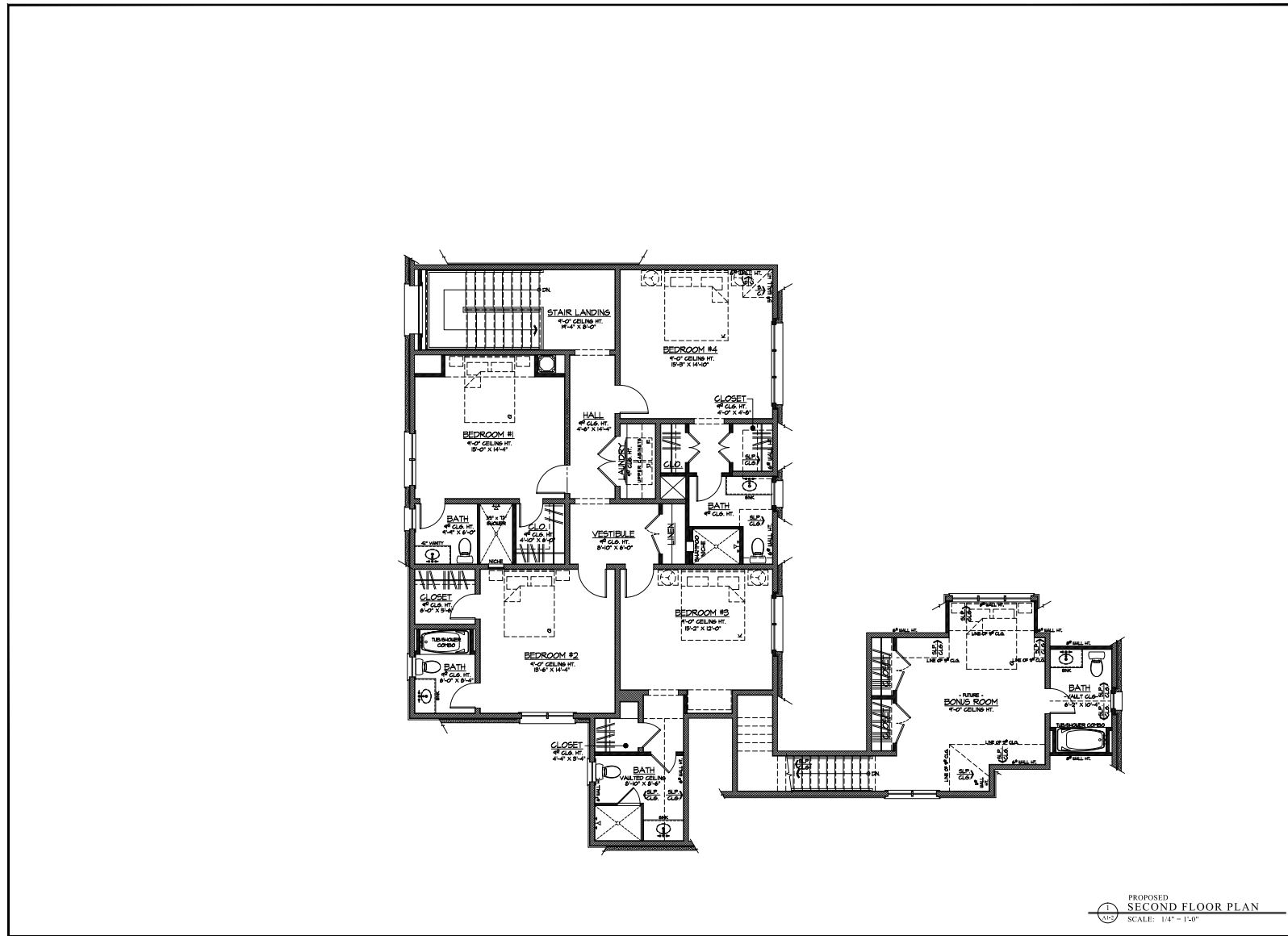


First Floor



Note: Slight modifications have been made to these plans in the construction of the house. The attached plans are for reference only and do not represent as-builts.

Second Floor



B
 Greg Busch,
 Architects A.I.A.
 90 North Thomas Road
 Atlanta, Georgia 30302
 Phone: (404) 252-8871
 Fax: (404) 252-8874
 greg@gregbusch.com

RILMAN ROAD - LOT 2
 3312 RILMAN ROAD NW / ATLANTA, GEORGIA 30327

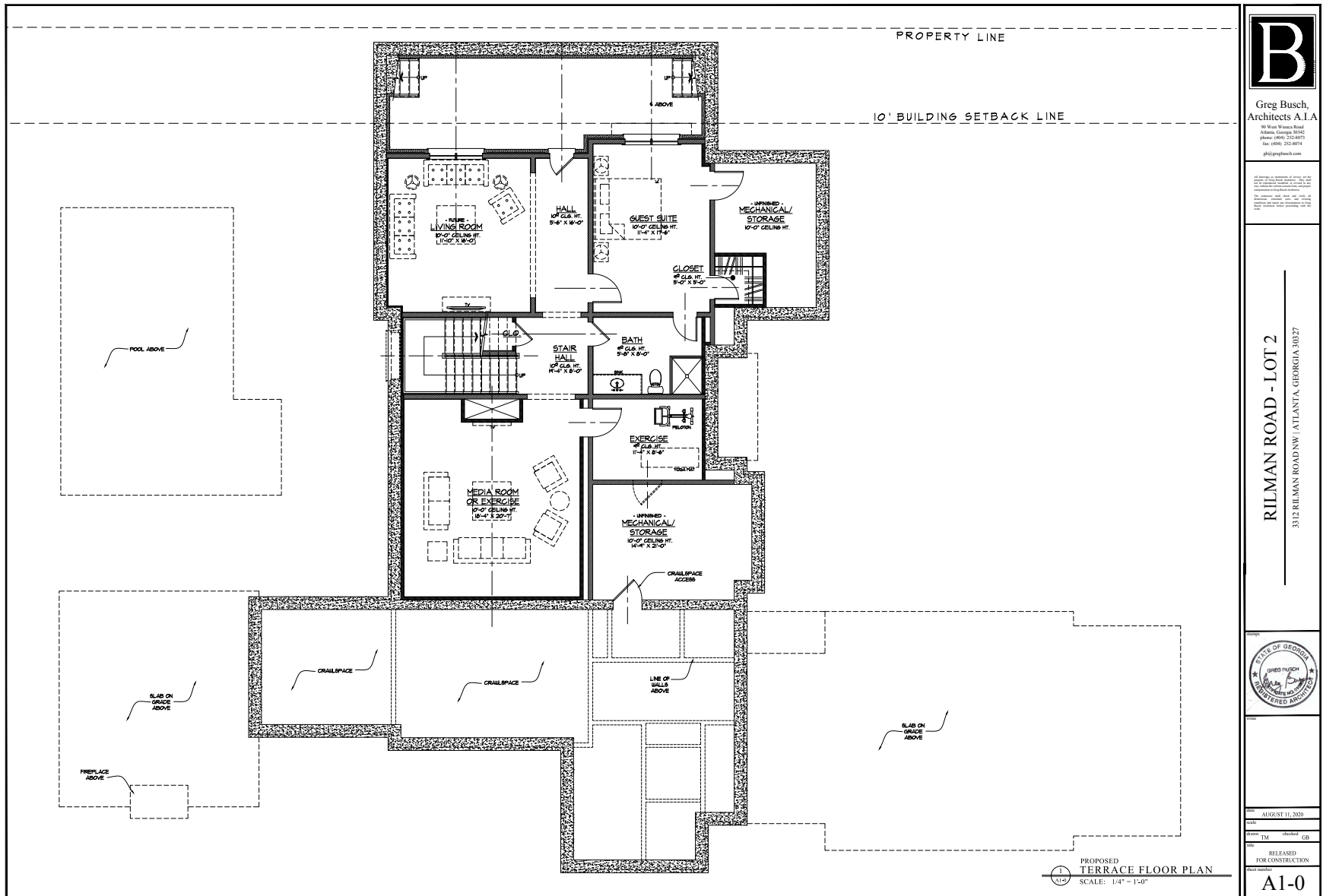


AUGUST 11, 2020
 PREPARED BY: GREG BUSCH
 CHECKED BY: GR
 RELEASED FOR CONSTRUCTION
 A1-2

PROPOSED
 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Note: Slight modifications have been made to these plans in the construction of the house. The attached plans are for reference only and do not represent as-builts.

Terrace Level



B

Greg Busch,
Architects A.I.A.

90 West W. Peach Road
Atlanta, Georgia 30342
phone (404) 252-8872
fax (404) 252-8874
gfb@gregbusch.com

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RILMAN ROAD - LOT 2

3312 RILMAN ROAD NW / ATLANTA, GEORGIA 30327



DATE: AUGUST 11, 2020

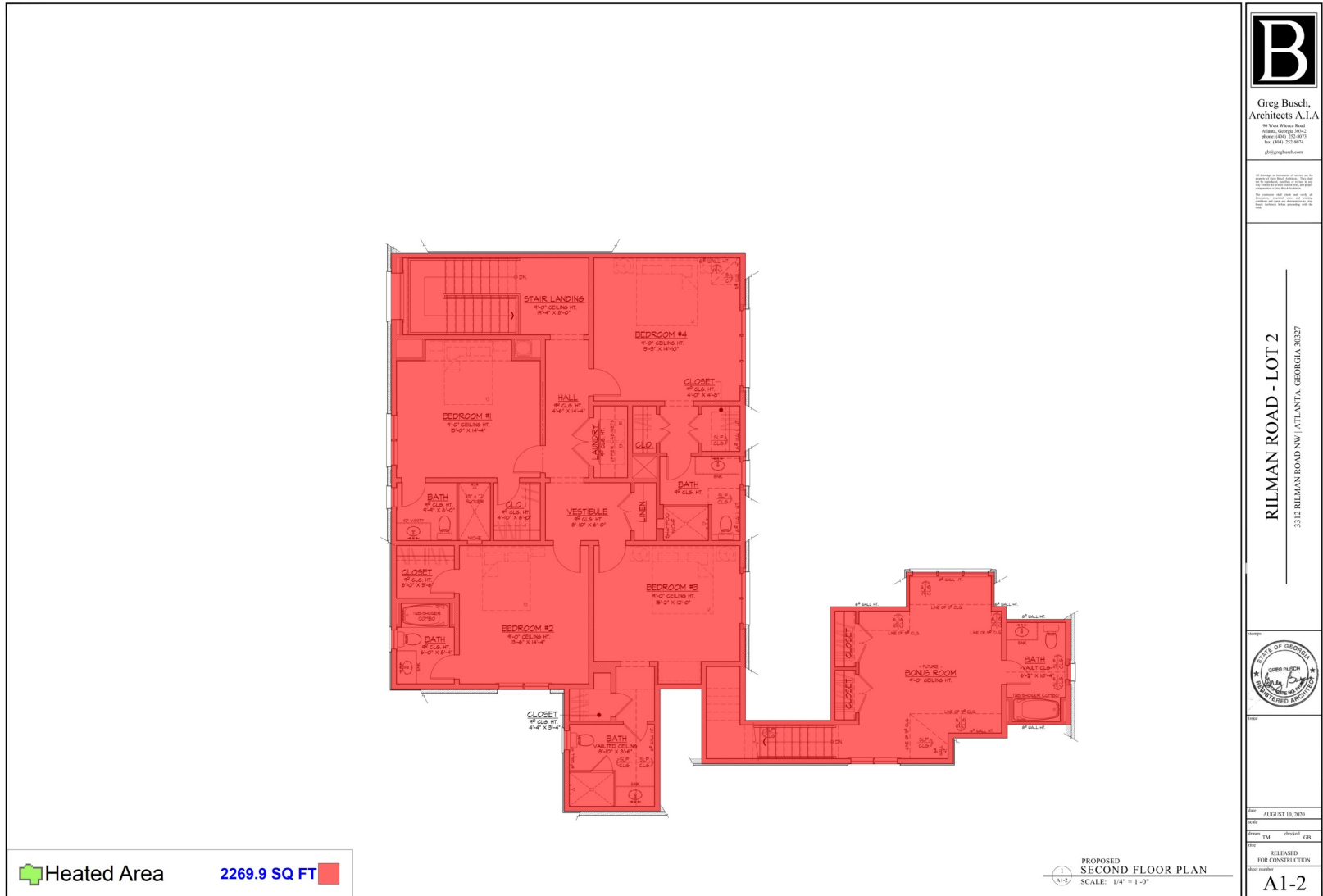
SCALE: 1/4" = 1'-0"

STATUS: RELEASED FOR CONSTRUCTION

A1-0

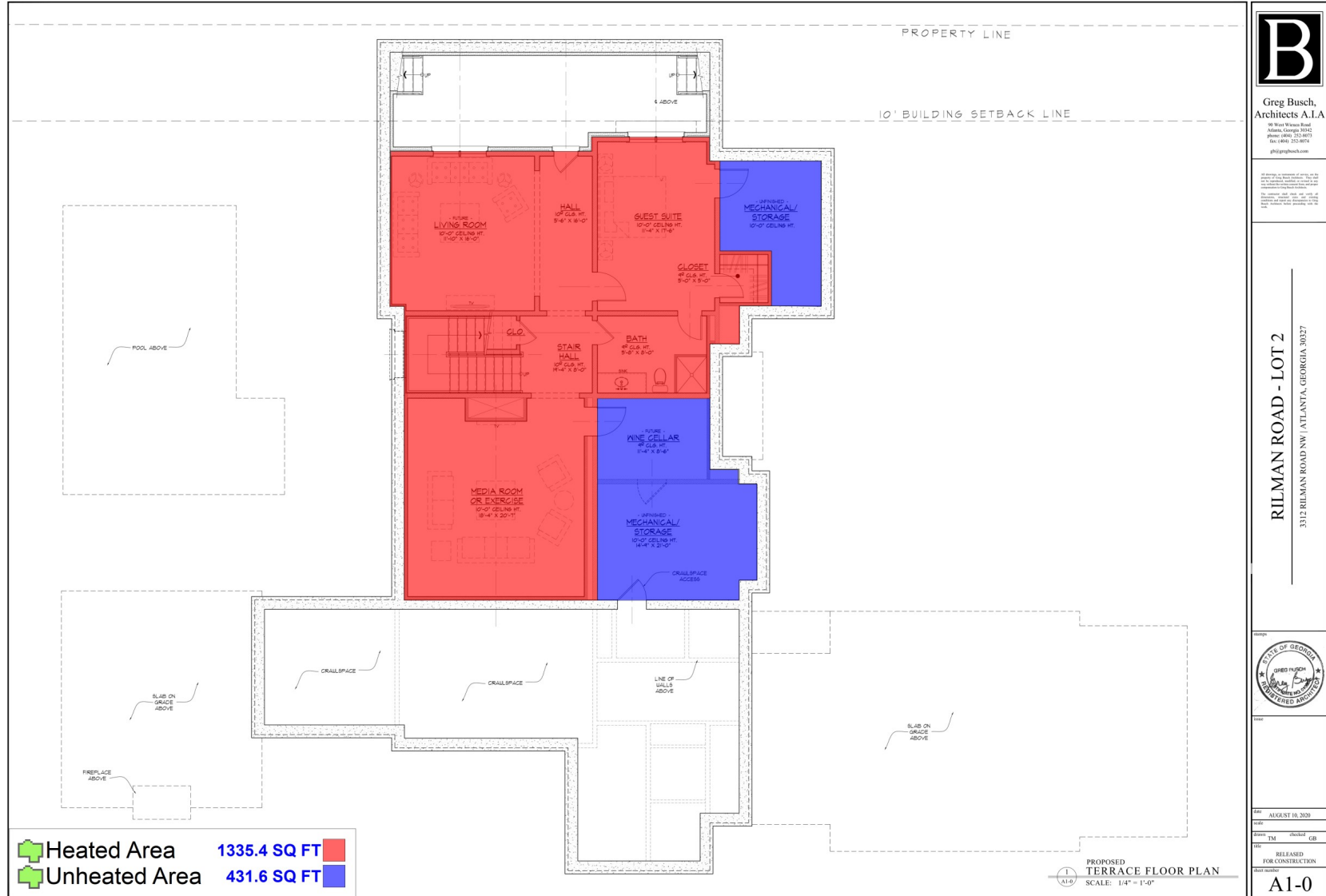
Note: Slight modifications have been made to these plans in the construction of the house. The attached plans are for reference only and do not represent as-builts.

Second Floor



Note: Slight modifications have been made to these plans in the construction of the house. The attached plans are for reference only and do not represent as-builts.

Terrace Level



Note: Slight modifications have been made to these plans in the construction of the house. The attached plans are for reference only and do not represent as-builts.

SECTION TEN WARRANTY



Warranty

This Limited Warranty is an Exhibit to and part of the New Home Purchase and Sale Agreement ("Agreement") dated this _____ day of _____, 20____ between _____ (Buyer") and _____ ("Seller") for the purchase of the property ("Property") described in the Agreement:_____.

1. **LIMITED WARRANTY.** The Seller agrees that, for the term of this Limited Warranty, the Seller will comply with the "builder" responsibilities as set forth in the Greater Atlanta Home Builders Association's Homeowner Handbook, current edition ("Handbook") subject to the terms and conditions of this Limited Warranty and the Handbook and will otherwise conform to the Construction Standards of the Agreement.
2. **TERM.** The term of this Limited Warranty ("Warranty Term") is one (1) year commencing on the date of closing of the purchase of the Property by the Buyer or the date of occupancy, whichever occurs first, except for the items in the Handbook that are only warranted to meet a standard on the date of closing. This Limited Warranty shall become effective from and after the closing.
3. **NOTICE TO SELLER.** In the event of the occurrence of a problem as to which the Seller has responsibility, the Buyer must provide written notice of such problem to the Seller. The notice must be given in the manner required by the Agreement for notices. The notice must specify the problem in detail and must be given to the Seller within the Warranty Term. The Seller shall not be responsible for problems as to which a required, timely notice has not been given. The Buyer shall permit the Seller or its agents, employees or contractors reasonable access to the Property during normal business hours (Monday Friday, 9:00 a.m. - 5:00 p.m.) to inspect or perform work required under this Limited Warranty.
4. **EXCLUSIONS.** Excluded from this Limited Warranty are the Following:
 - a. Any item for which the Seller is not responsible under the Construction Standards;
 - b. Bodily or personal injury of any kind;
 - c. Mental and emotional pain and suffering;
 - d. Loss or damage of personal property
 - e. Loss or damage resulting from the Buyer's failure to comply with his obligations or otherwise resulting from the Buyer's improper maintenance or improper operation;
 - f. Loss or damage resulting from the Buyer's failure to provide prompt notice to the Seller of a problem;
 - g. Any defect, damage, or loss resulting from actions or inactions of persons other than the Seller, such as independent contractors retained by the Buyer;

Warranty

- h. Consequential or incidental damages of any kind or nature;
- i. Attorney's fees, expert's fees, and expenses of the Buyer;
- j. Loss or damage caused by external forces, such as acts of God, windstorm, fire, explosion, smoke, water, hail, lightning, falling trees, flood, earthquakes, radon or other gases, pollution, toxic substances, civil disturbance, changes in the level of the underground water table which are not reasonably foreseeable at the time of construction, or criminal acts of a third party;
- k. Any loss, damage, defect, cost or expense which is caused by an occurrence for which compensation is provided by state legislation or which is covered by insurance of the Buyer;
- l. Any loss or damage by insects or vermin;
- m. Any loss or damage arising while the property is being used primarily for nonresidential purposes or from the Property being used for nonresidential purposes;
- n. Cost of shelter, transportation, food, moving, storage, or other incidental expenses related to relocation during repair, or any other cost or damages relating to loss of use, inconveniences, or annoyance;
- o. Normal wear and tear, normal deterioration, or normal changes that are the result of characteristics common to the materials used;
- p. Loss or damage resulting from the Buyer's failure to comply with warranty requirements of manufacturers;
- q. Any appliances, piece of equipment, or other item that is a consumer product for the purpose of the Magnuson-Moss Warranty Act, 15 U.S.C 2301, et. Seq., installed or included in the Property, including but not limited to any heating and air conditioning equipment, heat pump, electric air cleaner, exhaust fan, thermostat, space heater, furnace, air conditioning system, humidifier, whirl pool bath, garbage disposal, water heater, water softener, sump pump, refrigerator, freezer, trash, compactor, range, oven, kitchen center, dishwasher, oven hood, clothes washer, clothes dryer, ice maker, central vacuum system, smoke detector, fire alarm, fire extinguisher, garage door opener, chime, water pump, intercom, burglar alarm, electric meter, gas meter, or electric barbecue grill;
- r. Defects in swimming pools and other recreational facilities;
- s. Defects in landscaping, including sodding, seeding, shrubs, trees, plants, and fences;
- t. Exterior hardware;
- u. Loss or damage resulting from abnormal loading on floors by the Buyer which exceed design loads as mandated by applicable building codes; and
- v. Damage, including but not limited to fading and ghosting of paint or other surfaces, resulting from the use of candles.

Warranty

5. **OTHER RIGHTS.** This Limited Warranty is in addition to any rights that the Buyers may have under state, federal and local laws, including but not limited to rights under applicable governmental codes, regulations or ordinances.
6. **OPTIONS AVAILABLE TO SELLER.** In lieu of repairing any problem covered by the Limited Warranty, the Seller shall have the option of replacing such item or paying reasonable sums to the Buyer with which to have such problem addressed by the Buyer or third party. Unless a problem constitutes an emergency or additional material damage would result from delay in addressing such problem, the Seller has the option of waiting to address all or several problems at once or in groups.
7. **MISCELLANEOUS.** This Limited Warranty is part of the Agreement and incorporates its terms and provisions (including without limitation those requiring mandatory binding arbitration), except to the extent they conflict with the terms of this Limited Warranty, in which even the terms of this Limited Warranty shall prevail. To the extent there are any conflicts between the Limited Warranty and the Handbook whether in substance, procedures, terminology or otherwise, the terms of this Limited Warranty shall prevail.

Buyer's Signature

Date

Buyer's Signature

Date

Sellers's Signature

Date