

As a new home builder, the goal of Bortle Custom Homes, Inc. is to deliver a high quality product with innovative designs at an affordable price. "The difference in a Bortle Custom Home is the flexibility we give the home buyer in design in making our home, their home. We aim to create the home buyers dream home".

Nick A Bortle, Master Home Builder

* Conditions may apply. See at the end of the list.

Our Commitment to You

Pre-drywall walk thru

Pre-settlement walk-thru and home orientation

Transferrable 10-year home warranty issued by RWC (Residential Warranty Corporation)

*Closing cost incentive up to \$5000

Energy Saving Features

Air infiltration seal, energy seal and fire-stop

Poured basement walls reinforced with steel

Caulk and seal around all windows and doors

TYVEK energy efficient house wrap weatherization system

Insulated **UNITED** thermal pane, double hung, tilt-in, vinyl windows with screens

Energy saving, cost efficient **TRANE** furnace and water heater

Exterior Features

Front porch

Ridge vent system

3' wide concrete walk way

ZENITH wireless door bell

Straw, seeded and graded lawn

25 year architectural roof shingles

Maintenance free vinyl siding, vinyl soffit and aluminum fascia

One piece gutters and downspouts. Gutter covers are optional.

Raised panel shutters. The front door will be painted the same color as the shutters.

Insulated front entry door with convenient one key deadbolt and entry lock combo

Asphalt driveway (25 X20); exact location at the discretion of Bortle Custom Homes

Two exterior electrical outlets; exact locations at the discretion of Bortle Custom Homes

Two exterior frost freeze hose bibs; exact locations at the discretion of Bortle Custom Homes

Front and rear exterior lights (At the front door, side of slider & basement exit (motion detection lighting is optional); exact locations at the discretion of Bortle Custom Homes

Deluxe Interior Trim Package

Six-panel, pre-hung doors

Carpeted 2 X 12 stair stringers

One row of ventilated shelving in each closet- each bedroom, coat closet and laundry

Nickel finish lighting, interior and exterior door knobs, except where otherwise stated

Two tone Builder's selection interior paint in all finished areas including walls and inside of closets

Walls- antique white paint with primer, **eggshell** finish

Trim and interior doors- bright white paint, **semi-gloss** finish

Baths will be completed in all **semi-gloss**

Exterior vented exhaust fans, washer and dryer hook ups with vents

Bonded carpeting all interior stairs, bedrooms, hallway, family room and living room unless otherwise specified

Hard-wired smoke detectors with battery back-up (One on each level and each bedroom); exact locations at the discretion of Bortle Custom Homes

Constructions Systems

15lb. felt paper
7/16" roofing plywood
7/16" exterior sheathing
Poured basement walls
Energy seal and fire-stop
Five star foundation sealer
2" X 10" floor joist, 16" O.C.
¾" tongue and groove sub floors
Below grade foundation coatings
Pre-engineered roof trusses, 24" O.C.
2" X 4" X 16" O.C. interior & exterior walls
Insulation per Anne Arundel County Code

- R-13 wall insulation
- R-38 ceiling insulation
- R-11 FS-25 foil faced in basement

Drain tile; inside and outside, tiled into sump pump
Subterranean termite Builder's certification and guarantee

Kitchen and Breakfast Area

Garbage disposal
Center florescent light
6" slider exiting to the rear yard.
Builder's selection 12" tiled floors
WHIRLPOOL Energy Star (white) appliances

- self cleaning range
- dishwasher
- built -in microwave
- top mount 18.2 cu. ft. refrigerator (ice maker not included)

Water line for future refrigerator with ice maker
31" X 17" double bowl, stainless steel sink with MOEN faucet
Premium edged Sile Stone countertops
5' Center Island
MERILLAT "Masterpiece Cabinetry"; natural or oak, raised panel, cabinet knob hardware is optional
Recessed lighting (1 over the kitchen sink); exact location at the discretion of Bortle Custom Homes
Pre-wired for phone; exact location at the discretion of Bortle Custom Homes

Main Level Half Bath

MOEN faucet
MOEN beveled oval mirror
Builder's selection 12" tiled floor
AMERICAN STANDARD white pedestal sink
AMERICAN STANDARD white 1.6 gallon round, toilet
MOEN chrome finish fixtures to include a light bar, toilet paper bar and single towel bar

Living Room

12" Builder's selection tiled 5' X 8' foyer
Builder's select ½ inch padding and Builder's selection carpet
Pre-wired for cable; exact location at the discretion of Bortle Custom Homes
Wired and supplied ceiling fan with light. Remote and adjustable switch speed/ dimmers are optional

Interior Steps, Upstairs Hall and Top of Steps to Basement

Nickel finish ceiling mounted light; exact location at the discretion of Bortle Custom Homes
Builder's select ½ inch padding and Builder's selection carpet
Linen closet in the bedroom level hallway with ventilated shelving

Master Bedroom

Walk-in closet closets with one light and single row of ventilated shelving
Wired and supplied ceiling fan with light. Remote and adjustable switch speed/ dimmers are optional
Builder's select ½ inch padding and Builder's selection carpet
Pre-wired for phone and cable; exact location at the discretion of Bortle Custom Homes

Master Bathroom

Builder selection 12" floor tile
Builder's selection tiled combination tub/ shower unit
Double bowl vanity with a white cultured marble top
MERILLAT "Masterpiece Cabinetry"; cabinet knob hardware is optional
Mirror, chrome finish fixtures to include a light bar, one single towel bar, toilet paper bar and shower curtain rod;
exact locations at the discretion of Bortle Custom Homes
Separate Shower, Corner Soaking Tub

Second, Third and Fourth Bedrooms

Builder's select ½ inch padding and Builder's selection carpet
Pre-wired for phone and cable; exact location at the discretion of Bortle Custom Homes
Wired and supplied ceiling fan with light; remote and adjustable switch speed/ dimmers are optional

Upstairs Hall Full Bath

Builder selection 12" floor tile
Tiled combination tub/shower unit
Single bowl vanity with a white cultured marble top
MERILLAT "Masterpiece Cabinetry"; cabinet knob hardware is optional
Mirror, chrome finish fixtures to include a light bar, a single towel bar, toilet paper bar and shower curtain rod;
exact locations at the discretion of Bortle Custom Homes

Third Full Finished Bath (Basement)

Rough-in in Basement

Utility Room (Basement)

No floor covering, sump pump, 60 gallon water heater, 200 amp electrical service
13 Seer **TRANE ENERGY STAR** heating and cooling system with digital thermostat
Wrapped insulation on house walls, no insulation on interior walls of basement inside of utility closet

Mud Room

Closet and Laundry Area Situated from the Garage Entry.

Bortle Custom Homes, Inc. reserves the right to substitute materials that are substantially equivalent to those in the plans and specifications and to make reasonable variations at builder's discretion or per Anne Arundel County permitting services without prior notice.

Selections and features supersede those listed in any multiple listing services or website.

Construction is ALWAYS completed in a good and workman like manner in accordance with the codes and regulations of the permitting authorities.

***Closing cost incentive is ONLY available when Purchaser uses Capitol Title (Richard Legare of Severna Park) and MetLife Home Loans (Mike Archer and Pete O'Donnell of Severna Park).**

Optional Features

- Bathtub/ shower frosted glass door w/towel bar (nickel or chrome finish)
- Ceiling fan with lights
- Center island in kitchen (not available at 106 SW Main Avenue)
- Clothes washer drain pan
- Deck (10X14)
- Door knocker w/ peep hole
- Extended warranty package for kitchen appliances (only available when appliances are purchased thru Builder)
- Exterior decorative trim and moldings are optional
- Exterior electrical outlet
- Frost freeze hose bibs
- Furnace humidifier
- Kick plate
- Kitchen appliances- color change (black, white or stainless)
- Medicine cabinet
- Motion detected Lights/ Flood Lights, per set
- Network and wireless capabilities
- Paint color per room with white doors, trim and ceiling.
- PVC porch, deck railings and banisters (front porch is optional)
- Gable A is optional
- Recessed light, each
- Pull out kitchen sink faucet/ sprayer combo
- Side light on the left side of the front door
- Single window (3-0 X 5-0)
- Slider in kitchen- upgrade to 8'
- Solid surface counter top in kitchen
- TREX deck and coverings (decks are optional)
- Water heater upgrade to 80 gallon

Neither builder nor Broker warranty or guaranty the taxes or front foot fee. These are only estimates to assist in the determination of value and monthly payments for the Purchaser.

Taxes are estimated at \$3,500.00 per year.

Front Footage Fees are \$524.00 payable to Anne Arundel County.

There is not a Mandatory Home Owners or Condo Association. Builder thinks but has been unable to confirm a voluntary HOA. No other information has been made available to Builder or Broker regarding any HOA.