The Lakes

The Portfolio Home Process

We are so glad that you are interested in building a Portfolio home by Welsh Custom Homes in Lakes and Streams. We believe that we have made this process as easy as possible for everyone involved.

You will be able to select from 11 of our most popular floorplans. Each home can easily be customized using the “House Options” sheet, where you will find all of the available upgrades with the pricing noted upfront.

After selecting the floorplan and any additional options you would like, you will be able to further customize your home with the selections of the finishes throughout the home. All of the selections that you will be choosing from are included in the price of your home. No worries over going over budget! The selection documents will provide you with instructions and pictures.

We have 3 color package options for you to choose from; nickel, bronze and black (upgrade). These packages include light fixtures, plumbing, door knobs, bath accessories and cabinet hardware. All other selections are individual selections including; window grids, architectural shingle color, shutters, brick, flooring, interior doors, granite, paint colors and more.

Once you have customized your home with the “House Options” sheet and made your selections you will be ready to sign the contract and we will get started on your home. There is nothing more for you to do but to sit back and enjoy watching your house come together. The construction timeline is 8-10 months from the permit date.

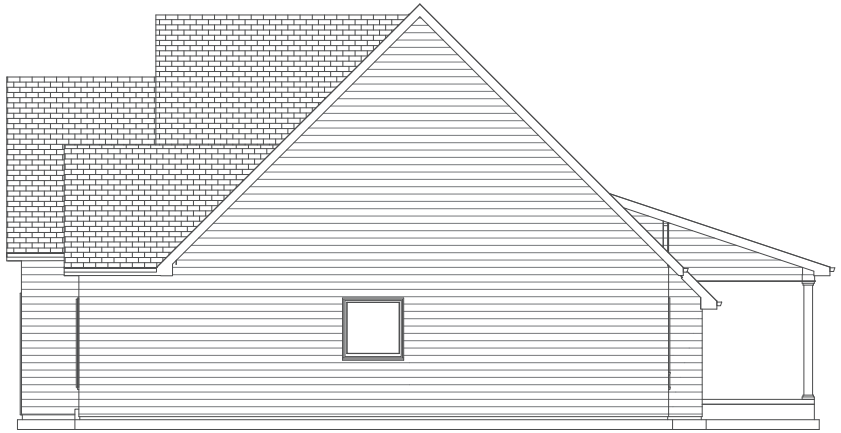
Spruce

A Portfolio Home by

WELSH
CUSTOM HOMES

112 Walnut Lane North Augusta, SC 803-819-3574
welshcustom.com









Buyer_____

Buyer_____

Plans may be reversed to fit lot

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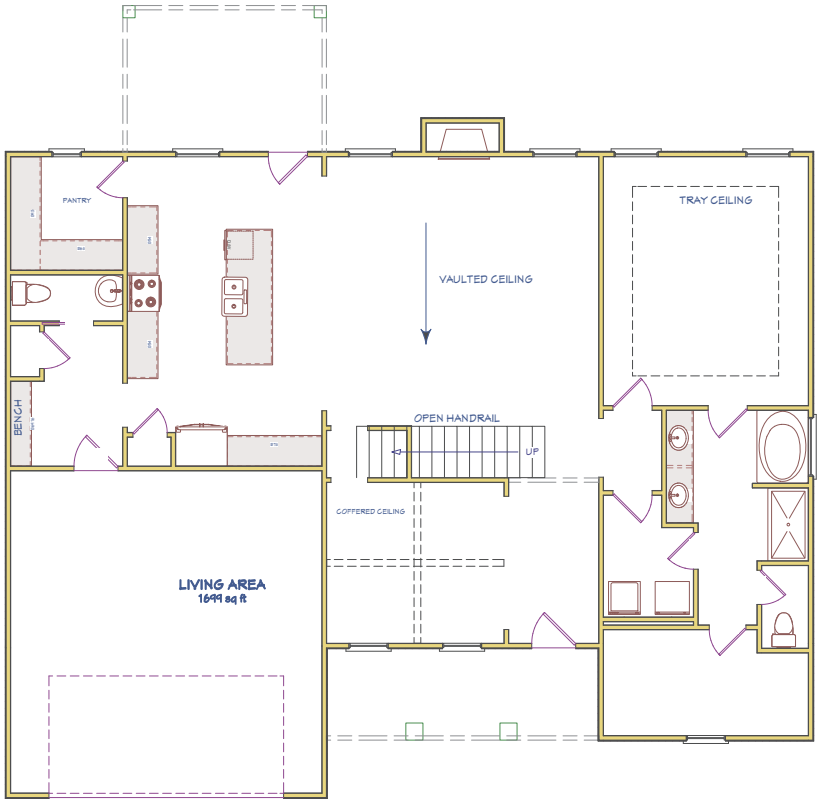
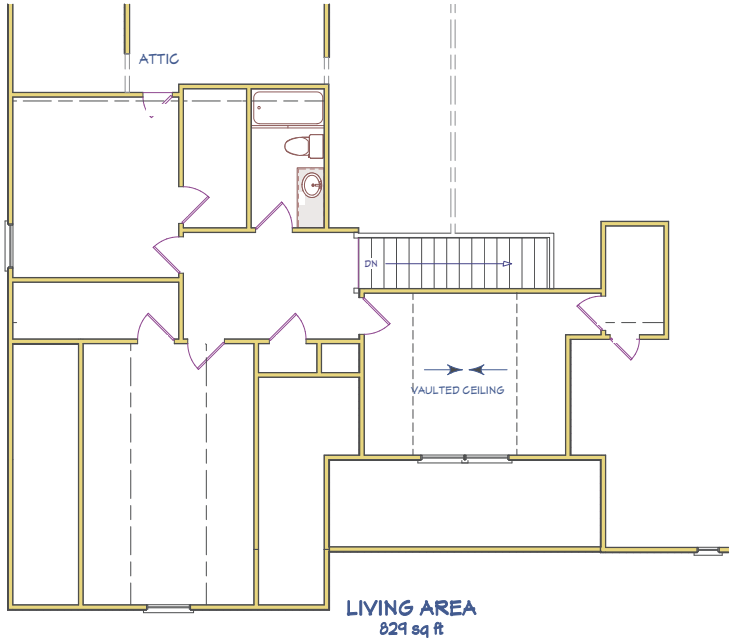
Spruce





1st Floor	1699
2nd Floor	847
Total Heated	2546
Garage	488
Front Porch	117
Rear Porch	139
Total	3290

Buyer_____

Buyer_____

Plans may be reversed to fit lot

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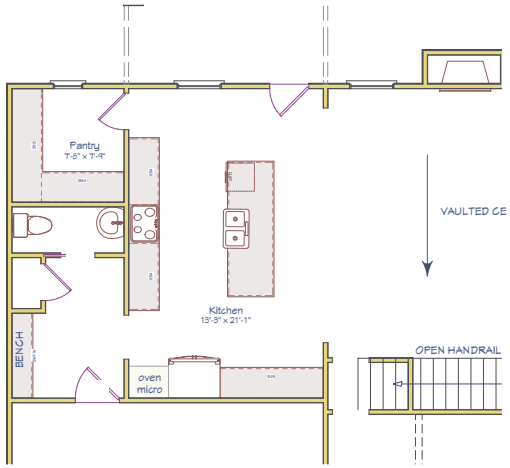
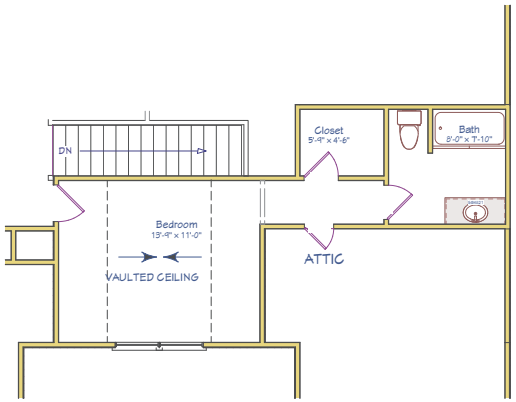


Spruce
Gourmet Kitchen

If you select this option

Buyer_____

Buyer_____

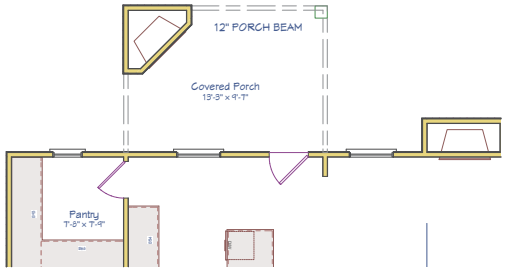


Spruce
Additional Bath

If you select this option

Buyer_____

Buyer_____



Spruce
Porch Fireplace

If you select this option

Buyer_____

Buyer_____

Plans may be reversed to fit lot

Standard Specifications:

1. Monolithic Slab:
Concrete per code

2. Framing:
Floor joist: 2 x 10 joist (2nd Floor)
Floor sheathing: ¾" tongue and groove glued and nailed
Walls: 2 x 4
Ceiling: 2 x 6
Rafters: 2 x 6
Exterior sheathing: 7/16" OSB
Roof sheathing: 7/16" OSB with Radiant Barrier
Ceiling height: first-9 ft.-second 8 ft. (except where noted in plans)

3. Exterior Finish:
Front: cement siding with brick accents per plans
Rear and Sides: cement siding per plans
Foundation: monolithic concrete slab
Soffits and facial: vinyl soffits and aluminum facial
Shutters: per plan
Porch columns: square PVC 10" front 8" rear
Gutters: white

4. Sheetrock:
All interior walls ½", water resistant ½" sheetrock around showers and tubs

5. Ceiling/wall finish:
All ceilings flat throughout

6. Insulation:
Exterior walls = R-13, floor = R-19, ceiling (blown)= R-30 (to meet code requirements)
House will have house wrap

7. Doors: (exterior):
Front door: fiberglass (per plans)
Porch door: full lite door
All other doors per plan

8. Garage door: front entry
Style: white non insulated steel carriage door
Automatic garage door opener - with reversing action with two remotes

9. Door knobs:
A. Exterior/outside doors: round knob and deadbolt
B. Interior knobs/locksets: round knob

10. Windows:

White vinyl frame, low-e glass, grilles between glass, screens throughout - all windows per plan.

11. Cabinets:

Painted (white) Shaker cabinets with granite in kitchen
Painted (white) Shaker cabinets with granite in baths
Painted (white) Shaker cabinets in laundry

12. Plumbing:

All plumbing will be done in accordance to plans and will be in compliance with code. Woodhurst Delta fixtures
Master bath tub: fiberglass with tile surround
Master bath shower: fiberglass
Tub/shower combination: one piece fiberglass five foot unit in guest
Kitchen sink: white fireclay farmhouse sink
Sewer: included
Exterior faucets: two
Hot water heater: Rannai tankless water heater

13. Electrical:

Each bedroom and great room will have a ceiling fan, coaxial and CAT6 cable with a network box. Flood light will be on the rear of the home. Rear porch will have TV outlet.
All electrical will be in compliance with code.

Buyer is responsible for final hook up of telephone, cable and/or other connection source. Buyer is responsible to change all utility accounts over to buyer's name as of the closing date.

14. Flooring:

Tile: kitchen backsplash, fireplace surround, master bath, master bath tub surround, guest baths, and laundry room
LVP click flooring: great room, kitchen, ½ bath, breakfast, dining, and foyer
Carpet: all other living areas.

15. Trim specs:

Wood casings on all windows and doors
5 ¼" base
Crown molding throughout the home
1x4 panels in dining room

16. Painting:

Interior walls/room colors: washable flat latex throughout, owner's choice of 2 colors (dark colors are not included)
Interior trim color: white semi-gloss enamel
Exterior colors: 2 satin wall colors (dark colors are not included)
Exterior trim color: white satin enamel

17. HVAC: heating and A/C systems:

14 SEER rating

Gas line to water heater, HVAC unit and fireplace

18. Kitchen appliances:

Freestanding electric range (GE GRF500PVSS)

Over the range microwave (GE JVM3162RJSS) vented outside

Dishwasher (GE GDF510PSRSS)

19. Mirrors, bath accessories and closets/shelving:

Wire shelving in closets

Matching accessories in all baths, matching framed mirror in master bath

20. Roof Shingles:

Architectural shingles

21. Roof ventilation:

Continuous roof ridge vents (all roof peaks)

22. Landscaping:

Front and back yard: Bermuda sod and sprinklers

Shrubs and pine straw included

The sprinkler system will be connected to the neighborhood irrigation water system. Buyer will receive a bill from TIE investment yearly for the water.

23. Porches and Patio:

Porch floors will be concrete

24. Fireplace:

Gas vent free

25. Driveway:

Front entry driveway

26. Sidewalk:

Sidewalk to front door from driveway

27. Clearing/excavation:

Additional tree removal will be an additional cost. Additional landscape charges may apply.

28. Selections and changes after submittal:

Please be advised that while making your personal home selections that you are assured and confident with your selections. Any changes to the selections after they have been submitted will be subject to a minimum charge of $800.00 plus the cost to make the change. Materials are ordered in advance. Many items will not be able to be changed after construction has begun.

29. Substitutions:

Welsh Custom Homes reserves the right to implement products of equal or greater value when the specified product cannot be received in a timely fashion or an unforeseen problem arises during the construction process. All left over material will be returned to the applicable supplier. Any materials that are not returnable, shall remain the property of the builder and are not to be removed from the job without written consent from the builder.

30. Miscellaneous:

$6,000.00 Buyer incentive for using preferred lender and closing attorney
No materials from outside sources or vendors are permitted to be used during construction.

31. Builder warranty:

Builder provides all permits and material, workman's, and builders risk insurance. Home will have a one-year warranty on all workmanship (excluding cosmetic and limited landscape) from date of occupancy from builder and a 2–10-year structural warranty for years 2 – 10 provided by a third party. A walk thru with homeowner will be done prior to closing and all deficiencies will be corrected. At or around the 90-day mark after taking possession of the home, the homeowner will be responsible for emailing in a cosmetic list for any normal cosmetic concerns that need to be addressed. The house will be built in accordance to owner's specifications and plans. All work to be done in accordance to plans and will be in compliance with National, State and Local codes and in accordance to South Carolina Building Standards.

32. Construction Timeline:

Construction timeline is 8-10 months from permit issue date. The builder will notify the closing coordinator of any significant delays in construction. Construction can be delayed by unusually unfavorable weather, pandemics, strikes, natural disasters and unavailability of labor or materials. Builder will notify the closing coordinator when construction is 30-45 days from completion to allow buyer and lender to prepare for closing. Closing dates will only be given to the closing coordinator.

33. Contract termination:

Contractor may at its sole discretion, by written notice to Buyer terminate for convenience this Contract, when Contractor determines that it is in the best interest of Contractor to do so upon not less than three (3) days written notice to the buyer. The Builder shall pay any earnest money, construction deposit, and or change order money previously submitted by the Buyer. Notwithstanding the aforementioned, the Buyer shall not be entitled to any additional reimbursements of any sort, consequential damages or damages of any sort as a result of the termination of the contract.

Lot Number _____

Buyer:_____Date:_____

Buyer:_____Date:_____

Builder:_____Date:_____

House Upgrades

House Plan: **Spruce**

OPTIONS	COST	TOTAL
Lot Price (see lot pricing sheet and include price in right column)	Price Per Lot	
Black Color Package (hardware and fixtures throughout)	$ 1,000.00	
LVP in Master Bedroom and Closet	$ 2,850.00	
LVP in Upstairs (all bedrooms, closets, and landing)	$ 6,175.00	
Tile Shower in Master Bath (1 corner white wall seat)	$ 6,500.00	
Brick Column Bases	$ 1,400.00	
Aluminum Screen Porch with One Door (white)	$ 5,200.00	
Under Cabinet Lighting (includes fixtures)	$ 875.00	
Add 4 Recessed Lights in Great Room Ceiling (includes fixtures)	$ 700.00	
Soffit Lights (includes fixtures)	$ 460.00	
Change Electric Range (model # GE GRF500PVSS) to Gas Range (model # GE JGB645SEKSS)	$ 1,700.00	
Add Garbage Disposal	$ 425.00	
Additional Parking Pad (8' wide length of drive)	$ 2,750.00	
Additional Concrete Patio Per Square Foot (10'x10' is included. Additional concrete added to included patio. Max size determined by lot slope)	$ 9.00	
Add Gas Fireplace on Rear Porch	$ 8,750.00	
Shadowbox Privacy Fence Per Foot	$ 26.00	
Shadowbox Privacy Fence 4 Foot Gate	$ 425.00	
Black Gutters (white is included)	$ 250.00	
Black Garage Door (white is included)	$ 675.00	
Windows in Garage Door	$ 1,400.00	
2" Faux Wood Blinds all Windows (except over tub)	$ 1,050.00	
Additional Interior Wall Paint Color (2 colors are included)	$ 850.00	
Additional Exterior Wall Paint Color (2 colors are included)	$ 850.00	
Dark Wall Paint Color (interior)	$ 1,100.00	
Dark Paint Color Accent (exterior)	$ 1,100.00	
Dark Paint Color Main Body (exterior)	$ 2,500.00	
Change Island Color (white is included)	$ 400.00	
Brick Fireplace Surround (2 brick high hearth with brick surround)	$ 1,600.00	
White Quartz Countertop in Kitchen	$ 1,740.00	
Gourmet Kitchen Electric Upgrade (Includes appliance and cabinet change. Model numbers: cooktop GE JEP5030STSS, dishwasher GE GDT670SYVFS, oven GE JTS5000SVSS, built-in microwave GE PEB7227ANDD, hood insert)	$ 7,500.00	
Gourmet Kitchen Gas Upgrade (Includes appliance and cabinet change. Model numbers: cooktop GE PGP7030SLSS, dishwasher GE GDT670SYVFS, oven GE JTS5000SVSS, built-in microwave GE PEB7227ANDD, hood insert)	$ 8,500.00	
Add Bath Upstairs	$ 14,850.00	
24'x24' Detached Garage (finished interior & selections to match house)	$ 45,000.00	
20'x20' Detached Garage (finished interior & selections to match house)	$ 40,790.00	
16'x16' Detached Building (finished interior & selections to match house)	$ 31,500.00	
No Upgrades (please intial here if you do not want any upgrades)	$ -	

Base Price _____ Lot #_____

Upgrades Price _____ Total Price _____

The Lakes

at Lakes and Streams

Portfolio Home Selections

At this point you have reviewed the House Options available for your floorplan, which is one great way to customize your home with upgrades. Now it is time to make selections on the finishes that are included with the home. All of the selection options are included with the price of the home.

You will be working through a digital book of selections for the both interior and exterior of the home. A few important things to note:

- Read all information/instructions on each page in full.
- Selections must be submitted in full. Partial selections will not be accepted.
- These selections are final selections. Please be sure you are confident in your submissions.
    - Changes are discouraged and will incur additional fees. Any changes to selections after they have been submitted will be subject to a minimum charge of $800 plus the cost to make the change. Some items may not be able to be changed after construction has begun.
    - Changes will delay the construction timeline.
- No materials from outside sources or vendors are permitted to be used during construction. You must make selections from the options offered by the builder.
- Review the Specification sheet for the home before starting the selections. The Specification sheet provides the specifics that you will need to refer to while making the selections. For example, the Specification sheet details where LVP and carpet are throughout the home.
- We have included manufacturer names where we felt it would be helpful. We encourage you to spend time researching the options if you would like to see additional photos. This is especially helpful for the granite selections.

Color Package Selection: Select 1 color package. Nickel and bronze are included options. **Black is available as an upgrade. Only select black if you selected the upgrade for black fixtures on the House Options part of your contract.** The color package is carried throughout the home with doorknobs, hinges, light fixtures, plumbing fixtures, bath accessories, and cabinet hardware.

Bronze Package









Initial to select Bronze

_____

Nickel Package























Initial to select Nickel

_____

Black Package (upgrade)

























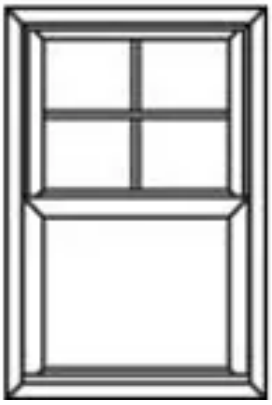


Initial to select Black

_____

Window Grid Selection:

Select 1 window grid pattern. Windows are single hung, white, vinyl, and low e.



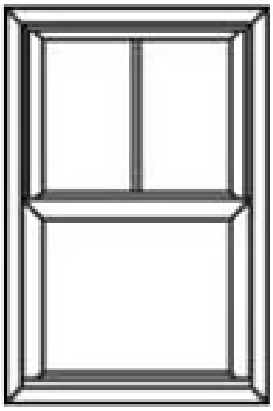
Initial to select
4 over 1 grid

_____



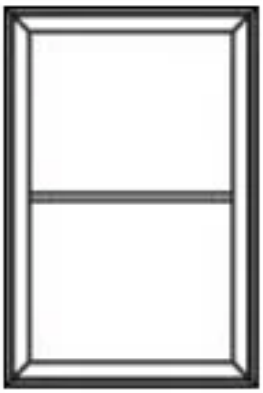
Initial to select
3 over 1 grid

_____



Initial to select
2 over 1 grid

_____



Initial to select
No Grids

_____

Architectural Shingle Selection: Select 1 shingle color.



Initial to select
Onyx Black

_____



Initial to select
Williamsburg Gray

_____



Initial to select
Driftwood

_____

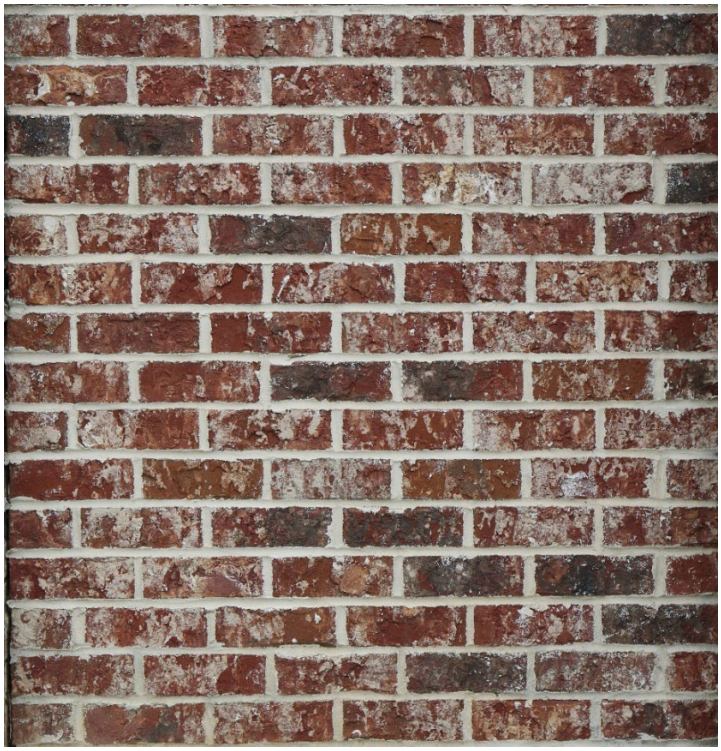
Brick Selection: Select 1 brick color. Ivory Buff mortar will be used with each brick selection. We recommend utilizing the addresses provided with each brick sample picture below to see the brick in person on a nearby home. All brick is manufactured by Cherokee Brick. This brick selection will also be used on any brick upgrades from the House Option sheet.



1281 Lake Greenwood Drive

Initial to select Shellman's Bluff

_____



1350 Lake Greenwood Drive

Initial to select Hampton

_____



Initial to select Graystone

_____

Lot 43 Slade Lake Drive



Initial to select Mosstown

_____

421 Dove Lake Drive

Front Gable/Dormer Siding: Select 1 type of siding to be used on the gables and/or dormer on the front of your plan. Look at your plans to see where the siding is different from the horizontal siding used on the body of the home. The example shown is the Redbud plan. There are 3 types of siding used as accents: shakes, board and batten, and horizontal siding.



Initial to select shakes
_____



Initial to select board and batten

_____



Initial to select horizontal siding

_____

Shutter Selection: Select one shutter color. Sutters are vinyl, board and batten.






Initial to select Navy Blue shutter _____	Initial to select Dark Brown shutter _____	Initial to select Black shutter _____	Initial to select Grey shutter _____

Exterior Light Selection: Select 1 outdoor lighting package. Each package has black fixtures. Hanging lights are included on the front porch. Lanterns will be installed by the garage door.





Initial to select Boxwood exterior lights _____	Initial to select Chateau exterior lights _____	Initial to select Oxford exterior lights _____

Interior Door Selection: Select one interior door.



Initial to select Carrara

_____



Initial to select Riverside

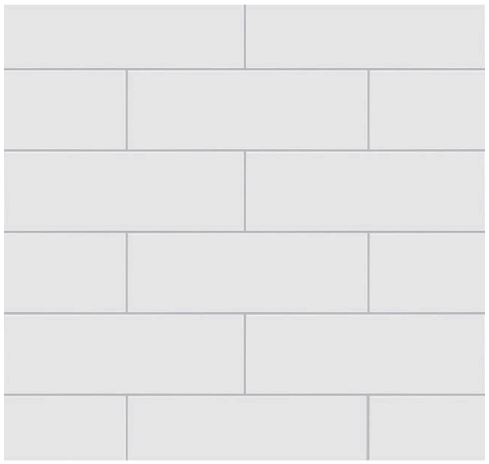
_____

Backsplash and Fireplace Tile Selection: Select 1 white subway tile size. White grout will be used with each of these options. This tile will be used on both the backsplash in the kitchen and the fireplace surround. If you upgraded the fireplace to a brick fireplace on the House Options sheet, this selection will only be for the backsplash.

3x6 white subway

Initial to select 3x6 subway

_____



4x16 white subway tile

Initial to select 4x12 subway

_____

Tile Selection: Select 1 tile. Silver grout will be used with each of these options. This tile will be used in the master bathroom, guest bathroom, and laundry room. All tile is 12x 24. If you upgrade to a tile shower, this tile will be used for the tile shower.



Daltile Charcoal

Initial to select Charcoal
_____



Daltile Platinum Magnolia

Initial to select Magnolia
_____



Costar Empire

Initial to select Empire

_____



Daltile Choice Iron

Initial to select Choice Iron

_____



Daltile Elect White

Initial to select Elect White

_____



Daltile Choice Fair

Initial to select Choice

_____

LVP Click Selection: Select 1 LVP click flooring. LVP click is 100% waterproof core.



Initial to select Evacore Tybee LVP click

_____



Initial to select Evacore Southern Pine LVP click

_____



Initial to select Evacore Maritime Pine LVP click

_____



Initial to select Evacore Crow's Nest LVP click

_____

Carpet Selection: Select one.



Initial to select Shaw Soft Taupe carpet (501)

_____



Initial to select Shaw Whisper (112)

_____



Initial to select Shaw Exposed Beam (510)

_____

Island and Mud Bench Back Selection: Select 1 back option. This selection is only regarding the back of the island and the mud bench. The 1 selection noted will be used on the back of both the island the back of the mud bench.



Initial to select ship lap

_____



Initial to select 1x4 panels

_____

Cabinet Hardware Selection: Select 1 hardware style for all cabinets. Hardware is shown in nickel but will correspond with your color package selection.



Initial to select Belcastel

_____



Initial to select Dominique

_____



Initial to select

Naples

_____

Granite Selection: Select 1 granite. The same granite will be used in the kitchen and all baths. If you upgrade to white quartz in the kitchen, the granite selection will be used in all bathrooms. Granite is a natural stone and can have pattern and color variations. A small description has been included.



Initial to select

Valle Nevado

_____

Valle Nevado granite has a consistent pattern of gray and black stippling over a rosy white background.

Primary Colors: White, Gray, Beige



Initial to select
Caledonia
_____

Caledonia granite has a consistent grain pattern with black, brown, gray, and rose-colored speckles.

Primary Color: Brown



Initial to select
White G
_____

White G granite is a cool white granite with black, gray, and cream accents.



Initial to select

Napoli

_____

Napoli granite has a variation of the pattern of gold shades with black veining.

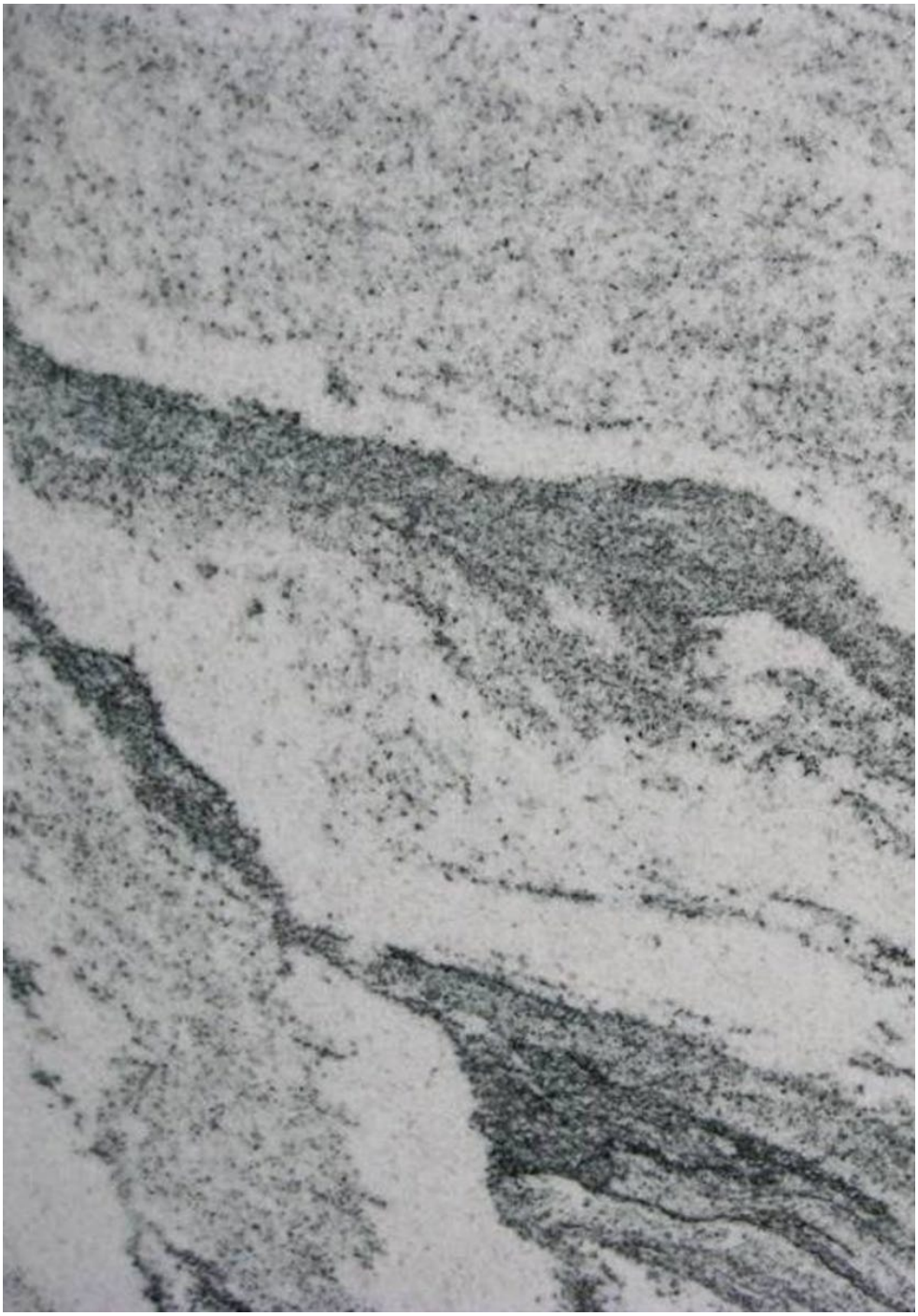


Initial to select

Giallo Ornamental

_____

Giallo Ornamental granite is a veined granite with a creamy white background and dark gray and brown veins.



Initial to select

Viscont White

_____

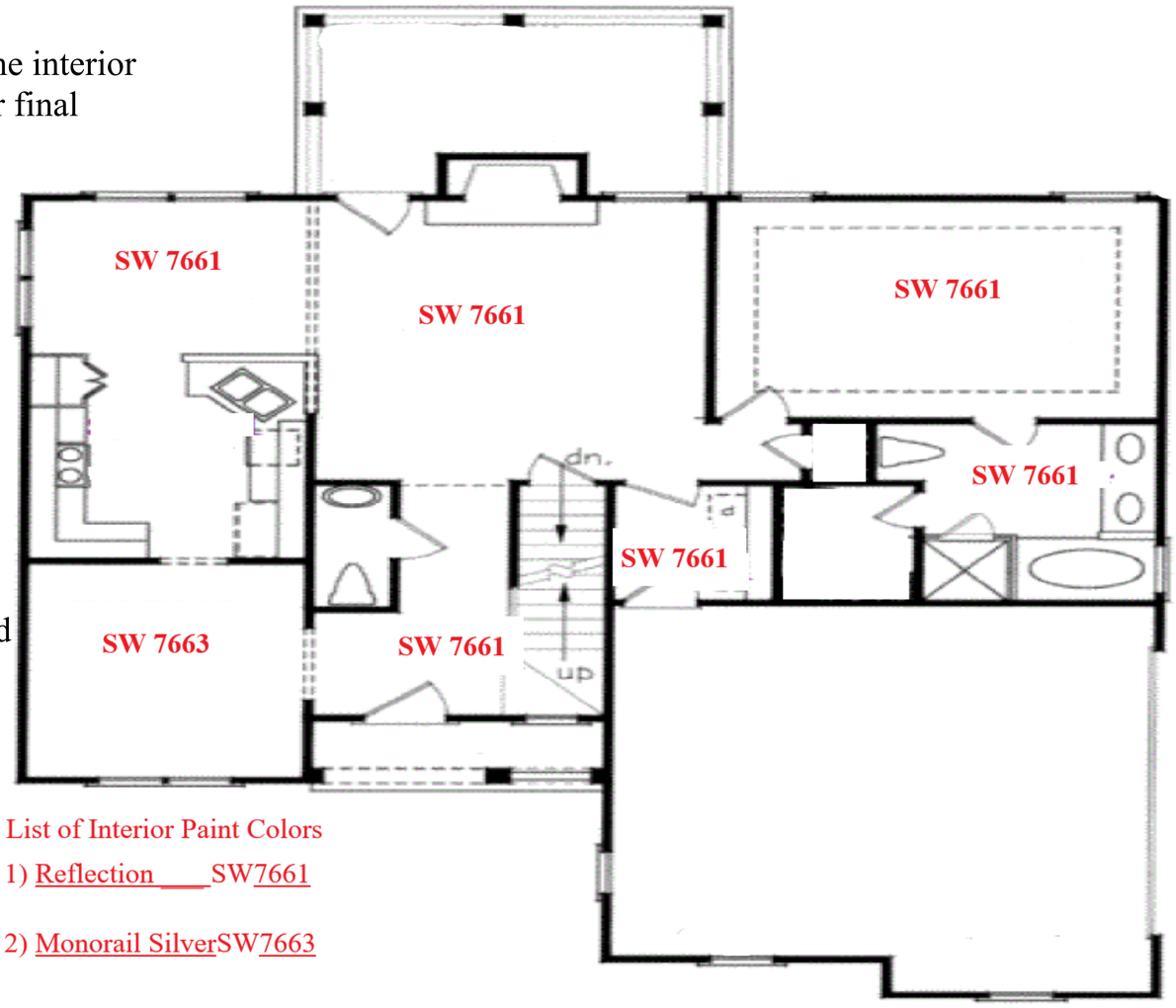
Viscount White granite has gray/black veining that runs through the stone. Some slabs have a pronounced black vein while others have more of a speckled look.

Spruce
Paint Selections

Paint Selections: Interior and Exterior

We have provided an example of how paint colors are required to be submitted for both the interior and the exterior of the home below. As with the other selections, these colors are your final selections, please be confident in your selections.

- Paint colors must come from Sherwin Williams.
- As stated in your spec sheet, you are allowed 2 interior colors and 2 exterior colors. Dark colors have an additional cost. Please refer to the House Options sheet for specifics on pricing. **If you are unsure if a color you are selecting is considered a dark color, please check with your agent before submitting color selections.**
- The closets, pantry, and garage are painted flat white. This cannot be changed.
- The interior trim color is white (semi-gloss) and the exterior trim color is white (satin). The trim paint cannot be changed.
- **Interior:** The full SW name and number of each color must be typed in where required and the color number must be typed into each room in the space provided as provided in the example below.
- **Exterior:** The full SW name and number of each color must be typed in where required. You have the option of painting the gables a different color than the main body of the house. The gables have been noted (arrows) on the plans. The rest of the home is considered the main body. If you want the house to be 1 color, please put the same color for both the main body and the gables, the field cannot be left blank.



List of Interior Paint Colors

1) Reflection ___SW7661

2) Monorail SilverSW7663

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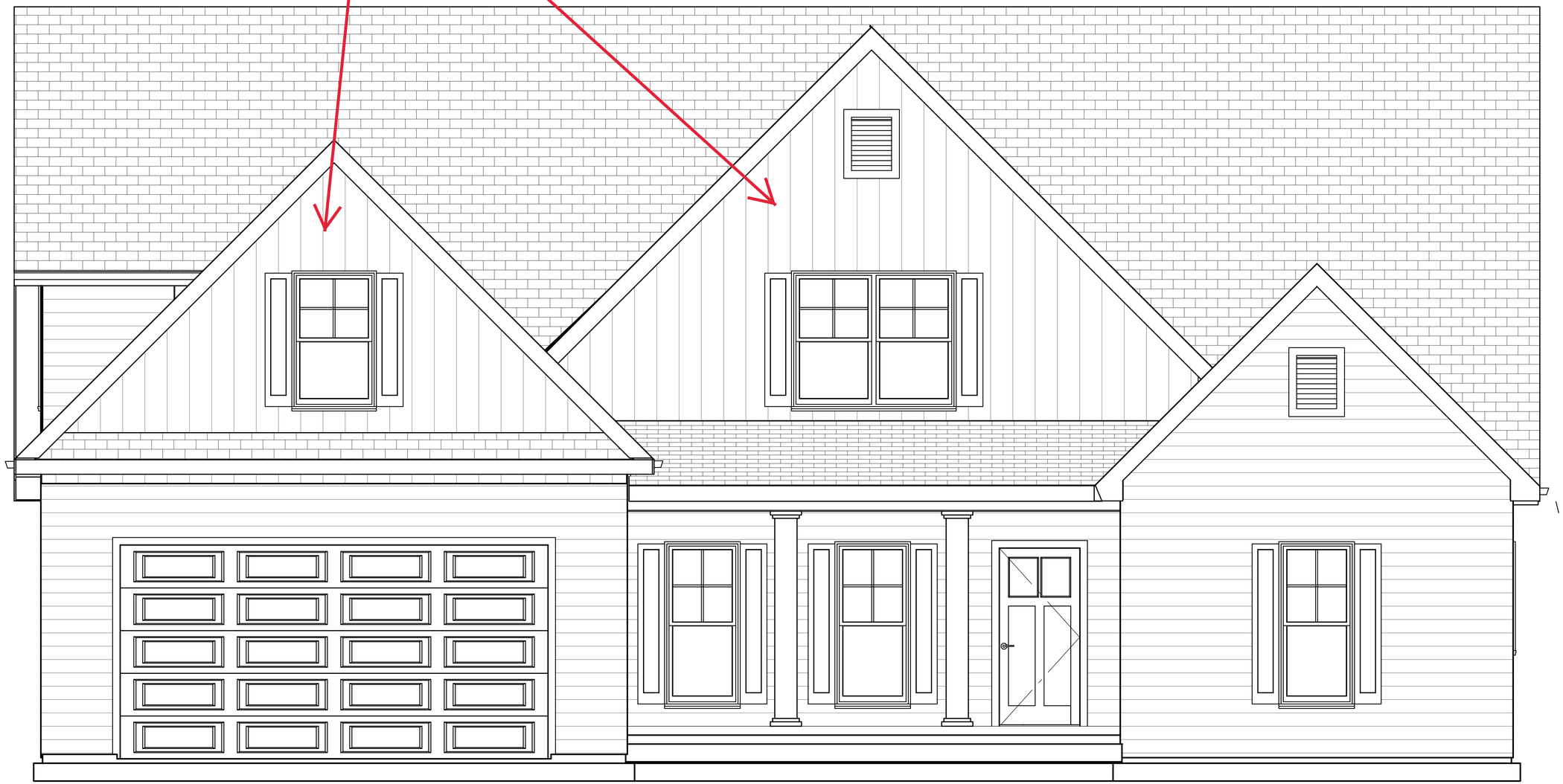
Spruce Exterior
Paint Selections

Gable Color

SW

Main Body Color

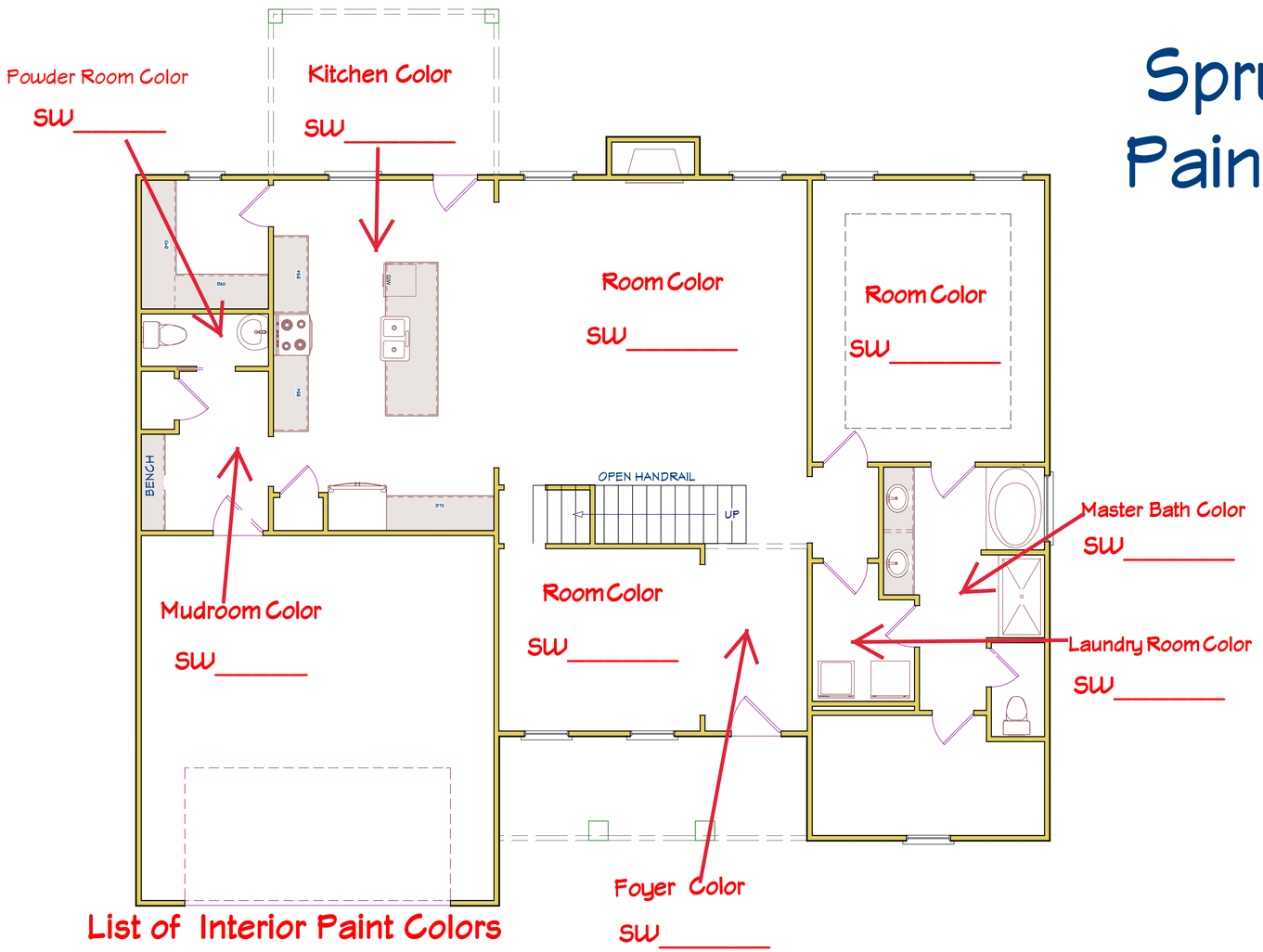
SW



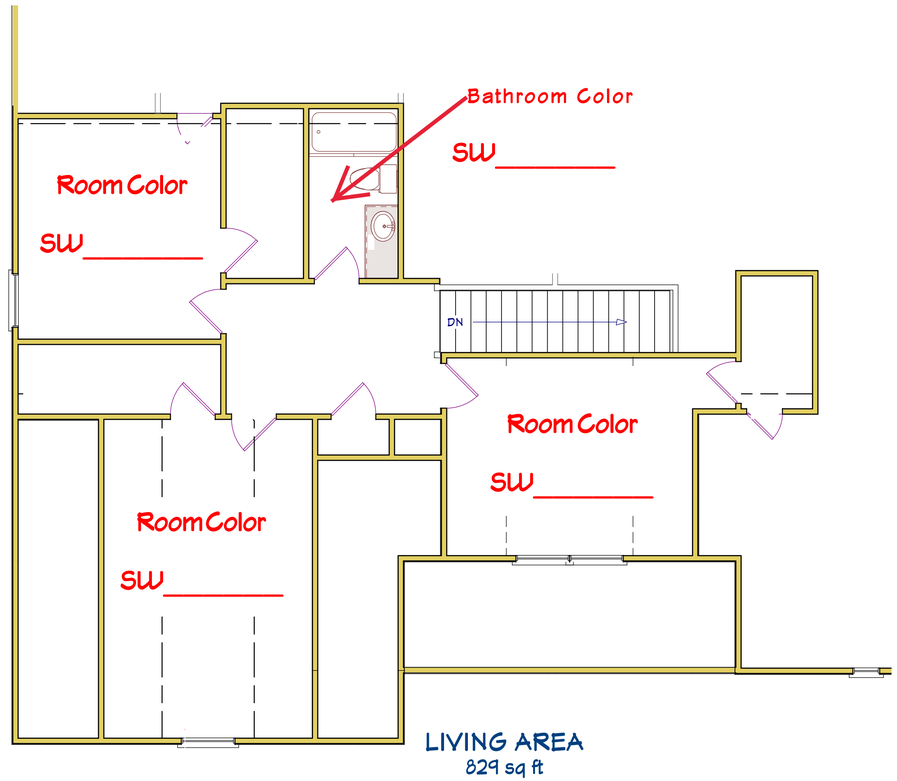
Plans may be reversed to fit lot

Spruce Interior Paint Selections

Plans may be reversed to fit lot



List of Interior Paint Colors



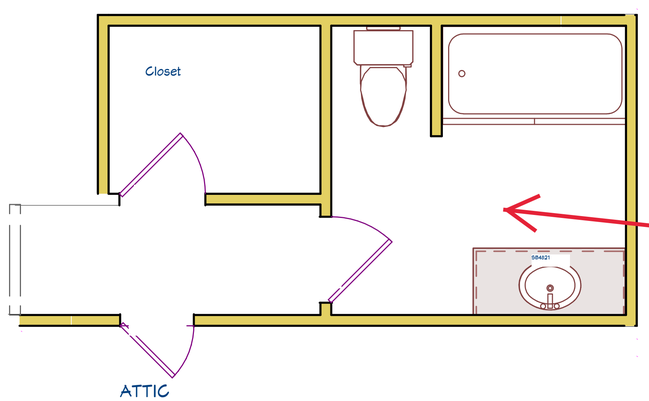
1)_____SW_____(included)

2)_____SW_____(included)

3)_____SW_____(additional $850)

4)_____SW_____(additional $850)

5)_____SW_____(additional $850)



If you added the additional bath
Bath Color
SW_____

Spruce Additional Bath

Spruce Island and Front Door Paint Selections

Paint Selections: Island Color & Front Door Color

Island Color: The kitchen island included with the home is white. If you upgraded to paint the island a color other than white ($400), please fill in the SW name and number in the space provided**. If you want to keep the island white, please just fill in the word "white" in the space provided.**

Kitchen Island Color _____SW_____

Front Door Color: Please fill in the SW name and number in the space provided for the front door color. You can select any SW paint color, there is no additional charge for using a dark color on the front door. If you are selecting a black paint for the front door, we recommend SW 6258 Tricorn Black. Both sides of the front door will be painted the same color.

Front Door Color _____SW_____