

Dear Homeowner,

This is such an exciting time! Construction is well on its way, and you'll soon have a new place to call home! We understand that organizing your family's belongings, coordinating moving trucks, and making all your final plans for your big move can be hectic, but once everything is complete, you'll be settled in a beautiful new home in which your family will make countless memories.

We'd like to offer you the opportunity to add additional items to your Lombardo Home to make it an even better fit for your family. Through our Finishing Touches Program, you're able to add items such as:

- Window coverings
- Irrigation
- Landscaping
- Closet organization
- Garage organization
- Custom rugs
- Appliances

All items will be included in your final sales price and save you the headache of completing after closing, when you're busy with your move. Any items you select will be added to your Purchase Order Summary and sent to you for signature, so you know exactly what you're selecting and the cost to the overall cost of your home.

We invite you to browse this booklet to see our current offerings. If you're interested in adding one of these features to your home, please let us know and we can have the vendor reach out to you with pricing information.

We look forward to hearing from you! Congratulations on your new Lombardo Home!

Sincerely,



SCOPE OF WORK

Consultation and installation of quality custom window coverings.

COVERAGE TO INCLUDE

Custom pricing for homesite-specific windows with any product combination of window coverings.

WARRANTY

Lifetime warranty for all window coverings.

PRICING

Custom pricing available for individual windows or whole house. Faux wood blinds, roller shades, honeycombs, shutters and many other creative window treatment options available.



SCOPE OF WORK

Installation of an underground sprinkler system using premium product and advance technology. Irrigation coverage available for the entire lot including turf and front landscape beds. Custom irrigation designs based on future site development available upon request.

SYSTEM DETAILS & INFORMATION

- Coverage to include all turf areas (front, sides and rear)
- Dedicated zone for front landscape bed
- WiFi connected - smart controller available as standard equipment
- All product used is EPA WaterSense Certified for water conservation
- Standard point of connection to water service in basement - copper line stubbed to exterior for irrigation connection

STANDARD SYSTEM EQUIPMENT

- Hunter/Rainbird Turf & Landscape Spray Heads - pressure regulated with check valve
- Hunter/ Rainbird Turf Rotors & Stream Rotors - pressure regulated with check valve
- Irritrol 2400 Electric Zone Control Valve
- Hunter Hydrowise Smart Control System - internet connected - smart phone app
- Wilkins 375 Backflow Preventer - water protection/ safety device required by epa

INDIVIDUAL SITE ADJUSTMENTS

Removal of coverage (i.e. backyard) for a given site to be assessed on an individual site basis. Extensive landscape plans may require a specific irrigation design to accommodate the site development. These changes may result in adjustments to the overall project price.

PRICING

*Pricing is based on entire lot square footage. Pricing adjustments made for actual site development, corner lots and individual site conditions. Custom quotes prepared upon request through the Finishing Touches Program.

LOT SQ FT	GENERAL PRICING INFORMATION
Under 12,000	Starts at \$6,820
12,000+	Starts at \$7,940
16,000+	Starts at \$8,860
20,000+	Starts at \$10,240



Included in the Lombardo Finishing Touches Program is a consultation to create a personalized outdoor living experience for your home. From burying downspouts to a completely customized landscape plan, let the experts create a custom quote just for you!

Landscaping options are in addition to the standard landscape package.

LANDSCAPING OPTIONS
Buried downspouts & buried sump discharge pipe
Additional mulch or gravel beds
Customized trees, shrubs & plantings
Low maintenance landscape options
Landscaping walls
Custom landscape design to incorporate your personalization and privacy



ABOUT MELAMINE SHELVING

We're excited to offer Rubbermaid® shelving to our home buyers, allowing you to organize your perfect closet! The pricing below is the average cost for basic layouts, but items such as drawers, baskets, and bins are available at an additional cost. As a Lombardo home buyer, you'll also have the option to meet with our Rubbermaid® representative to design your closet and/or pantry at no additional cost. Contact our team for more details!

NATURE SERIES PRICING

LOCATION	PRICE
Master Closet(s)	\$2,000 - \$4,000 (per closet)
Pantry	\$1,500 - \$3,000

TRADITIONS SERIES PRICING

LOCATION	PRICE
Master Closet(s)	\$2,500 - \$5,000 (per closet)
Pantry	\$1,500 - \$3,000

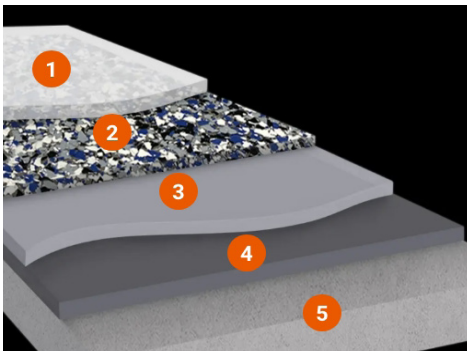


*Please Note - Wire shelving cannot be omitted at this time.



ABOUT GARAGEZILLA

We are proud to now offer GarageZilla's premium garage organization and polyaspartic flooring solutions to our homebuyers—helping you transform your garage into a space that fits your lifestyle. GarageZilla provides durable, customizable slat walls, high-quality cabinetry, and storage solutions with superior craftsmanship and stylish designs. Their professionally installed polyaspartic flooring is engineered for long-lasting performance, offers customizable color options, and requires minimal maintenance. Contact our team today to learn more!



65001- 8 TOTE WHITE
 46 W x 68 H x 27.5 D in
 Holds up to 800 lb



65002- 12 TOTE WHITE
 68 W x 69 H x 27.5 D in
 Holds up to 1200 lb



65012- 12 TOTE HD BLACK
 68 W x 69 H x 27.5 D in
 Holds up to 1200 lb

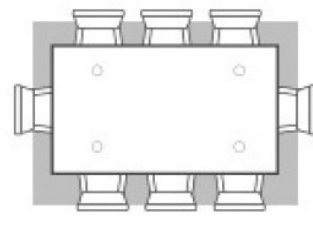
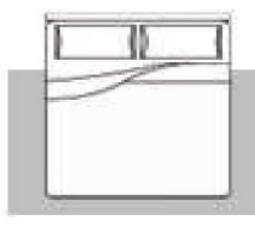
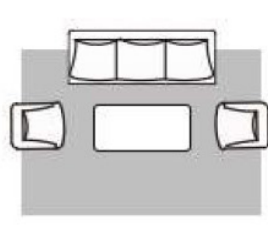
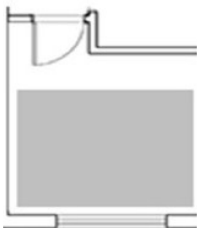
CUSTOM AREA RUGS

A well-designed home is all about the details. Now introducing a seamless way to add style, function, and personality to your space. Designed for modern living, Henges custom rugs blend percision craftsmanship and quality with everyday practicality, ensuring the perfect fit for your home and lifestyle.



WHY CHOOSE HENGES CUSTOM AREA RUGS?

- Tailored to custom fit your space and style
- Premium materials for durability and comfort
- Professionally designed to match your flooring
- Hassle-free ordering and delivery





APPLIANCE PROGRAM

Complete your new home with our finishing touches appliance program, designed to make moving into your home even easier. With this program you can add appliances such as refrigerators, washers, dryers, beverage refrigerators, wine coolers, and steam closets prior to closing. In addition, the cost of the appliances can be included in your home loan, providing added convenience and flexibility. Best of all, our team will help ensure your appliance selections complement the style, finish, and design of our new home, creating a seamless and cohesive look from day one.

APPLIANCE OPTIONS
Refrigeration 36” Counter-depth French Door
Wine Cooler & Beverage Centers 24” Undercounter
Front Load Washer & Dryers
Top Load Washer & Dryers
Steam Closet

