



## Exhibit A: Standard Unit Features

The following specifications are for information purposes only, they will be subject to change until the time of contract execution. **The developer reserves the right to substitute manufacturers or suppliers of equal or greater value for the below specifications at any time.**

### Foundation/Basement

- Full Basement
- Two car garage (garage is insulated, sheetrocked and painted)
- 8" x 7'-10" concrete basement walls
- 4" reinforced concrete basement floor
- Interior and exterior foundation drains
- Optional full daylight basements (some units)
- Optional slab on grade in lieu of full basement (some units)

### Framing/Structure

- 2 x 6 @ 16" OC Exterior walls
- 2 x 4 @ 16" OC interior walls
- ½" Advantex exterior wall sheathing with Tyvek wrap
- 2 x 10 floor joist
- ¾" T & G Advantex subfloor
- Engineered truss roof system
- 5/8" Advantex roof sheathing

### Standard Energy Savings

- Energy efficient vinyl windows and patio doors with Double pane high performance low E glass, screens included
- Premium grade insulated entrance door.
- Whirlpool Stainless Steel appliance package:
  - WRF555SDFZ French Door Refrigerator W/ water & ice
  - WEE750H0HZ Electric Slide-in range
  - WMH32519HZ Over the Range Micro hood (w/ recirculation fan)
  - WDT750SAHZ Built-in dishwasher
- Insulated cottage style steal garage door with opener
- Full storm combo screen door
- R-21 Owen Corning insulation in all exterior walls
- R-49 insulation main ceiling
- (See optional list for super insulation packages)
- Energy efficient Baxi propane fired boiler, forced hot water heat system (two zones) with on-demand hot water from boiler.



### Exterior Finishes

- Superior grade "Certainteed" vinyl siding (colors by developer)
- 30 year "Certainteed" Architectural roof shingles and metal porch roof
- Cottage style front porch trimmed with PVC decking
- Cottage style front gable trim with PVC board
- Cottage style garage doors
- 12x12 decorative rear patio (pavers) with granite step (non-daylight units)
- 10 x 12 rear deck with PVC decking and vinyl rail system (daylight units)
- Asphalt driveway
- Decorative walkway (pavers)
- Two outside sillcocks
- Two exterior outlets
- Exterior lights by developer (one by each door)
- Gutters included over garage doors and front porch
- Shutters on front two windows only

### Interior Finishes

- Sheetrock and painted walls
- Cathedral ceiling in living room
- Tray ceiling in master bedroom
- Choice of three wall colors (possible add for dark colors)
- One trim color on trim
- Colonial trim package 3 ½" for doors and windows, 5 ½" baseboard trim (painted)
- 6 panel molded masonite doors (solid core) nickel, Plymouth style hardware
- Hardwood flooring in living and dining area, by developer (2 ¼" red oak)
- Hardwood flooring in entry and kitchen, by developer (2 ¼" red oak)
- Tile flooring in both baths (\$8.50 sf. allowance, to cover material and install)
- Tile flooring in laundry (\$8.50 sf. allowance, to cover material and install)
- Carpet in bedrooms and closets (\$21.50 sq. yard allowance, to cover material and install)
- Custom Built kitchen cabinets with Granite Tops (see standard kitchen specifications).
- Custom built Bath vanities. Master vanity to be 60" long, spare bath vanity to be 42" long. Vanity height to be 34" +/- . Solid color Swanstone Tops
- (See option list for more kitchen upgrades)



**PLUMBING: Note-all model numbers and items are subject to change**

**Kitchen**

- Badger 5 garbage disposal
- Kohler Faucet, Bellera 560VS
- Kohler Stainless steel kitchen sink, K-3346-3
- \*\*Granite Option-Sterling 11600 Undermount sink

**Master Bath**

- Oasis 48 x 36 Shower unit
- Kohler (Coralais) tub/shower valve
- Kohler bath sinks-Kohl Bryant oval 2699-4
- Kohler-102740-0 Forte Lav Faucet
- Kohler- Wellworth K-3979-wh Comfort Height Toilet

**Guest Bath**

- Oasis Tub & Shower unit
- Kohler (Coralais) tub/shower valve
- Kohler bath sinks-Kohl Bryant oval 2699-4
- Kohler-102740-0 Forte Lav Faucet
- Wellworth K-3979-wh Comfort Height Toilet

**Misc.**

- First floor washer dryer hookup
- Custom wire shelving in all linen, clothing and coat closets (\$720 allowance)
- Mirrors, towel bar and paper holders (\$650 allowance)

**Standard Kitchen + Bath Specifications**

- 3/4" maple plywood boxes
- 5/8" solid maple dovetail drawers
- Solid maple frames, doors, and drawer fronts
- Soft close undermount drawer slides
- Crown molding above kitchen cabinets
- 35mm concealed hinges
- Natural clear polyurethane finish
- Group one granite countertop included
- Built-in refrigerator, 24" deep with full side panels
- 60" master vanity with white solid color Swanston top
- 42" spare bath vanity with white solid color swanstone top
- \$4.00 each knob / pull allowance for both kitchen and bath
- Island is 24" X 36" base cabinet with 36" x 36" group one granite top

**Note:** Options will be gladly priced and may be included provided they are selected prior to commencement of construction; all payment for options shall be paid upon the execution of a change order. Change orders may or may not impact the completion date of the unit.



## Exhibit A.1: Standard Unit Electrical Specifications

The following specifications are for information purposes only, they will be subject to change until the time of contract execution. The developer reserves the right to substitute manufacturers or suppliers of equal or greater value for the below specifications at any time.

### Electrical/Lighting

- 100 Amp electrical service (30 Circuit panel)
- 2 cable connections
- 2 telephone connections
- Combination bath/fan light unit in all baths (by developer)
- Pre wire one paddle fan light (fixture by purchaser)
- Exterior lights (by developer)
- One door bell chime
- Electrical outlets to meet all building codes
- 5 basement lights (by developer)
- 7 Six inch recessed lights in kitchen (by developer)
- 5 eyeball lights in living room (by developer)
- One entry light (fixture per allowance)
- One breakfast area light (fixture per allowance)
- One light above vanities (fixture per allowance)
- One light dining area (fixture per allowance)
- One light in walk-in closet (fixture per allowance)
- One outlet half switched in each bedroom or one overhead light
- One switched outlet in living room or overhead light (fixture per allowance)
- Two outlets in basement
- Two outlets in garage
- Two exterior outlets
- GFI outlets installed per code
- Smoke/Carbon detectors installed per code
- Outlets, white
- Switches, white toggle style

### Notes

- Exterior light fixtures and light bulbs shall be provided by the developer.
- Interior light fixtures, Fans and light bulbs, Allowance of \$1,500.00