

# INCLUDED COMMUNITY FEATURES



## Rosehill Reserve 60s

Specifications may be plan specific, please refer to plans for availability or contact your New Home Consultant.

|                   | Manufacturer | Model #     | Description  |
|-------------------|--------------|-------------|--|
| <b>Appliances</b> |              |             |  |
| Layout            |              |             | In-line Stack  |
| Cooktop           | GE®          | PGP943SETSS | Stainless Steel 30" 4-Burner Gas Cooktop             |
| Microhood         | GE®          | JVM6172SKSS | Stainless Steel 1.7cu Microwave w/ Vent (to outside) |
| Oven              | GE®          | JT3000SFSS  | Stainless Steel 30" Electric Oven                    |
| Dishwasher        | GE®          | GDF510PSJSS | Stainless Steel Dishwasher w/ Front Controls         |

### Appliances, Casita Kitchenette (if optioned)

|              |     |             |  |
|--------------|-----|-------------|--|
| Layout       |     |             | Free-Standing Range w/ Microhood                     |
| Range        | GE® | JGB635REKSS | Stainless Steel 30" Free-Standing Gas Range          |
| Microhood    | GE® | JVM6172SKSS | Stainless Steel 1.7cu Microwave w/ Vent (to outside) |
| Dishwasher   | GE® | GDF510PSJSS | Stainless Steel Dishwasher w/ Front Controls         |
| Refrigerator | GE® | GTS18GSHSS  | Stainless Steel 17.5cu Top-Freezer Refrigerator      |

## Backsplash

|  |  |  |                                      |
|--|--|--|--------------------------------------|
| Kitchen  |  |  | Ceramic Tile, Level 1, Laid Straight |
| Butler's Pantry (if applicable, per plan)          |  |  | Ceramic Tile, Level 1, Laid Straight |
| Bath Vanities                                      |  |  | 4" To Match Countertop               |
| Wet Bar (if applicable)                            |  |  | 4" To Match Countertop               |
| Other Non-Wet Areas w/ Countertops (if applicable) |  |  | None                                 |
| Utility Room w/ Sink (if applicable)               |  |  | 4" To Match Countertop               |

## Brick

|                |                 |  |  |
|----------------|-----------------|--|--|
| Brick          | Acme® or Boral® |  | Customer Selection, Level 1  |
| Locations      |                 |  | Locations per Plan / Elevation (per community)                           |
| Address Plaque |                 |  | Masonry at Front Door, Opposite Side of Garage, 60" Above Finished Floor |
| Mortar Color   |                 |  | Almond   |

## Cabinets

|  |          |  |  |
|--|----------|--|--|
| Cabinets                                 | J-Kraft® |  | Whole Home, Level 1  |
| Cabinet Species                          |          |  | Beech (stained) or MDF (painted)   |
| Stained Door Styles & Colors             |          |  | Flat Panel J Edge (4 colors) or Shaker Flat Panel (3 colors)               |
| Painted Door Styles & Colors             |          |  | Studemont (Shaker Flat Panel-4 colors) or Rockdale (Raised Panel-5 colors) |
| Kitchen                                  |          |  | 42" Uppers w/ 4-1/4" Crown Moulding, Active Corners, Light Rail            |
| Kitchen Island (if applicable, per plan) |          |  | Sides, Sheetrock or Skins (per plan) and Back, Sheetrock                   |
| Master Bath Vanity (per plan)            |          |  | 34-1/2"  |
| Secondary Bath(s) Vanity (per plan)      |          |  | 34-1/2"  |
| Utility Upper Cabinet                    |          |  | (1) 30" Upper Cabinet (42" tall, match kitchen)                            |
| Butlers Pantry (if applicable, per plan) |          |  | To Match Kitchen   |

## Ceiling Fans

|                |                   |  |   |
|----------------|-------------------|--|---|
| Family Room    | Old Jacksonville® |  | Classic Brushed Nickel w/ Walnut Blades & Light Kit |
| Master Bedroom | Old Jacksonville® |  | Classic Brushed Nickel w/ Walnut Blades & Light Kit |

## Cornice

|                                 |               |  |   |
|---------------------------------|---------------|--|---|
| Frieze Nailer                   |               |  | 2x4 Utility                                       |
| Look-Outs                       |               |  | 2x4 Utility                                       |
| Subfascia                       |               |  | 2x4 Utility                                       |
| Soffits                         | James Hardie® |  | Hardie Perf On All Horizontal Soffit 12" or Wider |
| Porch / Patio Ceilings          | James Hardie® |  | Hardie Panel w/ Vinyl H-Mould                     |
| Fascia                          | James Hardie® |  | 5-1/2x3/4" Hardie Trim, Rustic                    |
| Brick Frieze                    | James Hardie® |  | 3-1/2x3/4" Hardie Trim, Rustic                    |
| Frieze at Siding                | James Hardie® |  | 3-1/2x3/4" Hardie Trim, Rustic                    |
| Siding                          | James Hardie® |  | 5/16" x 8-1/4 Hardie, Cedarmill                   |
| Trim                            | James Hardie® |  | 3/4" Hardie Trim, Rustic                          |
| Garage Door Trimmer             | James Hardie® |  | 5/4" Hardie                                       |
| Wrought Iron Accents (per plan) |               |  |   |
| Window Flashing                 |               |  | 2-1/2" Z Flashing                                 |
| Flashing at Rakes               |               |  | 6" J Flashing                                     |
| Flashing on Horizontal Surfaces |               |  | 5" L Flashing                                     |
| Flashing at Bricked Areas       |               |  | 12" J Flashing                                    |

## Countertops

|  |  |  |   |
|--|--|--|---|
| Kitchen  |  |  | 3cm Granite w/ Square Edge, Level 1                   |
| Butler's Pantry (if applicable, per plan)            |  |  | 3cm Granite w/ Square Edge, Level 1                   |
| Master Vanity  |  |  | Cultured Marble w/ Straight Edge, Matte Finish, White |
| Master Vanity  |  |  | 4" Backsplash to Match Countertop                     |
| Master Vanity  |  |  | Wave Rectangular Bowl                                 |
| Master Bath Pony Wall Cap                            |  |  | Ceramic Tile, Level 1                                 |
| Secondary Vanity                                     |  |  | Cultured Marble w/ Straight Edge, Matte Finish, White |
| Secondary Vanity                                     |  |  | 4" Backsplash to Match Countertop                     |
| Secondary Vanity                                     |  |  | Wave Rectangular Bowl                                 |
| Secondary Bath(s) Pony Wall Cap (if applicable)      |  |  | Ceramic Tile, Level 1                                 |
| Other Cabinets Requiring Countertops (If applicable) |  |  | 3cm Granite w/ Square Edge, Level 1                   |

## Design Gallery

|                               |  |  |                                   |
|-------------------------------|--|--|-----------------------------------|
| Two 2-Hour Design Appointment |  |  | Guided by a Professional Designer |
|-------------------------------|--|--|-----------------------------------|

## Drywall

|                        |  |  |  |
|------------------------|--|--|--|
| Walls & Ceiling        |  |  | 1/2"   |
| Garage Common Wall     |  |  | 5/8" Firerock  |
| Approved Manufacturers |  |  | National Gypsum, Georgia Pacific, Temple-Inland, USG |
| Drywall Corners        |  |  | Rounded  |

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|   | Manufacturer  | Model #        | Description  |
|---|---------------|----------------|--|
| <b>Drywall Cont.</b>                              |               |                |  |
| Window Reveals                                    |               |                | Square   |
| Drywall Finish, Conditioned Space                 |               |                | Medium Monterrey, Ceilings & Walls   |
| Drywall Finish, Garage                            |               |                | Tape, Float, Paint   |
| Bath Wet Areas                                    | James Hardie® | Hardie Backer® | On Top of Water Resistant Sheetrock  |
| <b>Electrical</b>                                 |               |                |  |
| Per 2014 National Electric Code                   |               |                |  |
| Block & Wire for Ceiling Fans                     |               |                | All Bedrooms and Covered Rear Patio (if applicable)  |
| Feeds   |               |                | Copper (furnace, water heater, etc.)   |
| Panel Location                                    |               |                | Interior of Exterior Garage Wall, Minimum 150 Amp  |
| Pre-Wire for 220V Outlet at Oven                  |               |                |  |
| Smoke Detectors w/ CO Detector                    | First Alert®  |                | Hard-Wired in Sequence w/ Battery Back-up (location and qty. per municipality code)              |
| Switches  |               |                | Paddle Style, White  |
| Switch for Attic Access in Conditioned Space      |               |                | 8" Below Ceiling within Reach of Pull-Down Stairs  |
| Underground Wiring                                |               |                | Aluminum in Conduit  |
| Utility Room Dryer Connection                     |               |                | Choice of (1) 110V (Gas) or 220V (Electric) Outlet   |
| Weatherproof Outlets                              |               |                | (1) Front, (1) Rear, (1) at A/C Pad  |
| Wire Exhaust Fans                                 |               |                | Utility Room and All Bath Areas  |
| Front Doorbell                                    |               |                | Decorative   |
| Wiring  |               |                | Minimum 14 Gauge Copper  |
| <b>Engineering</b>                                |               |                |  |
| Foundation Design                                 |               |                | Address Specific by Independent PE   |
| Framing Design                                    |               |                | Address Specific by Independent PE   |
| Floor System Design                               |               |                | Independent Firm (per plan)  |
| <b>Exterior Doors</b>                             |               |                |  |
| Front Entry                                       |               |                | Choice of Mahogany or Knotty Alder in 4 Styles and 4 (mahogany) or 5 (knotty alder) Stain Colors |
| Garage Entry                                      |               |                | Solid Core, Choice of 5 Styles w/ Spring Hinge (per plan)  |
| Rear Entry  |               |                | Fiberglass Full Lite   |
| Door Heights                                      |               |                | Per Community  |
| <b>Exterior Paint</b>                             |               |                |  |
| Exterior Top Coat                                 | PPG®          | Aquagleem®     | Satin  |
| Caulk   | Top Gun®      |                | 50-Year  |
| Primer, Wood                                      | PPG®          | MK2108         |  |
| Primer, Fiber Cement Siding                       | PPG®          | 1st Coat®      | 100% Acrylic Exterior Primer   |
| Primer, Brick Lintels                             | PPG®          |                | Red Oxide Primer   |
| 3-Color Exterior Color Scheme                     |               |                | Siding / Doors, Trim, Shutters / Accents (per plan)  |
| Stucco Top Coat                                   | PPG®          | UC-94080       | Elastomeric Coating  |
| Roof Jacks  | PPG®          |                | Coco Brown   |
| Flashing  | PPG®          |                | Coco Brown   |
| Stain   | PPG®          |                | Choice of 7 Colors   |
| <b>Fireplace (if optioned)</b>                    |               |                |  |
| Fireplace (see plan for size, if 36")             | Heatilator®   | NDV4236I       | 36" Direct Vent w/ Gas Logs and Glass Panel Set on Floor   |
| Fireplace (see plan for size, if 42")             | Heatilator®   | NDV4842I       | 42" Direct Vent w/ Gas Logs and Glass Panel Set on Floor   |
| <b>Fireplace Surround (if applicable)</b>         |               |                |  |
| Surround w/o Hearth (if optioned 300)             |               |                | Ceramic Tile, Level 1, Minimum 24" Out and 12" on Either Side                                    |
| <b>Flatwork</b>                                   |               |                |  |
| Concrete  |               |                | 2,500psi   |
| Finish  |               |                | Broom w/ Picture Frame   |
| Lead Walk to Driveway                             |               |                | 4' Wide  |
| Lead Walk to Street & Driveway                    |               |                | 4' Wide  |
| Rear Patio  |               |                | 10' x 10' (n/a w/ Covered Rear Patio)  |
| Black Joint Where Driveway Meets Garage           |               |                |  |
| Drop Driveway 1/2" at Garage                      |               |                |  |
| <b>Floor Coverings</b>                            |               |                |  |
| Entry, Kitchen/Breakfast, Master Bath and Utility |               |                | Ceramic Tile, Level 1  |
| Secondary Bath(s)                                 |               |                | Ceramic Tile, Level 1  |
| Underlayment                                      | James Hardie® | Hardie Backer® | 1/4"   |
| All Other Interior Areas                          |               |                | Carpet, Level 1  |
| Carpet Pad  |               |                | 1/2", 5 lb.  |
| <b>Foundation</b>                                 |               |                |  |
| Post Tension Slab Foundation                      |               |                | 2,500psi Concrete  |
| Vapor Barrier                                     |               |                | 6-mil Poly   |
| Mud Sill Anchors                                  |               |                |  |
| Front Porch Finish (non-Mediterranean elevations) |               |                | Brick (to match home)  |
| Front Porch Finish (Mediterranean elevations)     |               |                | Concrete Overlay, Choice of 5 Colors   |
| Rear Covered Patio Finish (if applicable)         |               |                | Light Broom  |
| <b>Framing</b>                                    |               |                |  |
| Sole Plate  |               |                | #3 Yellow Pine Treated   |
| Sill Seal Under Bottom Plate at Exterior Walls    |               |                |  |
| Wall Studs Spaced 16" On Center                   |               |                |  |
| Floor System                                      |               |                | Engineered I-Joist or 2x12 (per plan)  |
| Sub-Floor   | LP®           | Top-Notch®     | 3/4" Tongue & Groove, Glued & Screwed  |
| Ceiling Joist and Rafters                         |               |                | #2 Yellow Pine   |

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|---|--------------|--------------|---|
| <b>Framing, Cont.</b>                       |              |              |   |
| Hurricane Clips & Straps (per community)    |              |              |   |
| <b>Front Porch Walls</b>                    |              |              |   |
| Material                                    |              |              | Brick, Stone or Stucco (to match home, per plan / elevation)                        |
| <b>Garage Door</b>                          |              |              |   |
| Garage Door                                 | Door Link®   | 480          | Raised Panel Metal Garage Door, 24 Gauge  |
| Garage Door Opener                          | Liftmaster®  | 1355         | 1/2-HP Chain w/ (2) Transmitters (per door count)                                   |
| <b>Hardware</b>                             |              |              |   |
| Hardware                                    |              |              | Installed by Trim Carpenter   |
| Front Door Handle Set                       | Schlage®     | Addison      | Satin Nickel  |
| Front Door Dead Bolt                        | Schlage®     | Sense-BE479  | Sense Smart Deadbolt w/ Century Trim, (match package)                               |
| Door Knob Style / Finish                    | Schlage®     | Accent       | Lever, Satin Nickel   |
| Deadbolt(s)                                 | Schlage®     |              | Rear Door (match package)   |
| Keyed Locks                                 | Schlage®     | Accent       | Lever, Garage Entry, Back Door and Attic Access (if applicable, match package)      |
| Rear Door(s) Keyed Lock                     | Schlage®     | Bowery       | Knob (match package)  |
| Passage Knobs                               | Schlage®     | Accent       | Lever, Secondary Bedrooms, Closets (single-door only) and Storage (match package)   |
| Privacy Knobs                               | Schlage®     | Accent       | Lever, Master Bedroom and All Baths (match package)                                 |
| Dummy Knobs                                 | Schlage®     | Accent       | Lever, Study (1-set, if applicable) and any Double Door Unit (match package)        |
| Hinges                                      |              |              | Paint Grade, Painted to Match Trim  |
| Flex Stop Door Bumps                        |              | TAY4671      | Finish to Match Door Hardware   |
| Hinge Stops (if needed)                     |              | TAY4614      | Finish to Match Door Hardware   |
| Wardrobe Hooks                              |              |              | (2) at Drop Zone (if applicable)  |
| Towel Bar (1 per full bath)                 | Moen®        | YB8094CH     | 24" Mason, Chrome, 54" Above Finished Floor (YB8000CH Req.)                         |
| Towel Ring (1 per vanity)                   | Moen®        | YB8086CH     | Mason, Chrome, 24" Above Countertop   |
| Paper Holder (1 per commode)                | Moen®        | YB8099CH     | Mason, Chrome, 23" Above Finished Floor, 36" From Corner (YB8000CH Req.)            |
| <b>HVAC</b>                                 |              |              |   |
| HVAC  | Carrier®     |              | 16 SEER, Zoned Systems (or equivalent)  |
| Furnace                                     |              |              | 80% Annual Fuel Utilization Efficiency  |
| Programmable Thermostat                     | Honeywell®   | TH8321WF1001 | Touch Controls and Wi-Fi Enabled  |
| Copper Install Immediately Before Drywall   |              |              |   |
| Copper Box w/ Cover                         |              |              | All Copper Lines at Wall Penetrations   |
| Deck HVAC Platform (per plan)               |              |              |   |
| Fresh Air Intake                            |              |              |   |
| R-6 Ductwork                                |              |              |   |
| Plastic Supply Grilles w/ Damper Capability |              |              |   |
| UL181 Mastic                                |              |              | All Duct Connections and Joints   |
| Jump Ducts or Return Air Ducts              |              |              | All Living Areas  |
| In-Line Filter Rack at Plenum               | Honeywell®   | F-100        | Media Filter, MERV-10   |
| Supply Run to Master Closet(s)              |              |              |   |
| Dryer Vent                                  |              |              | (1) per Utility Room  |
| Exhaust Fans                                | Broan®       | 784          | 80 cfm, All Baths and Utility Room  |
| Primary Drain                               |              |              | Connected to Coil and Located in Approved Location                                  |
| Secondary Drain                             |              |              | Located Over a Window or per Municipality Code                                      |
| Vent Hood or Microwave                      |              |              | Vented to the Exterior  |
| <b>Inspections</b>                          |              |              |   |
| Pre-Pour Inspection                         |              |              | Independent Third Party Inspector   |
| Pour Monitor                                |              |              | Independent Third Party Inspector   |
| Elevation Shots                             |              |              | Taken of Four Corners at Form Set (per community)                                   |
| Stucco Inspection (if applicable)           |              |              | Independent Third Party Inspector   |
| Frame Inspection                            |              |              | Independent Third Party Inspector   |
| Plumbing Rough-In Inspection                |              |              | Independent Third Party Inspector   |
| Electrical Rough-In Inspection              |              |              | Independent Third Party Inspector   |
| HVAC System Inspection                      |              |              | Independent Third Party Inspector   |
| Blocking and Insulation Inspection          |              |              | Independent Third Party Inspector   |
| Energy Inspection                           |              |              | Independent Third Party Inspector   |
| Thermographic Inspection                    |              |              | Independent Third Party Inspector   |
| Final Inspection                            |              |              | Independent Third Party Inspector   |
| <b>Insulation</b>                           |              |              |   |
| Exterior 2x4 Walls                          |              |              | R-15 Blown Fiberglass Blanket System  |
| Exterior 2x6 Walls                          |              |              | R-21 Blown Fiberglass Blanket System  |
| Attic Knee Walls                            |              |              | R-15 Blown Fiberglass Blanket System  |
| Ceilings, Flat, Open Attic                  |              |              | R-38 Loose Fill Fiberglass or Cellulose   |
| Ceilings, Flat, Closed Attic                |              |              | R-38 Fiberglass Open Faced Batt   |
| Sloped Ceilings                             |              |              | R-22 Fiberglass Open Faced Batt   |
| Garage Ceilings (Conditions Areas Only)     |              |              | R-19 Fiberglass Open Faced Batt   |
| Phase II Polyseal                           |              |              | Plate Connections, Penetrations & Ceiling Connections                               |
| Media Room Interior Walls (if applicable)   |              |              | R-15 Blown Fiberglass Blanket System  |
| <b>Interior Trim</b>                        |              |              |   |
| Baseboards                                  |              |              | 5-1/4" Throughout Whole Home Pre-Primed MDF   |
| Baseboards Wet Areas                        |              |              | 5-1/4" Pre-Primed MDF   |
| Door Casing                                 |              |              | 3-1/2" Throughout Whole Home, Yellow Pine   |
| Master Bath Mirror, Trim Out                |              |              | Picture Frame, 1x4 Yellow Pine, Painted, Width of Vanity, 42" Tall Above Backsplash |
| Secondary Bath(s) Mirror, Trim Out          |              |              | Picture Frame, 1x4 Yellow Pine, Painted, Width of Vanity, 42" Tall Above Backsplash |
| Window Stool                                |              |              | 1x6 or 1x8 Finger Joint Pine w/ Casing for Apron for All Windows                    |
| Plant Ledge                                 |              |              | Casing Only if not Visible from Second Floor  |

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|                                  | Manufacturer   | Model #  | Description  |
|----------------------------------|----------------|----------|--|
| <b>Interior Trim Cont.</b>       |                |          |  |
| Plant Ledge                      |                |          | Capped with MDF and Trimmed w/ Casing if Visible from Second Floor             |
| Shelving                         |                |          | 1x12 or 1x16 MDF   |
| Closet Rod                       |                |          | 1-5/16 Yellow Pine 233 Full Round  |
| Shelf Support w/ Rod             |                |          | Solar 4601, White  |
| Shelf Support w/o Rod            |                |          | Z3167  |
| Shoe Mould                       |                |          | 3/4" Quarter Round w/ Optional Wood Floors Only (supplied by flooring company) |
| Fireplace Mantel (if applicable) |                |          | Traditional or Box Style (paint or stain grade)                                |
| Interior Doors                   |                |          | Choice of 5 Styles   |
| Door Heights                     |                |          | Per Community  |
| Study (if applicable)            |                |          | Doors are Optional, Sheetrocked Opening  |
| Media Room (if applicable)       |                |          | Doors are Optional, Sheetrocked Opening  |
| Interior Attic Access (per plan) |                |          | Solid Core, To Match Interior Style, Smooth (flush if cut-down)                |
| Attic Access                     | Memphis Stair® | Imperial | 30x54, Thermoguard, Fireguard 350#   |
| Trim Attic Access w/ Casing      |                |          |  |

### Interior Trim, Stairs (if applicable)

|                         |  |  |   |
|-------------------------|--|--|---|
| Stair Profile           |  |  | Waterfall   |
| Open Rail Locations     |  |  | 1st Floor, to First Landing   |
| Stain Grade Stair Parts |  |  | Interior Stain Color  |
| Caps/Risers/Skirt/Kick  |  |  | Paint Grade MDF   |
| Caps/Risers/Skirt/Kick  |  |  | Square 3-1/2", Oak  |
| Baluster                |  |  | Standard I - Square (white) or Standard II - Metal Square w/ Accent (satin black or ash grey) |
| Handrail                |  |  | Oak   |
| Handrail Brackets       |  |  | Satin Nickel  |

### Interior Paint

|                               |          |            |                                    |
|-------------------------------|----------|------------|------------------------------------|
| Interior Top Coat             | PPG®     | Mopako     | Flat                               |
| Caulk                         | Top Gun® |            | 50-Year                            |
| 2-Color Interior Color Scheme |          |            | Ceiling / Walls, Trim              |
| Sheetrock                     | PPG®     | 15-172/O5  | Builders Spec Pro, Flat            |
| Interior Trim Primed          | PPG®     | 17-9517/O5 | Seal Grip 1 Latex Wood Undercoater |
| Interior Trim Painted         | PPG®     | NM5        | Speedhide Interior, Gloss Latex    |
| Interior Stain                | PPG®     |            | Choice of 7 Colors                 |

### Landscaping

|                     |  |  |  |
|---------------------|--|--|--|
| Sod                 |  |  | Full Yard  |
| Landscaping Package |  |  | Per Community Requirements   |
| Gutters             |  |  | Front  |
| Fence               |  |  | 1x6x6, 3-Rail Cedar, Good Neighbor w/ One Gate (unless otherwise noted by community) |

### Lighting

|  |          |           |  |
|--|----------|-----------|--|
| Interior Package                                 | Seagull® |           | Wheaton or Parkfield Collection, Brushed Nickel  |
| Coach Lights - Front                             | Seagull® | 84031-746 | (2) Flanking Garage / over Address Plaque and near Front Door (per plan)               |
| Coach Light - Opt.3rd-Car Garage (if applicable) | Seagull® | 84031-746 | (1) at Optional 3rd-Car Street Facing Garage (if applicable)                           |
| Coach Light - Rear (n/a w/ covered rear patio)   | Seagull® | 84029-746 | (1) at Rear Door (per plan, n/a w/ covered rear patio)                                 |
| Covered Rear Patio (if applicable)               | Seagull® | Traverse® | 6" LED Trim Lights (qty. per plan)   |
| Entry 2-Story                                    | Seagull® |           | Hanging Fixture (match package)  |
| Family Room                                      |          |           | Ceiling Fan w/ Light Kit (See Ceiling Fans)  |
| Dining Room (if applicable)                      | Seagull® |           | Hanging Fixture (match package)  |
| Breakfast  | Seagull® | Traverse® | 6" LED Trim Lights (qty. per plan)   |
| Butler's Pantry (if applicable)                  | Seagull® | Traverse® | 6" LED Trim Lights (qty. per plan)   |
| Kitchen Ceiling                                  | Seagull® | Traverse® | 6" LED Trim Lights (qty. per plan)   |
| Master Bedroom                                   |          |           | Ceiling Fan w/ Light Kit (See Ceiling Fans)  |
| Secondary Bedrooms                               | Seagull® |           | Flush Mount w/ LED Bulbs (match package)   |
| Bedroom Closets                                  | Seagull® | Traverse® | 6" LED Trim Lights (if applicable, qty. per plan)                                      |
| Master Closet                                    | Seagull® | Traverse® | 6" LED Trim Lights (qty. per plan)   |
| Powder Bath (if applicable)                      | Seagull® |           | 2-Light Wall Mount w/ LED Bulbs (match package)  |
| Vanity   | Seagull® |           | 3-Light Wall Mount (Less than 48") w/ LED Bulbs (match package)                        |
| Vanity   | Seagull® |           | 4-Light Wall Mount (48"+) w/ LED bulbs (match package)                                 |
| Hallway  | Seagull® | Traverse® | 6" LED Trim Lights (qty. and location per plan)  |
| Game Room (if applicable)                        | Seagull® | Traverse® | 6" LED Trim Lights (qty. per plan)   |
| Media Room (if applicable)                       | Seagull® | Traverse® | (4) 6" LED Trim Lights   |
| Study (if applicable)                            | Seagull® | Traverse® | 6" LED Trim Lights (qty. per plan)   |
| Stairwell (if applicable)                        | Seagull® | Traverse® | Combination of Large Hanging (match package) and/or 6" LED Trim Lights (qty. per plan) |
| Garage Fixture(s)                                |          |           | 1x4 Fluorescent (qty. per plan)  |
| Attic  |          |           | Keyless w/ Incandescent  |
| Pantry (if applicable)                           | Seagull® | Traverse® | 6" LED Trim Lights (qty. per plan)   |
| Utility Room                                     | Seagull® | Traverse® | 6" LED Trim Lights (qty. per plan)   |

### Low Voltage

|                                      |       |  |  |
|--------------------------------------|-------|--|--|
| 3 Locations                          |       |  | Combo {(1) CAT5e / (1) RG6}                                |
| Study (if applicable)                |       |  | Combo {(1) CAT5e / (1) RG6}                                |
| Media Room (if included)             |       |  | Combo {(1) CAT5e / (1) RG6} and 5.1 Surround Sound Prewire |
| Media Room (if optioned)             |       |  | Include Projector Conduit if Media Room OPTION is Selected |
| Structured Wiring Can                | On-Q® |  | 20"  |
| Security System Pre-Wire and Trimout | GE®   |  | To All Doors, 1st Floor Operable and 2nd Floor Openings    |
| Security Panel                       | GE®   |  | Concord-4 Security System, 8-zone                          |
| Security Keypad                      |       |  | (3) Prewire and (1) Trimout                                |
| Motion Detector                      |       |  | (1) Prewire and (1) Trimout                                |
| Siren                                |       |  | (1) Prewire and (1) Trimout                                |

# INCLUDED COMMUNITY FEATURES



## Rosehill Reserve 60s

Specifications may be plan specific, please refer to plans for availability or contact your New Home Consultant.

|   | Manufacturer    | Model #      | Description   |
|---|-----------------|--------------|---|
| <b>Low Voltage Cont.</b>                      |                 |              |   |
| Dmarc Runs                                    |                 |              | (2) CAT5e, (2) RG6, and (1) 16/2  |
| <b>Mirrors &amp; Shower Glass</b>             |                 |              |   |
| Master Bath, 34" Tall Mirror per vanity       |                 |              | Inside 1x4 Trim Picture Frame (see interior trim)                                       |
| Secondary Bath(s), 34" Tall Mirror per vanity |                 |              | Inside 1x4 Trim Picture Frame (see interior trim)                                       |
| Powder Bath(s)                                |                 |              | 20x38 Square, Plate, No Trim / Frame  |
| <b>Shower Glass, Master Bath</b>              |                 |              |   |
| Framed Shower Enclosure                       |                 |              | Chrome w/ Clear Glass, 72" Above Finished Floor   |
| <b>Pest Control</b>                           |                 |              |   |
| Built-In Pest Control System                  | HomeTeam®       | Taexx®       |   |
| BoraCare Wood Termite Pre-Treatment           | HomeTeam®       |              |   |
| <b>Plumbing</b>                               |                 |              |   |
| Solid Core Schedule 40 PVC                    |                 |              | Below Slab  |
| Loop Main Water Supply                        |                 |              | Through Slab  |
| Plumbing Stacks                               |                 |              | Run to Back or Sides of Home, NOT Front Elevation                                       |
| Plumbing System                               | Zurn®           | PEX®         |   |
| Gas Lines                                     |                 |              | Cooktop, Furnace and Water Heater   |
| Gas Line to Dryer                             |                 |              | Choice (1) of Gas or Electrical Dryer Connection  |
| Gas Water Heater                              | Bradford White® |              | .62 EF, Rapid Recovery  |
| Water Heater(s)                               |                 |              | Located in Attic (per plan)   |
| 2 to 3 Baths                                  | Bradford White® | RG250T6N     | (1) 50-Gallon   |
| 3.5+ Baths                                    | Bradford White® | RG250T6N     | (2) 50-Gallon   |
| Hose Bibs (location per plan)                 |                 |              | (2)   |
| Dishwasher Hook-Up                            |                 |              |   |
| Garbage Disposal                              | Badger 1®       |              | 1/3-HP  |
| Ice Maker Connection for Refrigerator         |                 |              |   |
| Secure Tub to Framing w/ Screws               |                 |              |   |
| Shower Head Stub-Out                          |                 |              | 80" Above Finished Floor (unless otherwise specified)                                   |
| Utility Room Clean-Out                        |                 |              | Capped w/ Chrome Plate  |
| Commodos                                      |                 |              | Elongated, Whole Home, White  |
| <b>Plumbing, Kitchen</b>                      |                 |              |   |
| Sink  |                 |              | 10" Undermount, Stainless Steel, Choice of 3 Styles                                     |
| Faucet  | Moen®           | 7594C        | Arbor, Chrome, Pullout  |
| <b>Plumbing, Master Bath</b>                  |                 |              |   |
| Tub   | Royal Bath®     |              | Acrylic, Deep Wide Oval 42x60, White (if applicable)                                    |
| Corner Tub (if applicable)                    | Royal Bath®     |              | Acrylic, Sabine Corner, White (if applicable)   |
| Shower Pan                                    | Royal Bath®     |              | Acrylic (size per plan)   |
| Vanity Faucet                                 | Moen®           | 6610         | Brantford, Chrome, 4" Centerset   |
| Roman Tub Faucet                              | Moen®           | T933 / 4798  | Brantford, Chrome, 10" Spread   |
| Tub Drain / Overflow Kit                      | Moen®           | T90331       | Chrome  |
| Shower Faucet                                 | Moen®           | T2152 / 2520 | Brantford Posi-Temp, Chrome   |
| Shower Drain Cover                            | Moen®           | 101664NL     | Polished Nickel   |
| <b>Plumbing, Secondary Bath(s)</b>            |                 |              |   |
| Tub   |                 |              | Steel, White  |
| Shower Pan                                    | Royal Bath®     |              | Acrylic, White (size per plan, 1st Floor)   |
| Shower Pan                                    | Royal Bath®     |              | Acrylic, White (size per plan, 2nd Floor)   |
| Vanity Faucet                                 | Moen®           | 6610         | Brantford, Chrome, 4" Centerset   |
| Tub / Shower Faucet (if applicable)           | Moen®           | T2153 / 2520 | Brantford Posi-Temp, Chrome   |
| Tub Drain / Overflow Kit (if applicable)      | Moen®           | T90331       | Chrome  |
| Shower Faucet (if applicable)                 | Moen®           | T2152 / 2520 | Brantford Posi-Temp, Chrome   |
| Shower Drain Cover (if applicable)            | Moen®           | 101664NL     | Polished Nickel   |
| <b>Plumbing, Powder Bath (if applicable)</b>  |                 |              |   |
| Pedestal Sink                                 | Vortens®        | Velezza      | Pedestal Sink   |
| Vanity Faucet                                 | Moen®           | T6620        | Brantford, Chrome, 8" Widespread  |
| <b>Roofing</b>                                |                 |              |   |
| Shingles                                      |                 |              | Limited Lifetime, Class A Fire Rated, Laminated, Architectural AR Shingles (no staples) |
| Shingle Color                                 |                 |              | Weatherwood   |
| Felt  |                 |              | 15#   |
| Ridge Vents (per plan)                        |                 |              |   |
| Air Hawks                                     |                 |              | Low Profile   |
| Self-Sealing Valley Flashing                  |                 |              |   |
| 5/8" Metal Drip Edge, Profile-DL              |                 |              |   |
| Metal Roof (if applicable / optioned) Color   |                 |              | Aged Bronze (default) or Dark Bronze  |
| Counter Flashing Cut in Masonry               |                 |              |   |
| Radiant Barrier Roof Deck                     | LP®             | Tech Shield® |   |
| <b>Sheathing</b>                              |                 |              |   |
| Per Windstorm Plan                            |                 |              |   |
| Sheathing                                     | OX®             | ThermoPly®   | Red Structural Grade  |
| Attic Hot Walls                               | OX®             | ThermoPly®   | 1/8" Green Structural Grade   |
| <b>Stone (per plan / elevation)</b>           |                 |              |   |
| Mortar Color                                  |                 |              | Almond or White w/ Blanco Stone   |
| <b>Stucco (per plan / elevation)</b>          |                 |              |   |
| Stucco (per plan)                             |                 |              | 3-Coat System (scratch, brown and finish), 3/4" Thick (per plan)                        |
| Finish  |                 |              | #4 Sand   |

# INCLUDED COMMUNITY FEATURES



## Rosehill Reserve 60s

Specifications may be plan specific, please refer to plans for availability or contact your New Home Consultant.

|  | Manufacturer           | Model # | Description   |
|--|------------------------|---------|---|
| <b>Stucco (per plan / elevation) Cont.</b>       |                        |         |   |
| Felt Paper Backed Metal Lath (per plan)          |                        |         |   |
| Weep Scream at Bottom Course (per plan)          |                        |         |   |
| Sheathing (per plan)                             |                        |         | OSB, Stucco Locations Only  |
| Homewrap (per plan)                              | Weathermate Plus®      |         | Stucco Locations Only   |
| <b>Tub / Shower Surrounds</b>                    |                        |         |   |
| <b>Tub / Shower Surrounds, Master Bath</b>       |                        |         |   |
| Tub Surround                                     |                        |         | Ceramic Tile, Level 1   |
| Tub Surround Height                              |                        |         | To Match Countertop   |
| Tub Window Sill                                  |                        |         | Below 18" Tile, Above 18" Window Stool                                      |
| Tub Skirt  |                        |         | Cultured Marble, Matte Finish, White  |
| Tub Deck   |                        |         | Part of Tub   |
| Shower Surround                                  |                        |         | Ceramic Tile, Level 1   |
| Shower Surround Height                           |                        |         | 84" Above Finished Floor  |
| Shower Soap Dish                                 |                        |         | Matching Tile Cut on Diagonal in Corner                                     |
| Shower Seat (if applicable)                      |                        |         | Ceramic Tile, Level 1   |
| <b>Tub / Shower Surrounds, Secondary Bath(s)</b> |                        |         |   |
| Tub/Shower Surround                              |                        |         | Ceramic Tile, Level 1   |
| Tub/Shower Surround Height                       |                        |         | 84" Above Finished Floor  |
| Shower Soap Dish                                 |                        |         | Matching Tile Cut on Diagonal in Corner                                     |
| Shower Seat (if applicable)                      |                        |         | Ceramic Tile, Level 1   |
| <b>Windows</b>                                   |                        |         |   |
| Window Construction                              | Builder's FirstSource® |         | Vinyl Frame w/ LoE <sup>3</sup> Glass; Block & Tackle Balance; Tilt-in Sash |
| Protective Window Wrap During Construction       |                        |         |   |
| Screens on Operable Windows                      |                        |         | Double Cam Locks on Windows Over 24" Wide                                   |
| Master Bath                                      |                        |         | Clear Glass at Tub Window(s) (per plan)                                     |
| Family Room and Breakfast Area (per plan)        |                        |         | Fixed Glass   |
| Window Frame Color                               |                        |         | Almond  |
| Window Grill Location                            |                        |         | Match Front Window Pattern if in Same Room                                  |
| Window Grill Pattern                             |                        |         | See Plan / Elevation  |
| Windows in Attic Spaces                          |                        |         | Obscured  |

# INCLUDED COMMUNITY FEATURES



## Rosehill Reserve 60s

Specifications may be plan specific, please refer to plans for availability or contact your New Home Consultant.

| Manufacturer  | Model # | Description  |
|---|---------|--|
| <b>Community Specific: In Addition To, Removes or Replaces Above Features</b> |         |  |
| Front Door Height   |         | 8' (if applicable, 6' 8" if plan/elevation does not accept 8')       |
| Interior Door Height (<= 9' Plate Height)                                     |         | 6' 8" (includes garage and rear entry)                               |
| Interior Door Height (>= 10' Plate Height)                                    |         | 8' 1st Floor (includes garage and rear entry), 6' 8" 2nd Floor       |
| Exterior Masonry Locations  |         | Front, 1st Floor Sides and 1st Floor Rear                            |
| Exterior Masonry Materials  |         | Front (per plan), 1st Floor Sides (brick) and 1st Floor Rear (brick) |
| Covered Rear Patio  |         | Per Plan (unless otherwise specified on price sheet)                 |
| Fireplace   |         | Per Plan (unless otherwise specified on price sheet)                 |

I/We acknowledge that these included specifications will supersede any representation on a floor plan. Any item not listed above nor designated on the Addendum A to the Purchase Contract will be built per plan.

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
New Home Consultant Date



M/I builds quality homes in Columbus / Cincinnati, OH; Indianapolis, IN; Chicago, IL; Charlotte / Raleigh, NC; Tampa / Orlando / Sarasota, FL; Houston / San Antonio / Austin / Dallas, TX; Minneapolis, MN; and