

SPECIFICATIONS, EXHIBIT A

Herkimier

Plans

The specifications below will override the city set of prints in all cases. Features, materials, and design may be different if already installed or built at time of purchase. Builder reserves the right to make substitutions of similar products without notification to buyer.

Foundation

- Post tension foundation, engineered
- Soils test
- Borate treatment on first floor
- Built in pest control system

Framing

- Dow ½" R-3 Styrofoam exterior insulation/sheathing, sides and rear where no plywood or firewall
- Hardie soffit, fascia and trim boards
- Exterior plywood sheathing per engineer drawings
- ¾" OSB sub floor
- 7/16" OSB Tech Shield roof decking
- 2x12 #2 floor joists, engineered

Electrical Fixtures

- 52" Ceiling fans (pewter) with light kit in the master bedroom, family room(no light kit), gameroom or study, and breakfast room. Builder to choose make and model.
- Brushed nickel finish light fixtures standard
- Bedrooms without fans- Transglobe 3618BN
- Hall ways, bath ceiling mounts - Mushroom Transglobe 3620BN
- Closets- Mushroom Transglobe 3620BN
- Entry interior- V7762-33
- Dining (those without can lights)- V2135-33
- Rear/entry coach- Transglobe 4051, black
- Master bath vanity- V1342-22 or 1343-33
- Powder bath- V1342-33
- Hall bath vanity- V1342-33
- Stair sconces when on plans - 2501BN
- Front coach light- per builder selection
- Floods (if applicable)- Transglobe 1291 Black
- Telephone and cable outlets in all bedrooms, kitchen, family room, and game room
- Overhead power with the meter located in the front of the home in front of gate(based on site)

Plumbing

- CPVC Gold Flowguard piping throughout
- Stainless steel under mount double compartment kitchen sink with **Moen Arbor 7594 CSL**, stainless finish faucet
- In-sinkerator 1/3 H.P. disposal or the Whirlaway 1/3 horse power disposal.
- Commodes- Color white, bowl elongated, seat white
- Showers- Master Bath: **Moen #2132BN** shower fixture, with **brushed nickel** lever handle. Hall Bath(s): **Moen #2133BN** tub/shower fixture. **Rapid Fit TS8W** waste and over flow with chrome finish.
- Vanities- Master/Powder: **Moen #6420BN**, with **brushed nickel** lever handles, 9000 valve with matching trim ring, stopper, and aerator. Hall: **Moen #6410BN**, brushed nickel.
- Tub Fixtures- Master tub: **Moen #4999** faucet valve **T943BN** faucet, brush nickel finish with chrome finish **Rapid Fit TS8W** waste and overflow, with **brushed nickel** lever handles.
- 50 gallon **American Flowguard or State Brand** hot water heater
- Pedestal sink in the Powder Room, **Vortens Valezza**
- Gas meter is located per ENTEX rules and may change due to site conditions, normally in front of entry gate

Security System

- All downstairs access points pre-wired for security system and trimmed with contacts. Prewire for motion detector, and 2 keypads (breakfast and master bedroom).
- Pre-wired for surround sound (4 speakers) in the family room

Garage Door Opener

- 1/3 HP Opener, chain driven (Liftmaster or equivalent), 2 remotes
- 16' aluminum 25 gauge or better garage door (Able or Ankmar) from SDC doors

HVAC/Energy Features Goodman Distinctions by Amana

- Goodman Distinctions by Amana condenser, 14 SEER, single system
- Amana coils, CHA or CHH (size based on analysis)
- Amana Gas furnace, GUICA (size based on analysis)
- Honeywell Pro 6000 thermostat
- Green Built Gulf Coast inspected, blower door and duct leakage tested.

Front Door

- Mahogany Front Door from builder selections

Cabinets/Trim

- Benedettini Custom measured cabinets; oak, poplar, maple or alder; choice of standard stains in kitchen with 42" upper cabinets
- Bath cabinets painted trim color
- 4 1/4" Crown Mold in the kitchen, family room, gameroom, and master bedroom
- 4 1/4" Crown Mold with 3 1/2" base (double crown) in the dining room/entry
- Chair rail in the dining room with F mold
- Chair rail in game room
- Wrought iron balusters [S-M658 single twist, every third baluster S-M482 basket], C6110 stained handrail and C4045 stained oak newels
- Medicine Cabinet in master bathroom
- 3 panel textured interior hardboard doors
- Built-in storage shelves in bedroom closets
- B211 base and C211 Casing
- All trim material MDF or better
- Shelves above utility space

Windows

- Tan aluminum double glaze low e-366, 1/1 with screens (front elevation has divided light windows per plan)

Roofing

- 30 year shingles with ridge vents

Paint

- PPG Multi Pro Flat Interior wall Paint color Toasted Almond or choice of interior wall color
- Ceilings are PPG White Chip or matched to Wall color
- Enamel on trim and cabinets is White Chip
- Exterior Satin color chosen by builder

Mirrors/Shower Doors

- Painted PM7 around mirrors, 1/4" mirrors, 36" high in master bath and secondary bath
- Semi-Frameless shower door with chrome mounted safety glass

Brick

- Deterling with Type S gray mortar, color chosen by builder
- Cast address block
- Stone front elevations per builder, color chosen by builder

Fireplace

- ND4236, 36" gas w/remote, black trim
- Granite tile surround

Flooring

- Shaw HGJ88 Fastball with ½" rebond carpet in rest of living areas that do not have wood or tile listed below
- DAL Tile: on utility, master bath commode, master bath room, hall bath commode floors. (From builder selections)
- DAL Slate tile on front porch, color selected by builder
- Shaw Danner 3" engineered wood floors in the family and dining rooms as shown on plans

Hardware

- Noe Valley brushed nickel finish interior; 52515SN, 52215SN, 52115SN, 5231SN
- Dummy knobs on all double doors, privacy knobs on commode and bedrooms
- Van Ness brushed nickel finish exterior front door handle set 10951SN
- Van Ness single key brushed nickel finish deadbolts on the exterior doors
- Satin bath hardware (5224SN, 5204SN, 5209SN); 1 towel bar in master and hall bath, 1 towel ring per bath (2 in the master)

Insulation

- R-13 batts in exterior walls
- R-19 batts in sloped ceilings, areas under mechanicals
- R-30 blown rockwall or equivalent in the attic (non mechanical areas)
- Blower door and duct leakage tested
- Green Built Gulf Coast Certified and inspected

Countertops

- 3 cm Granite from Builder selections with 3 cm standard edge [bevel, eased, or bullnose] on the kitchen counters.
- Kitchen backsplash, 12 x12 tiles on diagonal, upgrades available

Appliances [Stainless]

WOS51ECOAS	30" SINGLE OVEN, SELF CLEAN, WHIRLPOOL
WMC30516AS	MICROWAVE (Plans with microwave above cooktop get a WMH31017AS and no HOOD)
MK2160AS	WHIRLPOOL MICROWAVE TRIM KIT-
G7CG3064XS	4 BURNER 30" GAS COOKTOP, WHIRLPOOL
WDF310PAAS	DISHWASHER (Energy Star), WHIRLPOOL
UXT4230AYS	AMANA HOOD

Tubs/Showers

- Master Bath: Drop in Royal Whirlpool Tub with access panels (size per plan)
- Master Shower with 2x2 floor tiles and 12 x 12 tile walls, 1 soap ledge and DAL border from selections
- Hall Bath, Steel tub, 60" x 30", 12 x12 tile walls (limited selections), 1 soap ledge

Landscape

- Full Gutters
- Drains in the rear and side yards
- 6' or higher Cedar fence with #2 or better 6" pickets
- Wrought iron gate in entry with locks
- \$1300 worth of landscape, rocks and sod (material and labor)

(5/19/13)