



FEATURES

H8V643

I/We acknowledge that this feature sheet dated 1/21/2010 combined with the effective Option Addendum (the "Combined Features") embodies and contains the complete list of features to be included with the purchase of the home located at 17331 Fechner Ln (the "Property") and the Combined Features supersedes all prior feature sheets, agreements, understandings and statements, written or oral, relating to features or feature sheets for this Property.

Standard Features

Interior Features

- * Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- * Optional bonus spaces available on many plans
- * Personal appointment with a Professional Decorator Consultant at the Design Center
- * Dramatic entries with your choice of ceramic tile
- * Nine-foot ceiling heights in many areas adds spaciousness
- * Chair rail in formal dining room lends an air of elegance
- * Elegant two step crown moulding in selected areas lends a classic look to the interior
- * Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- * Raised panel interior doors
- * Satin nickel door hardware
- * Cobblestone Collection light package offers a rustic finish
- * Two-tone interior paint
- * Elegant stairways with stained handrail and painted balusters in designated areas (per plan)
- * Choice of plush carpet with quality pad
- * Convenient indoor laundry area with custom shelves and rod
- * Attractive fireplace with decorative mantel and gas log lighter (per plan)
- * Choice of ceramic tile on fireplace surround

Kitchens

- * GE® stainless steel appliance package includes a freestanding self-clean gas range, space saver microwave, and dishwasher
- * Exterior vented microwave oven
- * Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- * Elegant crown moulding on kitchen cabinetry
- * Granite countertops, available in a variety of colors, offer a solid and durable surface
- * Island work centers on many plans
- * Moen® chrome faucet with vegetable sprayer
- * A drinking water purification system at the kitchen sink and water line to the refrigerator reduces chlorine and sediments and improves the overall taste, clarity and water quality
- * Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- * A convenient spice rack in the pantry adds function and storage
- * Recessed can lighting (per plan)
- * Attractive ceramic tile backsplash adds beauty to function
- * Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups

Baths

- * Cultured marble garden tub in master bath for ultimate relaxation
- * Separate glass-enclosed shower with tile surrounds (some plans)
- * Cultured marble seat (some shower enclosures)
- * Elongated commode in all baths
- * Moen® chrome plumbing fixtures in all baths for a timeless look
- * Dual sink in master bath
- * Custom quality oak stained vanities in all baths
- * Ceramic tile bath surrounds in all baths
- * Magazine rack in master bath
- * Ceramic tile flooring in entire master and hall baths
- * Ceramic tile in powder room
- * Porcelain pedestal sink in powder room (per plan)
- * Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- * Walk-in closets (in designated areas)
- * Raised ceilings in master closets with seasonal storage (per plan)
- * Fluorescent lighting in master closet(s)
- * A/C vent(s) in master walk-in closet(s)

Construction

- * Our homes are engineered, inspected and certified to meet the minimum 110 mph wind speed requirements of the International Residential Code. The use of special clips, straps and anchors in the construction of our homes creates added peace of mind and protection for you and your family living on the Gulf Coast.
- * We are so confident in the quality of our homes, we offer a 2-year warranty on materials and workmanship and a 10-year structural warranty providing you with the added assurance and peace of mind that your new home will deliver the value and enjoyment you deserve.
- * Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- * Engineered, certified and individually inspected foundations
- * Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- * Plywood tongue and groove subfloor on two story plans; nailed, glued and screwed

Buyers Initials

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Construction

- * Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces
- * All bedrooms blocked for ceiling fans.
- * Exhaust fan in all baths
- * Rewired for phone in kitchen, family room, game room, study, all bedrooms and garage (per plan)
- * State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- * State-of-the-art RG-6 digital ready coaxial cable quad shield for satellite dish and high speed internet access
- * Breaker box in garage
- * Fully installed alarm system with optional monitoring for peace of mind
- * Master bath pre-wired for a glass break detector
- * Rewired for motion detector in family room and rewired keypad in master bedroom
- * Rewired for cable TV in kitchen, family room, all bedrooms, game room, and study (if applicable)

Exterior Features

- * Classic design exteriors with prestigious appearance
- * Optional stone elevations (per plan)
- * Brick paved front porches (per plan)
- * Brick on four sides (designated areas)
- * Custom cast stone address plaque with logo (per plan)
- * Elegant, stained mahogany front door
- * Thermo-insulated security rear door with full light and dead bolt
- * Steel overhead garage door(s)
- * Professionally designed landscape package enhances curb appeal
- * Fully sodded front yard
- * Two trees in front yard
- * Two trees planted between sidewalk and curb enhancing the curb appeal of the home
- * Superior 30 year architectural grade shingles
- * Seamless aluminum gutters in front (in designated areas)
- * Picture framed entry walk, public walk, driveway and patio
- * Oversized homesites available
- * Oversized concrete back patio allows for an outdoor dining area
- * Six-foot wood fence with metal posts in back yard for added privacy

Comfort & Energy Saving Features

- * 95% Efficient furnaces with variable speed motors that help with humidity control
- * Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- * Homes built to meet stringent Environments for Living™ Platinum Level criteria which exceeds Energy Star® program requirements
- * Homes built according to the requirements of the GHBA Green Building Initiative to improve energy efficiency and protect the environment
- * We performance test every home for air leakage
- * Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- * R-38 insulation in air conditioned flat ceilings
- * R-22 insulation in non-flat ceiling areas
- * Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- * Air tight polysealant around windows and doors
- * A carbon monoxide detector is installed for added peace of mind (designated areas)
- * 15 SEER high efficiency air conditioning system(s)
- * Dual or zoned A/C system (per plan)
- * Additional A/C return in master bedroom for better comfort
- * Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- * Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- * Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- * High performance media air filter cleans air more efficiently than standard fiber filter(s)
- * Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- * Continuous soffit vents, ridge vent and/or air hawk ventilation system
- * Standard connections for both gas and electric clothes dryer
- * FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- * Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- * High efficiency energy saving gas water heater(s)
- * R-15 insulation in exterior air conditioned walls

EXECUTED by Buyer(s) this _____ day of _____, _____.

WITNESS: By signing below, Seller's Sales Representative acknowledges that he/she has reviewed the terms and Buyer provisions of this Contract with the Buyer(s) and has witnessed the Buyer(s) execution of the Contract.

Buyer

Buyers Initials

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