

Legal Specifications Addendum "A"



SOUTHERN TRAILS - ST14

Feature Level: 6000

Excavation / Grading		Establish positive drainage away from foundation and off the lot 6 mill polyethylene vapor barrier Engineered post tension slab on grade
Concrete	Concrete Mix Waterproofing	Average of 2500 PSI 6 mill polyethylene vapor barrier Engineered post tension slab on grade
Flatwork	Concrete Mix Front Porch Rear Porch All Other Flatwork	Average of 2500 PSI Brick paved with same selection as house Smooth concrete finish Picture frame all joints with light broom finish
Framing	Plates Walls Corner-bracing Floor Joists Ceiling Joists Beams Subfloor Roof Decking Sheathing Cornice Fascia Friezes & Trim Siding Detached Garage	First floor plates 2x4 #3, treated yellow pine Top plates and second floor plates are 2x4 #2 yellow pine 2x4 stud grade, yellow pine, @16" on center, typical per plan 1x4 yellow pine, red T-Ply as needed (windstorm areas may vary) Engineered, wood, I-joists, spacing per plan Yellow pine typical, size and spacing per plan Yellow pine typical, size and spacing per plan Top Notch Grey 3/4" TG, glued and nailed 4x8-7/16" radiant barrier or equivalent Non structural, green T-Ply on all exterior walls 1x6, fibrous cement 1x4, fibrous cement fibrous cement, textured plank siding fibrous cement, textured plank siding, sides and rear
Roofing	Shingles Color Vents	50yr limited, lifetime, manufacturer warranty, fire retardant 130mph wind resistant Weathered Wood Combination of air hawks, ridge vents and continuous soffit vents per plan
Exterior Masonry	Brick Front 1st Floor Sides 1st Floor Rear 2nd Floor Sides 2nd Floor Rear Detached Garage Stone Mortar Brick Stone Stucco Address Block	King size brick from pre-selected samples Standard Standard Standard Optional Optional Front only Base level from pre-selected samples Location per plan and elevation Gray White Location per plan and elevation Cast stone block on front elevation
Windows	Windows Screens Master Bath Tub Window	Vinyl Almond frame Low E-3 glass Tilt-sash on operable windows Double pane Divided pane per plan Standard on operable windows Rain glass
Insulation	Walls Flat Ceilings Sloped Ceilings	R-13 fiberglass batts in exterior walls of living area Does not apply to detached garages R-30 blown fiberglass R-22 fiberglass batts
Drywall	Walls & Ceilings Bath Walls Texture Corners	1/2" sheetrock Detached garages are open stud, no drywall Hardie tile backer behind tile walls Splatter drag ceilings and walls except garage Rounded corners at all outside corners except windows and plant ledges

Paint	Interior Wall Accent Paint Ceilings and Closets Interior Doors and Trim Handrail Exterior Paint	One color throughout from selections provided Kitchen/breakfast and master bedroom/master bath White Semi-gloss enamel, White Upgrade stain color Exterior acrylic latex, two color palette from approved samples
Interior	Doors Door Casing Door Jambs Baseboards Stairs Window Stools Crown Moulding Chair Rail Closet/Linen Shelves Utility Room Shelves Pantry Shelving	Masonite Cheyenne 2 panel bead board hollow core. 8' on first floor & 6'-8" on second floor. 11/16" x 3-1/2" Casing BMC profile C12 MDF 9/16" x 5-1/8" base, BMC profile B13 Open-rail iron balusters or 42" half-wall w/ MDF cap (per plan) 11/16" x 3-1/2" Casing BMC profile C12 Compound, paint grade in formal living/study, entry, dining and master bedroom. Single, paint grade in tray ceilings. 1-1/8" x 2-1/2", CR-7, Fj, paint grade, 1 formal dining room. 1"x12" MDF shelf painted white w/ painted rod (per plan) Level 1 base and wall Cabinets @ Utility 1x MDF painted white (dimensions per plan)
Exterior Doors	Front Rear House to Garage	8' Prestained Mahogany with leaded glass (design per customer selections) 1/2 lite smooth fiberglass Solid core Cheyenne, 2 panel with spring hinges
Hardware	Exterior Doors Front Secondary Interior Doors Bathroom Accessories Towel Ring Paper Holder Towel Bar	Kwikset - Wellington Handle Set and Deadbolt - Venetian Bronze Kwikset - Tustin Lever Entry Lock - Venetian Bronze Kwikset - Tustin Lever Deadbolt - Venetian Bronze Kwikset - Tustin Lever Privacy Locks on bathrooms and master bedroom / Tustin Passage levers on secondary bedrooms and closets - Venetian Bronze Moen - Eva Oil Rubbed Bronze (one per sink) Moen - Eva Oil Rubbed Bronze (one per bath) Moen - Eva Oil Rubbed Bronze (one per bath)
Mirrors	Master Bath Secondary Bath Powder Bath	48" framed mirror (size per plan) 42" high (size per plan) 42" framed mirror (per customer selection) 2" Shorter than vanity on each side.
Shower Enclosure	Master Bath	72" high bronze enclosures with clear glass (size per plan)
Cabinets	Kitchen Master Vanities Master Tub Skirt Mud room Valets Powder Bath Secondary baths Hall desks Bars Utility	Level 4 with 42" uppers and 3-5/15" crown. Cabinet bump up over cook top/range. If plate is less than 9' a bump out will be substituted. LEVEL 3 Hardware Level 4 w/LEVEL 3 Hardware Level 4, cabinet panels Level 4 Level 4 Level 4 - Furniture cabinet @ powder w/hardware Level 1 Level 4 Level 4 Level 1
Countertops	Kitchen Master Bath vanities 1/2 wall cap deck of drop in tub window sills shower seat Secondary bath vanities Mud room Valets Hall desks Bar Utility	Level 2 granite Level 2 granite Level 2 granite Level 2 granite Level 2 granite Level 2 granite Level 1 granite Granite 2 top with base cabinet, wood top to match cabinets if a bench Granite 2 top with base cabinet, wood top to match cabinets if a bench Level 2 granite Level 2 granite Level 1 silestone

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Backsplash	Kitchen/Butler	Level 2 - 6"x6" or 12"x12" ceramic tile backsplash installed 18" high on diagonal
Floor Covering (location per flooring breaks)	Carpet Pad Tile	Level 3 - Shaw (per customer selections) 1/2" Level 1 (per customer selections)

Shower/Tub Surrounds	Master Bath Secondary Baths	Level 0 - 12" ceramic tile, straight laid Level 0 - 12" ceramic tile, straight laid
Plumbing	Sink Faucets Kitchen Master Bath Secondary Bath Powder Bath Shower/Tub Faucets Master Bath Secondary Bath Water Pipes Tubs Master Bath Secondary Bath Shower Pan Kitchen Sinks Water Heater Toilets Master Bath Powder Bath Secondary Baths Hose bibs Gas	Moen - Camerist Pull-Out Kitchen Faucet - 7545C - Chrome Moen - Eva 2-Handle Lavatory Faucet - 6420 - ORB - 8" Spread Moen - Eva 2-Handle Lavatory Faucet - 6410 - ORB - 4" Center Set Moen - Eva 2-Handle Lavatory Faucet - 6420 - ORB - 8" Spread Moen - Eva Garden Tub Faucet - T943/4993 - ORB Moen - Eva Posi-Temp Shower Faucet - T2132/2520 - ORB Moen - Eva Posi-Temp Tub & Shower Faucet - T62153EP/2520 - ORB PEX Garden, acrylic, soaker tub Vikrell - white Acrylic, white. Mud set showers per plan Under-mount sink - LOF 200 *from granite vendor (1) 50-gallon gas with 2 to 2-1/2 baths, (2) 40-gallon gas with 3 baths or larger Elongated, water saver Elongated, water saver Elongated, water saver 3 To range and/or cook top, dryer, furnace and water heater(s)
Appliances	Dishwasher Gas Cook top, 36" Built-In Oven Built-In Microwave Vent Hood, 36"	Kitchen Aid - KDTE104DSS, Stainless Steel Kitchen Aid - KGCK366VSS, Stainless Steel Kitchen Aid - KEBK101BSS, Stainless Steel Kitchen Aid - KCMS1655BSS, Stainless Steel Kitchen Aid - KXU4236YSS, Stainless Steel
Electric Complies with National Electrical Code	Switches Recessed Cans Smoke/Carbon Monoxide Detectors Garage Opener	Copper wiring, except underground. Switches and fixture locations per plan as space allows 2 outdoor electrical outlets on GFI, per plan (located at front and rear door typically) Block and wire for future ceiling fans in all bedrooms White Decora rocker switches Per plan, air-tight (w/ vapor-proof trim at wet locations) Per plan and code 1- 1/2 HP garage door opener with 2 remotes
Structured Wiring	Phone (1)/TV(1)	Bedroom, gameroom, family, kitchen, study, desk area, media room, children's retreat 20" On-Q structured wiring can Demarc runs include CAT5e(2), RG6(2), 16/2(1) SDE Singel Distribution Enclosure Surround sound prewire, 2 locations
Security	Prewire and Trim-out Camera prewire	All accessible operable windows and doors 2 locations 3 LCD keypad
Light Fixtures	Savoy Lights Front Porch Wall Mount Front Porch Ceiling Mount Foyer - High Foyer - Low Stairway Dining Breakfast Room Kitchen Sink and Halls Wall Sconce Bedrooms and Study	Bellingham Package Wall Mount Lantern, Black Finish with Clear, Beveled Glass - 07077-BLK Flush Mount, Black Finish, with Frosted Glass - 07065-BLK Open Foyer, Bark & Gold Finish, with Cream Drip Candle Covers - 3P-8295-6-52 Semi Flush, English Bronze Finish with Cream Faux Marble Glass - 6-1707-3-13 Open Foyer, Bark & Gold Finish, with Cream Drip Candle Covers - 3P-8295-6-52 5 Light Chandelier, Bark & Gold Finish, Textured Scavo Glass - 1P-8286-5-52 Pendant, Bark & Gold Finish, Textured Scavo Glass - 7P-8289-3-52 Flush Mount, Browstone Finish with Ribbed Marble Glass - 400-BN 1 Light Sconce, Distressed Bronze Finish with Pompei Glass - 9-050-1-59 Flush Mount, Browstone Finish with Ribbed Marble Glass

Surrounds	Secondary Baths	Level 0 - 12" ceramic tile, straight laid
Plumbing	Sink Faucets	
	Kitchen	Moen - Camerist Pull-Out Kitchen Faucet - 7545C - Chrome
	Master Bath	Moen - Eva 2-Handle Lavatory Faucet - 6420 - ORB - 8" Spread
	Secondary Bath	Moen - Eva 2-Handle Lavatory Faucet - 6410 - ORB - 4" Center Set
	Powder Bath	Moen - Eva 2-Handle Lavatory Faucet - 6420 - ORB - 8" Spread
	Shower/Tub Faucets	
	Master Bath	Moen - Eva Garden Tub Faucet - T943/4993 - ORB
	Secondary Bath	Moen - Eva Posi-Temp Shower Faucet - T2132/2520 - ORB
	Water Pipes	PEX
	Tubs	
	Master Bath	Garden, acrylic, soaker tub
	Secondary Bath	Vikrell - white
	Shower Pan	Acrylic, white. Mud set showers per plan
Kitchen Sinks	Under-mount sink - LOF 200 *from granite vendor	
Water Heater	(1) 50-gallon gas with 2 to 2-1/2 baths, (2) 40-gallon gas with 3 baths or larger	
Toilets		
Master Bath	Elongated, water saver	
Powder Bath	Elongated, water saver	
Secondary Baths	Elongated, water saver	
Hose bibs	3	
Gas	To range and/or cook top, dryer, furnace and water heater(s)	
Appliances	Dishwasher	Kitchen Aid - KDTE104DSS, Stainless Steel
	Gas Cook top, 36"	Kitchen Aid - KGCK366VSS, Stainless Steel
	Built-In Oven	Kitchen Aid - KEBK101BSS, Stainless Steel
	Built-In Microwave	Kitchen Aid - KCMS1655BSS, Stainless Steel
	Vent Hood, 36"	Kitchen Aid - KXU4236YSS, Stainless Steel
Electric Complies with National Electrical Code	Switches	Copper wiring, except underground. Switches and fixture locations per plan as space allows
	Recessed Cans	2 outdoor electrical outlets on GFI, per plan (located at front and rear door typically)
	Smoke/Carbon Monoxide Detectors	Block and wire for future ceiling fans in all bedrooms White Decora rocker switches
	Garage Opener	Per plan, air-tight (w/ vapor-proof trim at wet locations) Per plan and code
		1- 1/2 HP garage door opener with 2 remotes
Structured Wiring	Phone (1)/TV(1)	Bedroom, gameroom, family, kitchen, study, desk area, media room, children's retreat 20" On-Q structured wiring can Demarc runs include CAT5e(2), RG6(2), 16/2(1) SDE Singel Distribution Enclosure Surround sound prewire, 2 locations
	Prewire and Trim-out	All accessible operable windows and doors
	Camera prewire	2 locations 3 LCD keypad
Light Fixtures	Savoy Lights	Bellingham Package
	Front Porch Wall Mount	Wall Mount Lantern, Black Finish with Clear, Beveled Glass - 07077-BLK
	Front Porch Ceiling Mount	Flush Mount, Black Finish, with Frosted Glass - 07065-BLK
	Foyer - High	Open Foyer, Bark & Gold Finish, with Cream Drip Candle Covers - 3P-8295-6-52
	Foyer - Low	Semi Flush, English Bronze Finish with Cream Faux Marble Glass - 6-1707-3-13
	Stairway	Open Foyer, Bark & Gold Finish, with Cream Drip Candle Covers - 3P-8295-6-52
	Dining	5 Light Chandelier, Bark & Gold Finish, Textured Scavo Glass - 1P-8286-5-52
	Breakfast Room	Pendant, Bark & Gold Finish, Textured Scavo Glass - 7P-8289-3-52
	Kitchen Sink and Halls	Flush Mount, Browstone Finish with Ribbed Marble Glass - 400-BN
	Wall Sconce	1 Light Sconce, Distressed Bronze Finish with Pompei Glass - 9-050-1-59
	Bedrooms and Study	Flush Mount, Browstone Finish with Ribbed Marble Glass - 13264-BN
	Closets	Flush Mount, White Finish with Opal Glass - 904-WHT

	Master Bath Ceilings Secondary Bath Ceilings Powder Bath Master Vanity Secondary Baths Patio Wall Mount Patio Ceiling Mount Garage Front Garage Attic 52" Fans (per plan) Family, Gameroom, Master Bedroom	Flush Mount, Browstone Finish with Ribbed Marble Glass - 13264-BN Flush Mount, Browstone Finish with Ribbed Marble Glass - 400-BN 2 Light Bath Bar, Distressed Bronze Finish with Pompei Glass - 8-057-2-59 3 Light Bath Bar, Peweter Finish with White Marble Glass - KP-8-511-3-69 3 Light Bath Bar, Peweter Finish with White Marble Glass - KP-8-511-3-69 Wall Mount Lantern, Black Finish with Clear Glass - 07047-BLK Flush Mount, Black Finish, with Frosted Glass - 07065-BLK Wall Mount Lantern, Black Finish with Clear, Beveled Glass - 07077-BLK (2 add @ garage) KEYLESS KEYLESS Old Jacksonville - Antebellum w/Brushed Nickel, Walnut Blades w/4 Light Alabaster Glass Old Jacksonville - Antebellum w/Brushed Nickel, White Blades w/4 Light Alabaster Glass Old Jacksonville - Antebellum w/Oil Rubbed Bronze, Walnut Blades w/4 Light Alabaster Glass
HVAC		System design, sizing and specifications by HVAC contractor. Lennox systems to have an overall rating of 15 SEER Furnaces to be 95% AFUE gas Duct work to be R-6 foiled wrapped flex duct Digital, programmable thermostat, 1 per system, per plan
Garage Doors	Garage Door Garage Door Opener	Wayne-Dalton - Steel, Insulated, style may vary per elevation or developer requirements 1/2 HP opener with 2 remotes
Gutters	Gutters	Full gutters
Fireplace	Box Surround & Hearth Mantel Vent	Heat & Glo, 42" Level 0, 12x12 tile surround and hearth Job built with fluted legs, paint grade direct or roof vent (per plan)
Fencing	Fence	6' cedar fence with 1 gate, 10'-20' from front corners of home, "good neighbor" type installation, per subdivision specifications - visible fences to be stained Sherwin Williams Deckscape Cedar Solid #3034
Landscape	Sod Landscape Trees Sprinkler	Full Sod Standard package per developers guidelines 3 - Live Oaks 6 zones and automatic timer
Energy Efficiency Program		Duct tightness test Inspection of program ventilation and safety requirements Inspect mechanical sizing, thermal components and air barriers EPA trademarked Energy Star certification Reduced Carbon Emissions Test for air tightness and pressure balancing as required

General Notes

1. Certain Materials and Features on Display in Model Homes are not included in the Purchase Price.
2. Ashton Woods Homes reserves the right to substitute materials of like or better quality.
3. All interior and exterior finishes are as per builders plans and specifications and only applicable with respect to plan type.
4. All choices and selections of materials are to be from the builder's samples, and all color specification sheets are to be completed in full within two weeks of the date of acceptance of the offer to purchase. If color charts are not completed as noted.
5. Builder and Buyer must list any exceptions to the specifications contained in this document (Addendum A) on other Builder forms (Addendum C) with approval. No verbally discussed specifications are included in any Ashton Woods transaction.
6. All plans and specifications are subject to change.
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	Ceilings Secondary Bath Ceilings Powder Bath Master Vanity Secondary Baths Patio Wall Mount Patio Ceiling Mount Garage Front Garage Attic 52" Fans (per plan) Family, Gameroom, Master Bedroom	13204-BN Flush Mount, Brushstone Finish with Ribbed Marble Glass - 400-BN 2 Light Bath Bar, Distressed Bronze Finish with Pompei Glass - 8-057-2-59 3 Light Bath Bar, Peweter Finish with White Marble Glass - KP-8-511-3-69 3 Light Bath Bar, Peweter Finish with White Marble Glass - KP-8-511-3-69 Wall Mount Lantern, Black Finish with Clear Glass - 07047-BLK Flush Mount, Black Finish, with Frosted Glass - 07065-BLK Wall Mount Lantern, Black Finish with Clear, Beveled Glass - 07077-BLK (2 add @ garage) KEYLESS KEYLESS Old Jacksonville - Antebellum w/Brushed Nickel, Walnut Blades w/4 Light Alabaster Glass Old Jacksonville - Antebellum w/Brushed Nickel, White Blades w/4 Light Alabaster Glass Old Jacksonville - Antebellum w/Oil Rubbed Bronze, Walnut Blades w/4 Light Alabaster Glass
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7. All plans and specifications are subject to changes as may be required to conform with any revisions to any applicable building codes.
8. The builder will not allow the purchaser to enter upon the property to do any work or to supply any materials prior to the closing date, and the purchaser will be liable for any additional costs incurred by the builder to correct or remove same.