

1222 OMAR

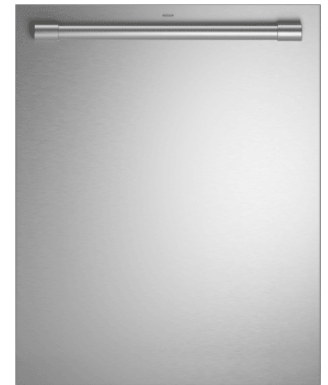
Following is a list of elements to be incorporated in the new construction at 1222 Omar

Appliances

GE Monogram 48" Gas Professional Style Range



GE Monogram Professional Style dishwasher



GE Monogram 48" Refrigerator



Vent-A-Hood: site built with Zephyr Insert

Micro Wave: builder select

Wine chiller: builder select

Exterior Doors



Front Door: 3'0" x 8'0" Stain Grade 4 or 6 Paned Glass Door (similar)

Back Doors: Two set of of 4'0 x 8'0 (double 2'0 doors) One Lite Fir doors

Mudroom: 2'8" x 8'0" One lite fir door

Garage: (Alley Access) 16' X 8' Steel Door without Windows (uninsulated) (builder select)

Garage to Covered Outdoor Patio: 9 Lite Steel Door

Exterior Trim Package

Front Porches will have paint grade Farmhouse Style columns

Back Porch will have 8" x 8" box columns with "farmhouse" molding, treated Wood Stairs and wood pickets

Interior Trim Package

Downstairs : 4 piece "farmhouse style" molding

Upstairs Bedrooms, Baths & Hallway: 4 piece "farmhouse style" molding

Beam ceiling (white oak) in the Dining Room ceiling

Wainscoting (paint grade) will be installed in Dining Room @4' or 5'

Craftsman fireplace mantle & millwork surround built on site with paint grade materials.

Interior doors: Shaker Style 5 Horizontal Panel Masonite Solid Core (paint grade)

Study Doors: 1 lite doors (similar to back doors) 5'0 x 8'0"

Metal Handrail

Cabinetry

All first floor cabinetry will be inset Shaker Style with Soft Close concealed hinges and full extension drawer slides built on site with paint grade materials. Kitchen cabinetry will be to the ceiling.

Breakfast Room Bench and Storage cabinet

Fireplace Built-ins

Mudroom with built in storage and Hanging Station

The second floor will have lip mold cabinetry with concealed hinges.

Utility sink (builder select sink and faucet) with 1@30" upper cabinet with hanging rod and a folding table with open shelf below

Master Closet will have 2 chest of 3 Drawers, 2 rows of 30" opening Shelving and single or double closet rods.

Bench Under Windows in Bedroom 2

Builder designs all cabinetry, trim and closets. Buyer to select Fireplace mantle, Island and Vent a Hood design from builder's Lookbooks

Paint

All paint will be Sherwin Williams (if available)

Interior: 1 primary enamel color for all trim plus 1 accent color in 1 cabinet in 1 room
(for example, for small bath cabinetry or the kitchen island)

4 interior wall colors

Wall paint will be flat latex. Enamel paint will be satin finish

(upgrade charge will apply for any finish other than flat on exterior siding and interior walls or satin on enamel)

(Paint contractor will provide 4 free samples/ additional samples are \$18. Each)

Exterior: 1 siding color, 1 trim color and 1 accent color

Ceiling Height

11' on first floor and 10' on second floor

Ceiling in the Primary Bedroom and 3rd floor gameroom to be Vaulted

Windows

Double hung wood windows with Low E Insulated glass and tempered glass where required

Front elevation windows will have a 2/2 Configuration

Back, West and East elevation will have 1/1 configuration

Jeldwen/Caradco stationary wood windows are utilized in some areas

Roof

30 year raised profile shingles with continuous ridge venting. Shingles to be Charcoal color.

Front Porch will have a black stainless steel roof

Foundation

Typical is Cast in Place Drilled Piers, concrete spread footings, CMU piers and double 2" x 12" beams.

Per engineer design: Garage: Concrete slab on grade.

Sheetrock

Light texture. No rounded corner beads

Porches are sheetrocked. Garage Interior is sheetrocked, but NOT painted

Fireplace

42" gas fireplace with switch

Landscaping

Full sod in front & back yards. 2 Front and 2 back flower beds

Front will have 2 beds with 1 row of evergreen shrubs, 1 row of dwarf shrubs, seasonal color and flowering accent plants. Back will have 1 row of evergreen shrubs with flowering accent plants (total 4 beds @ approximately 6' each)

Fully fenced back yard: 7' vertical cedar pickets

4' metal fence with a pedestrian gate: \$19.00 per foot allowance

Bull rock on West sides of home

Flooring

Reclaimed red Oak hardwoods throughout the downstairs and the upstairs (excluding bath and laundry floors). Floors to be sanded, stained with buyer selected color, and coated twice with a satin polyurethane finish.

Ceramic or Natural Stone Tile

\$9000 Allowance for materials (tile, accessories, grout, mastic, thinset and caulk)

Kitchen backsplash, utility room floor, all bathroom floors, tub and shower surrounds

Maximum two grout color selections in budget

NOTE:

Delivery charges will be applied by fabricator if more than three vendors are selected

Builder does not apply sealer as it changes the appearance of stone

Natural Stone Countertops

\$25/sf Allowance for materials for Kitchen, Butler Pantry, utility and all Bathroom countertops.

¾ straight polish on all counters except island. Island is 1 ½ straight edge

If Buyer selects slabs, they must be completely utilized. (i.e. excess used in other rooms)

Buyer to select from Builder's Vendor – selections made elsewhere to be tagged by Buyer for pick up.

Budget allows for 2 selections throughout house

NOTES:

Delivery charges will be applied by fabricator if more than two vendors are selected

Builder does not apply sealer as it changes the appearance of stone

Shower Enclosure

Master Bath: 3/8" plate glass, frameless with heavy hinges in chrome

Powder Bath: 3/8" plate glass, frameless with heavy hinges in Brushed Gold

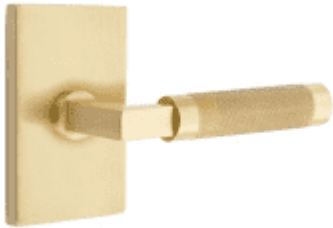
Mirrors

Plate glass inserted into custom frames built on site with paint grade materials.

Door & Cabinet Hardware

Cabinet Pull Allowance - \$6/knob; \$7/drawer pull

Bathroom Accessories: Gatco Latitude 2 or Gatco Cafe series



Back doors: Emtek Knurled in Satin Brass with a deadbolt



Front Door: Emtek Davos in Satin Brass with a Modern Crystal interior knob



Interior Doors: Emtek Modern Crystal: Satin Brass on the first floor and Chrome on the second and third floors

HVAC

16 SEER high efficiency units with programmable thermostats

Separate units for upstairs & downstairs. Heating to be natural gas.

NOTE: homeowner must change ac filters every 3-6 months or units may become disabled and warranty will void

Electrical Fixtures

Kitchen: Pendants (2): \$450.00 Allowance Each

Dining Room Chandelier: \$1800.00 Allowance

Entry Foyer (2): \$450.00 Allowance Each

Stairwell Sconce(1): \$200.00 Allowance

Over Breakfast Bench (2): \$450.00 Allowance Each

Secondary Bathrooms: \$125.00 Allowance each

Primary Bathroom (4 sidelites): \$125.00 Allowance Each

Master Bath Chandelier: \$450.00 Allowance

Exterior sconces - \$200 Allowance per fixture

Surround sound (pre-wire only) in family room and speaker prewire on back porch

Pre-wire for alarm on all windows and doors with pre-wire for 2 control panels

Prewire for 2 cameras- 1 on front and 1 on back porch

Interior and Exterior Fans in flat black : (builder select)

(builder selects all ceiling fans, undercabinet, garage and closet lights)

Plumbing

Navian tankless gas water heater

NOTE: tankless heaters have filters that need to be changed every year

Toilets: Kohler Highline Elongated in white

Dryer Connection to be natural gas and/or electric

Two hose bibs



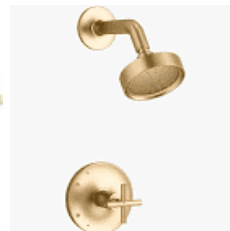
Master: 67" Freestanding Acrylic Tub with Chrome faucet

Secondary Baths – 30" x 60" white steel tub

All Bathrooms to have white undermount rectangular porcelain sinks (builder select)



Master: Kohler Purist (in Chrome) 2 wall mount, 1 handheld and 1 ceiling mount



Powder Bath: Kohler Purist in Satin Brass

Secondary Upper Bathrooms: Delta Nicoli in Chrome on second Floor and Black in Gameroom



Kitchen: Kohler Artifacts in Brushed Brass or Polished Nickel



(filter faucet)

Potfiller: Kohler Artifacts in Matching Finish



Kitchen Sink: Farmsink in White 33"



Utility sink and faucet: builder select

Builder will build to these specifications unless notified by buyer (in writing) within 4 weeks of install if they require a change order.

20% will be added to all change orders & cost over runs.

All change order request MUST be in writing

Selections must be made within three weeks of the timeline date or builder has the right to make selection for buyer

Buyer

Buyer

Seller

Builder