

Legal Specifications Addendum "A"



DEL BELLO 55 - DBL55

Feature Level: 3500

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 Picture frame all joints with light broom finish Picture frame all joints with light broom 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 Red T-Ply 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" OSB or equivalent Structural, red 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 Vents Color	50yr limited, lifetime, manufacturer warranty, fire retardant up to 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 Stucco Address Block Brick Stone	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 Obscure
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 and Ceilings Interior Doors and Trim Handrail Exterior Paint	One color throughout from selections provided Semi-gloss enamel, White Chip Stain from selections provided Exterior acrylic latex, two color pallet from approved samples

Interior	Doors Door Casing Door Jambes Baseboards Stairs Window Stools Crown Moulding Closet/Linen Shelves Utility Room Shelves Pantry Shelving	Colonist textured 6 panel hollow core Type A 2-1/2" WP FJ paint grade MDF 1/2"x3-1/4" MDF, BMC #B20 Open-rail iron balusters or 42" half-wall w/ MDF cap (per plan) White pine, paint grade Optional 1"x12" MDF shelf painted white w/ painted rod (per plan) 1"x12" MDF shelf painted white (per plan) 1x MDF painted white (dimensions per plan)
Exterior Doors	Front Rear House to Garage	6 panel Mahogany 1/2 lite smooth fiberglass Solid core Colonist, 6 panel with spring hinges
Hardware	Exterior Doors Front Secondary Interior Doors Bathroom Accessories Towel Ring Paper Holder Towel Bar	Kwikset - Polo Entry Lock - Satin Nickel Kwikset - Dakota Handle Set and Deadbolt - Satin Nickel Kwikset - Polo Entry Lock - Satin Nickel Kwikset - Polo Deadbolt - Satin Nickel Kwikset - Polo Privacy Locks on bathrooms and master bedroom / Polo Passage Knobs on secondary bedrooms and closets - Satin Nickel Moen - Donner Chrome (one per sink) Moen - Donner Chrome (one per bath) Moen - Donner Chrome (one per bath)
Mirrors	Master Bath Secondary Bath Powder Bath	48" high (size per plan) 42" high (size per plan) 42" high mirror if cabinet standard 24"x30" framed mirror if pedestal sink standard 2" Shorter than vanity on each side.
Shower Enclosure	Master Bath	Clear Glass with Chrome Hardware
Cabinets	Kitchen Master Mud room *per plan* Valets *per plan* Secondary baths Hall desks *per plan* Bars *per plan* Utility *per plan*	Level 2 with 42" uppers, crown optional. Cabinet bump up over cook top/range. If plate is less than 9' a bump out will be substituted. Level 2 Level 1 Level 2 Level 1 Level 1 Level 1 Level 1
Countertops	Kitchen Master Bath vanities 1/2 wall cap shower seat Secondary bath vanities Mud room *per plan* Valets *per plan* Hall desks *per plan* Bar *per plan* Utility *per plan*	Level 1 granite Level 1 granite 1 CM Quartz 1 CM Quartz 1 CM Quartz 1 CM Quartz 1 CM Quartz if base cabinet. If bench, top to match cabinet. Level 1 granite 1 CM Quartz 1 CM Quartz 1 CM Quartz 1 CM Quartz
Backsplash	Kitchen/Butler	Level 0 - 12" ceramic tile backsplash installed 18" high on diagonal
Floor Covering (location per flooring breaks)	Carpet Pad Tile	Base level - Shaw (per customer selections) 3/8" 5lb rebound Level 0 (per customer selections)
Shower/Tub Surrounds	Master Bath Secondary Baths	Level 0 - 12" ceramic tile, straight laid Level 0 - 6" 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 Toilets Master Bath Powder Bath Secondary Baths Hose bibs Gas	Moen - Integra Pull-Out Kitchen Faucet - Chrome Moen - Eva 2-Handle Lavatory Faucet - Chrome - 8" Spread Set Moen - Eva 2-Handle Lavatory Faucet - Chrome - 4" Center Set Moen - Eva 2-Handle Lavatory Faucet - Chrome - 4" Center Set Moen - Eva Garden Tub Faucet - Chrome Moen - Eva Posi-Temp Shower Faucet - Chrome Moen - Eva Posi-Temp Tub & Shower Faucet - Chrome PEX Garden, acrylic, soaker tub Vikrell - white Acrylic, white. Mud set showers per plan Under-mount sink - LOF 200 *from granite vendor Elongated, water saver Elongated, water saver Elongated, water saver 2 To range and/or cook top, dryer, furnace and water heater(s)
Appliances Built-ins per plan	Dishwasher Gas Cook top Built-In Oven below cook top Space maker Microwave	Whirlpool - Stainless Steel Whirlpool - Stainless Steel Whirlpool - Stainless Steel Whirlpool - Stainless Steel
Electric Complies with National Electrical Code	Switches Disc Lights Smoke/Carbon Monoxide Detectors	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
Structured Wiring		Per community specifications
Security	Prewire and Trim-out	All accessible operable windows and doors 1 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 Closets Bath Ceilings Powder Bath Master Vanity Secondary Baths Patio Wall Mount Patio Ceiling Mount Garage Front Garage Attic 52" Fans Family, Master Bedroom	ALL LIGHT FIXTURES AND LOCATIONS ARE NOT INCLUDED IN ALL PLANS. THEY ARE INSTALLED PER PLAN ACCORDING TO WHAT IS DEPICTED IN THE BLUE PRINTS Wall Mount Lantern, Walnut Patina Finish with Clear, Beveled Glass Flush Mount, Rustic Bronze Finish, with Frosted Glass Pewter Finish, White Faux Alabaster Glass Semi-Flush, Pewter Finish, White Faux Alabaster Glass Pewter Finish, White Faux Alabaster Glass 6 Light Chandelier, Pewter Finish, White Faux Alabaster Glass 3 Light Chandelier, Pewter Finish, White Faux Alabaster Glass Flush Mount, Satin Nickel Finish, Ribbed Marble Glass 1 Light Bath Bar, Pewter Finish, White Marble Glass Flush Mount, Satin Nickel Finish with Ribbed Marble Glass Flush Mount, Satin Nickel Finish, Ribbed Marble Glass Flush Mount, Satin Nickel Finish, Ribbed Marble Glass 2 Light Bath Bar, Finish with White Marble Glass 3 Light Bath Bar, Pewter Finish with White Marble Glass 3 Light Bath Bar, Pewter Finish with White Marble Glass Wall Mount Lantern, Rust Finish with Clear Glass Flush Mount, Rustic Bronze Finish, with Frosted Glass Wall Mount Lantern, Walnut Patina Finish with Clear, Beveled Glass KEYLESS KEYLESS Old Jacksonville - Classic (per customer selection)

HVAC		System design, sizing and specifications by HVAC contractor. Lennox systems to have an overall rating of 16 SEER Furnaces to be 80% AFUE gas Duct work to be R-6 foiled wrapped flex duct Digital, programmable thermostat, 1 per system, per plan
Garage Doors	Garage Door	Wayne-Dalton - Steel, Insulated, style may vary per elevation or developer requirements
	Garage Door Opener	1/2 HP opener with 2 remotes
Gutters	Gutters	Front elevation only
Fireplace per plan	Box	Heat & Glo, 36"
	Surround & Hearth Mantel Vent	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'-15' from front corners of home, "good neighbor" type installation, per subdivision specifications
Landscape	Sod	Full Sod
	Landscape Trees Sprinkler	Standard package per developers guidelines Per developers guidelines Standard
Energy Efficiency Program		Duct tightness test Inspection of program ventilation and safety requirements Inspect mechanical sizing, thermal components and air barriers Reduced Carbon Emissions Test for air tightness and pressure balancing as required

General Notes

- Certain Materials and Features on Display in Model Homes are not included in the Purchase Price.
- Ashton Woods Homes reserves the right to substitute materials of like or better quality.
- All interior and exterior finishes are as per builders plans and specifications and only applicable with respect to plan type.
- 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.
- 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.
- All plans and specifications are subject to change.
- All plans and specifications are subject to changes as may be required to conform with any revisions to any applicable building codes.
- 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.
- The purchaser acknowledges that color variations may occur from the samples presented, and that it may be necessary to re-select materials and finishes in the event that any product may be discontinued, or may not be available on time. The builder may as necessary request such re-selections, and if the purchaser will not cooperate the builder reserves the right to make such re-selections and the purchaser hereby agrees to accept the same.
- Unless specifically noted otherwise the builder reserves the right to reverse the siting of the house as may be required.
- The purchaser acknowledges that the brochures and renderings as presented are artist's concept and are subject to change.
- Actual useable floor space may vary from stated floor area.

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Community Sales Manager

7/26/2021

Date

7/26/2021

Date

7/26/2021

Date