



Attachment A

CUSTOMER QUALITY FEATURES (12th Street)

Exterior:

- Slate/Stone covered balcony and front porch with custom made on site over sized (drink rails) and Architectural CAD designed custom balconies
- White Hardie plank siding with Black trim décor
- Upgraded oversized Smooth panel garage doors (25 gauge)
- Custom Black double pane low E energy efficient vinyl windows
- 8ft Iron modern glass front entry door with Energy Efficient Double Pane Glass
- Lifetime (30 year) manufacturer warranty on landmark series roofing with synthetic felt
- White Wainscoted exterior front facade

Kitchen Suite:

- Quality Custom handmade Shaker style inset wood cabinets (3D Cabinets in 1004 and 1006 kitchens)
- Designer picked custom backsplash (Calcutta marble)
- Level 3+ granite, quartz or Marble countertops throughout
- Designer Color picked cooking service Island that is made from Marble
- 6" LED Lighting installed throughout the home
- Custom wood beams in kitchen ceiling (cedar)
- Recess lighting throughout the home (all LED-Highly Efficient)
- Z-Line 48" hood and range stainless steel energy efficient appliances including dishwasher (Bosch 800 series), stove (gas) and Sharp microwave drawer
- Modern oversized and very deep stainless steel under mount single sink (rectangular)
- Delta or equivalent Faucet with Sprayer
- Designer Black Gold inspired handles on cabinetry

Interior Features:

- Finished premium waterproof and scratch resistant hand scraped Vinyl floors (6"+ wide) Satin Finished
- Custom made Accent walls in the living room and Primary bedrooms.
- Custom entrance with Black and White Marble flooring with West Elm designer picked lighting in a tray ceiling with Wainscoting lined walls
- Premium Carpet on the 4th floor and built out for owner (optional*)
- Designer picked Premium waterproof and scratch proof herringbone on bathroom floors and powder bath floors and cased around living room floor to match diamond patterned ceiling above
- Designer Marble Porcelain showers in bathrooms shower and walls
- High profile Base Moldings 8" + (solid wood)
- Modern Oval shaped iron stair balusters and modern squared railings
- Drywall, screwed and Level 4+ with no texture for paint for modern look
- Delta trinsic faucets in bathrooms which are highly efficient and offer a better shower experience
- White Oak-stained stair treads on first, second and third floor entry
- Raised 5 paneled modern oversized 8ft interior doors (solid core not hollow core for noise dampening)
- All houses that face each other are doubled sheet rocked and fireproofed for noise and safety (done beyond what code calls for)
- Second floor coffered tray ceilings in living room (diamond pattern not squared like most)
- Oversized fireplace that is gas and remote controlled for easy start up
- Custom beams in kitchen ceilings (cedar)
- Custom inset soap dishes in all shower bathrooms
- Primary bedroom bathroom oversized custom inset for soap dishes
- Built-ins custom cabinetry in 2nd floor living room
- 2nd floor fireplace with booked matched on all 3 sides porcelain marble
- High ceilings first 10ft, second 12ft, third floor living areas 10ft
- High ceilings on third floor Primary bedroom with custom tray ceilings as feature
- High ceilings in all bedrooms with tray ceilings in all bedrooms
- Squared sheetrock corners throughout home and interior
- Spacious dining area with designer West Elm lighting
- Custom designer mirrors in all bathrooms
- Premium Level 3+ Quartz, Granite or Marble countertops in all bathrooms

Primary Suite:

- Large walk in California designer inspired closets with custom built-ins drawers and premium matching top stone and pull down soft close clothes hanging systems with black Kichler Chandelier
- Premium Granite Countertops in Primary bath with on-site made custom dual vanities and matching custom-made mirrors
- Delta designer black faucets in Primary bathroom
- Delta or equivalent designer black faucet in oversized Kohler Garden tub w/ sprayer
- Designer black shower in Primary bath with shower jets, oversized rain head faucet and hand sprayer
- Designer Marble Porcelain showers in Primary
- Designer Marble Porcelain in Primary bathroom walls and black Kichler Chandelier
- Custom frameless Glass around shower with designer black fixtures holding glass and oversized handle

Energy and Building Specifications:

- R-13 on Exterior Walls
- R-30 Ceilings
- R-19 in Garage
- R-22 on slope ceilings
- R-38 Insulation in Attics
- Radiant Barrier Roof Decking
- Attic Baffles and Soffit Vents
- Tyvek House Wrap
- New International Energy Code standards and beyond
- Low E Double Pane Energy Efficient Windows
- 16 Seer high efficiency A/C units with Nest App controlled thermostats
- High Efficient Tankless Water Heater

Other Features:

- Pre-wired for cable, Internet, phone lines and security cameras at house exterior
- Pre-wired for surround sound in the living room, Primary and 4th floor
- Wired in Alarm System on all points of entry and all windows have sensors with motion on all levels with control pads
- 1st 2nd and 3rd floor main rooms lighting controlled by automation using Alexa devices (2 provided per house) all voice controlled as well.
- Smart Home
- Builder One Year Warranty
- Two Year Mechanical Warranty for Electrical and Plumbing
- 10-year Structural Warranty
- Appliance warranty (see manual)
- No Home Owner Association Dues
- All Phases of Construction is Inspected by a Licensed Official
- Site will be professionally landscaped with St Augustine grass and newly laid Rye grass to give a great bright green year around look.

Example of Builder Luxury Features (exact models are deemed to change):



Oversized 9ft Entry Iron Front Door



Wainscoting Entryway



West Elm lighting throughout home



Kitchen and bathroom faucet Samples (all



high-end Delta trinsic faucets)



Black Lever Syle Door Hardware



-Tankless energy efficient water heater

Every secondary room will have a tray ceiling!



Handscraped/Scratch/Waterproof luxury Vinyl oversized Flooring with herringbone in bathrooms and living room!

Exposed ceiling beams in kitchen



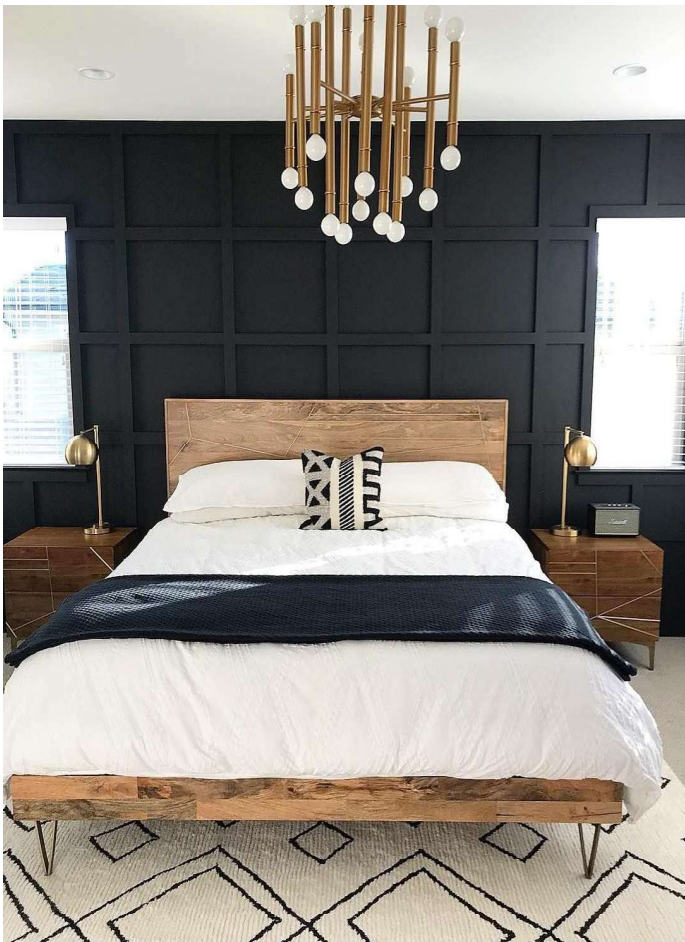
Coffered diamond patterned ceilings in living room- (Diamond Patterned is very hard to do, most custom homes are just coffered VERY few are in a diamond pattern)





Thermostatic Shower System

Black Shower Head with 4 Body Jets and sprayer



Primary Bedroom Designer Accent wall and ornate tray ceiling (never seen a ceiling like this before!)



Stained Tongue

and Groove on ALL Porches front and back.



Marble look

Primary bathroom with inlay mosaic soap dish, hidden drain, rain head shower, jets in shower, freestanding tub and frameless glass



Custom Designer Primary closet with large island, functional drawers and separate make up counter space and lighted mirror.



Antique White Shaker custom cabinets with commercial grade 48" range, hood appliances, oversized island and designer Black gold cabinet hardware



Example of 48" range in Kitchen



Booked Matched Porcelain Marble wrapped and matched on all sides above oversized fireplace in living room which compliments the exposed beams in kitchen



Home Automation Package

Enjoy more connected living in just a few quick clicks.

CABE Builders, LLC is offering technology that lets you move into the home of the future.

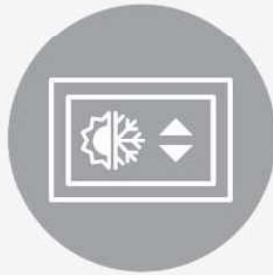
CABE Builders, LLC homes are engineered to connect wirelessly at every possible point, and ready for tomorrow's innovations.

With Home Automation, you can set a cooking timer, play music, change your room's lighting and so much more, all with a voice command. With so much connectivity in every room – and activation and support from Amazon – your voice holds power you might never have imagined.

Top features included in CABE Builders, LLC Home Automation Package:

- [Amazon's Echo Show](#): This is the popular, wireless, voice-controlled personal assistant that you probably know as Alexa. For example, you can simply say, "Alexa, turn on good morning," and it will change the lighting level in the room to your preset preferences. With Alexa, your integrated devices can be operated from your phone or vocally from anywhere there's a speaker. You can also see who is at the front door!
- [Ring® Video Doorbell](#): This lets you answer your door – and see who's there – from anywhere. Using the Ring phone app, you can get a notification when someone's at your door, and view live video of the door. This gives you peace of mind and an extra layer of security for when you receive packages or simply want to know if someone has come home.
- [4- NEST Thermostats](#): Also controlled with an app, these smart thermostats activates a preset temperature when you're near your home (it knows through your phone's location settings), fine-tunes the humidity and tells you when a part needs service. You can also control the temperature of your home from anywhere – no more wondering whether you've adjusted the air conditioning or heat after you've left for the day. It's the ultimate in convenience, while making your home more energy-efficient than ever.
- Ready when you move in and calibrated to your home when you get Wi-Fi installed.
- Much like your appliances in a new CABE Builders, LLC home everything is ready for you when you move in.
- Everything's Included.
- A number of the devices are installed during your new home's construction (or after if package is included/picked), including the Ring® Video Doorbell, Echo dot's (one per floor on the 2nd and 3rd), [Wyze dimmers](#) throughout (including the 1st floor front lighting of home, 2nd floor main lights in living room and 3rd floor Primary lighting), Chamberlain Wi-Fi SmartQ Garage opener and four Nest Wi-Fi Thermostats.
- Amazon's Echo Dots is also ready to go once you have internet service; an Amazon smart home expert will activate all the system's related products.
- [Chamberlain Wi-Fi SmartQ](#) Garage Door opener- adds smartphone control to your garage door opener. You will be able to receive real-time alerts and create schedules from anywhere in the world.
- [Home is wired for security cameras also](#)

Keep your cool or turn up the heat.



Advanced Thermostat



It's beautifully designed to keep you comfortable and help save energy.



Proven energy savings.
Can pay for itself in two years or less.¹



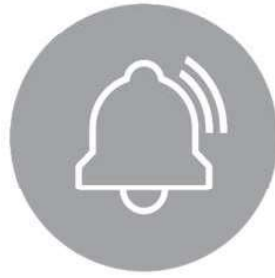
Turns itself down when you're away.



Control it from anywhere.²



Remote temp sensing.
[Learn more >](#)



Video Doorbell





Lighting Controls



Flip the switch on a bright idea.

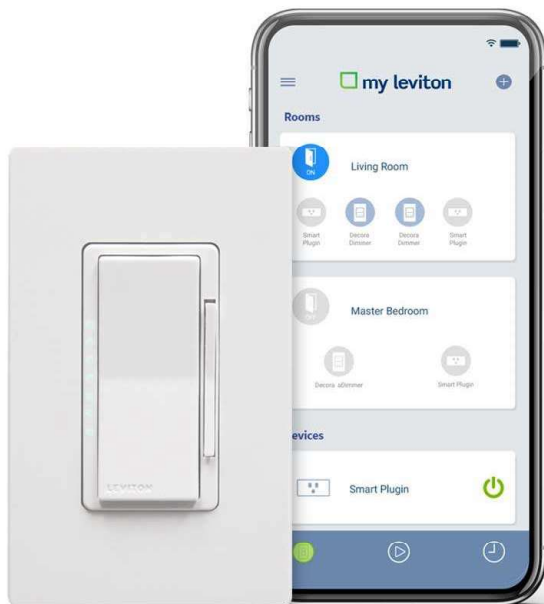
Turn on the connected house lights with a flip of your phone.

WORKS WITH NEST

Use any Nest device to act as a lighting trigger. Illuminate the porch, blink lights during an alarm (if applicable), or turn all lights off when away – automatically, or set triggers for lighting to go off in different rooms randomly.

AMAZON ALEXA VOICE CONTROL

Compatible with all products that support Amazon Alexa providing voice control of the load: "Alexa, dim living room lights to 25%". "Alexa when is my next meeting?" "Alexa turn off the Primary lights." "Alexa, announce dinner is ready." "Alexa, shut the garage door."





Smart Garage Door

WHERE AVAILABLE



**Open and Close
from anywhere**

- Add smartphone control to most opener brands.
- Check the status and control your garage doors or myQ lights from anywhere.
- Receive real-time alerts and create schedules.



Echo



Smart Lighting



Smart Lock



Entertainment



Video Doorbell



Smart Thermostat



Smart Shades

All Home Automation from CABA Builder's LLC is warranted through the specific manufacturers, please refer to them for specific warranties. CABA Builder's LLC warranties only setup one week after the initial setup, for questions on additions or specifications refer to the manufacturer for specific product info. No warranties are expressed or implied by CABA Builder's LLC, we will make sure client is 100% satisfied and all questions are answered during walk through after installation of home automation packages, if not please let us know within 5 business days thereafter so we can address any issues.

*Builder reserves the right to make modifications including changes, additions, or deletions in the features, plans and specifications to substitute material of similar quality without notice or prior obligation

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