



Exhibit A
Specification Sheet (08-05-17)
Two Bedroom Townhome

Consisting of 1,607 sq ft finished 1st floor on each side and unfinished Lower-Level.

Foundation:

- Walls to be poured concrete 8 ft. high
- Drain tile covered with gravel, installed at footings inside and out.
- Walls - exterior insulation per code with protective material to be applied to exposed insulation.

Concrete work:

- Basement floor to be 3". Garage to be 4" with wire or fiber mesh.
- Driveway to be poured concrete.

Framing:

- Floor joints to be 11 7/8" TJI's 16" o.c. with 3/4" T&G OSB glued and nailed.
- Exterior walls to be 2x6 16" o.c. per plan.
- Interior walls to be 2x4 16" o.c. per plan.
- Wall sheathing to be 7/16" OSB.
- Roof framing to be manufactured trusses.
- Roof sheathing to be 15/32" OSB.
- Exterior walls to be wrapped with Tyvek or similar product.
- **All ceilings to be flat ceilings with the exception of the Great Room which is vaulted.**
- **Lower level to be unfinished per plan.**

Roofing:

- **GAF/Elk Timberline or Owens Corning 30 architectural shingles in _____ color.**
- Grace Tri-Flex 30 or similar synthetic roof felt.
- Ice & water shield to eaves and valley areas.
- Galvanized tin to all valleys.
- Steel type "D" edge.

Exterior Finishes:

- Siding to be prefinished by LP SmartSide with horizontal siding in _____ **color.**
Staggered edge siding to be applied per plan and _____

_____ **color.**
Staggered edge siding to be applied per plan and
to be _____ LP
SmartSide brand or similar product and
_____ in color. LP
SmartSide freeze board and corner boards in a
color to match the **Window color**
_____ **or Soffit and Fascia**
_____ **color.**

- Soffit and fascia trim to be aluminum in
_____ **color.**
- Front columns to be sight build from LP
SmartSide materials.
- **County Materials Reflection Stone to be
utilized for exterior mason work for
per plan.**

Exterior Windows and Doors:

- **Windows to be** Vinyl single-hung per
Floor Plan with exterior in _____
color. All windows do not require
extension jambs and will have drywall
returns. All windows to have grilles in
glass per plan. Sliding patio doors in
Great Room in _____ color with
grilles in glass per plan. Windows and
Patio doors to have U-factor of 0.30 or
better rating and SHGC of 0.25 or better
rating.
- Garage-to-inside door to be fiberglass or metal
fire-rated with exterior (garage facing side) to be
pre-finished in _____ color and the
interior to be pre-finished in _____ **color.**
- **Front door to be 6'-8" Craftsman style in**
fiberglass or Metal **with** Craftsman glass.
Door to be pre-finished in _____
color for the exterior and _____
color for the interior.

Insulation:

- **1st floor outside house walls to be R23**
fiberglass bibs as well as all lower level
2 X 6 knee walls.
- **1st floor ceilings to be R44 blown-in**
fiberglass with attic seal.
- **Box sills to be insulated with 3" closed**
cell foam.
- **Lower-level liner walls to be insulated**
with either 2" closed cell foam or 1"
closed cell foam and R-11 fiberglass
batt with net (show both as options).
- Vapor retardant paint applied to drywall
surfaces in lieu of application of polly.
- **Garage walls to remain un-insulated and**

surfaces in lieu of application of polly.

- **Garage walls to remain un-insulated and ceiling to remain un-insulated.**
- Proper vents at each truss.
- **Insulate all interior walls on 1st floor for sound with R-11 fiberglass batt.**

Drywall:

- 1/2" sag-resistant sheetrock on ceilings of house.
- 1/2" sheetrock on walls of house.
- Walls to be finished with light orange peel texture, primer and finish coat **with vapor retardant paint** and with square corners.
- **Garage- 5/8" sheetrock to firewall.**

Appliances:

- See Appliance Specifications sheet.

Interior Finishes:

- **1st floor interior doors to be 6'-8' height and are to be (open to wood species) with _____ finish and in three panel style.**
- 1st floor trim to be (wood species to match interior doors **with _____ finish in _____ style with 4" base trim and 3" case trim with no base shoe.** Interior door hardware to be satin nickel.
- **Stair railing to be constructed of wood.**

Fireplace:

- Fireplace to be _____ model to fit within Floor Plan.
- Hearth and mantel to be constructed of wood.

Cabinets and Countertops:

- Per Floor Plan. Specification Sheet to be developed.
- Kitchen countertops to be granite with _____ sink.

Electrical:

- 200 amp service panel.
- Electrical hook-up for A/C.
- Provide receptacle for freezer in basement and for fireplace blower motor.
- Provide for low-voltage landscape lighting and mailbox light post.
- **Wireless access point on 1st floor. Cat 6 in all 1st floor rooms with the exception of laundry and bath 1.**
- **Door bell in front door only.**

- **and bath 1.**
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- **Provide for receptacle in soffit for Christmas lights with switch located inside of foyer closet.**

Plumbing:

- Pex water lines with PVC drain and vent piping.
- Provide for one water meter only as sprinklers are run off condominium central system.
- **One basement floor drain in mechanical room.**
- Kitchen sinks to be _____.
- **Bath tub (open to brand and model) to be installed in Bath 1 and shower unit (open to brand and model) to be installed in master bath/bath 2 per plan.**
- **Double sinks in the master bath to be solid-surface built-in sinks.**
- Single floor drain in garage per plan
- Hot and cold water in garage.
- Faucets to be in the _____ style for the baths in _____ finish.
- **Kitchen faucet to be the _____ model with pull-out in _____ finish. Kitchen sink to be double-basin under counter in _____ material.**
- **Laundry room sink to be _____ style sink.**
- Radon system to be installed with vent pipe from footing/drain field to be inserted on the inside of foundation wall.

Gutter and Downspouts: to be seamless Alum to match Soffit and Fascia
_____ color.

Heating and Air Conditioning.

- 95% efficient natural gas furnace.
- Central air conditioner with 13 or better Seer rating.
- Automatic Humidifier
- Programmable thermostat
- Bathroom fans
- Provide Energy Recovery Unit and Humidification Unit.
- Stub in for gas BBQ service at rear of condo per Floor Plan.
- Provide a separate quote to stub in for gas heater and to provide gas heater.

Garage Doors:

- One (1) 18' x 8' steel carriage style insulated door.

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- **One (1) ½ hp belt driven operator with remote and keyless entry doory installation at a later date.**

Closets:

- Custom closet systems throughout. Specification Sheet to be developed.

Floor Coverings and Tile work:

- **There are to be no transition pieces between flooring materials.**
- On 1st floor, Foyer, Laundry, Master Bath, Bath 1, Kitchen and area along patio door in Great Room/Dining Room to be luxury vinyl or tile. Dinning, Great Room, Master Bedroom, Walk-In-Closet and Bedroom 2 to be carpeted.

Driveway and sidewalk:

- Concrete driveway.
- Walkway to be constructed of pavers.

Patio:

- Patio to be constructed of pavers.

Garage Area:

- One floor drain.
- Hot and Cold Water.

Basement:

- Unfinished.

Landscape:

- **Sprinkler system to be connected to condominium central system.**
- **Seeded stone or County Materials Rib Rock Landscape Block retaining walls as needed.**
- Plants and lawn to be installed to compliment work completed in development to date.
- **Patio to be constructed of pavers.**