



Exhibit A

Specification Sheet (03-06-2019)

**Two Bedroom Townhome Located at 1808-1810 Green Vistas Drive.
Consisting of 1,731 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 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 double-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 and ceiling to be 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:

- Not Included

Interior Finishes:



- 1st floor interior doors to be 6'-8' height and are to be (open to wood species) **with stain finish and in three panel style.**
- 1st floor trim to be painted white in **Craftsman 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 gas model to fit within Floor Plan.
- Mantel to be constructed of wood with stone or tile front.

Cabinets and Countertops:

- Kitchen and bath cabinets to be painted. All are white in color with the exception of kitchen island to be painted gray.
- Kitchen countertops to be granite with composite sink.
- Bath countertops to be granite with under mount sinks.

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. **Mailbox not included and is to be purchased.**
- 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.
- 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 composite under mount model _____.**
- 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 fan to be connect to central fan unit (Energy Recovery Unit)
- Provide Energy Recovery 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.
- One (1) ½ hp belt driven operator with remote and keyless entry door 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, and Walk-In Master Bedroom Closet to be tile. Dining and Great Room to be wood. Master Bedroom, Bedroom 2 and stairs to lower level 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.