

Standard Specifications and Design Features

General Features

- Landscaped park areas with hardscape masonry features.
- Concrete driveways, walkways and patios (as indicated per plan).
- Premium vinyl siding with brick or stone facades (per plan).
- Composite exterior trim at garage doors, windows, rakes, fascia and frieze boards.
- Vinyl low-maintenance soffit in overhangs (per plan).
- Thermatru[®] fiberglass entry door with aged bronze hardware.
- White vinyl slider (per plan type).
- Antique bronze exterior light fixtures at entry doors and garage.
- 30-year architectural style asphalt roof shingles in weathered wood.
- Carriage-style, 7' high insulated garage doors with (2) remotes for automatic opening.
- Composite exterior decking and railings (per plan).
- 5" aluminum gutters and underground drainage system (as indicated).
- (2) frost-free hose bibs.

Kitchen Features

- *Diamond (MasterBrand)*[®] partial overlay raised panel cabinetry in maple or cherry with 42" upper cabinets, dove-tail drawers, crown molding and brushed nickel hardware.
- Granite countertops with 4" granite backsplash.
- GE Profile[®] stainless steel appliances (self-cleaning gas range, dishwasher, microwave and refrigerator).
- In-sink garbage disposal.
- Stainless steel undermount sink with brushed nickel pull-out spray Moen[®] faucet.
- 6" Recessed lighting (per plan).

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Features, amenities, floor plans, elevations, square footage and designs are subject to changes or substitution without notice.

Standard Specifications and Design Features
(continued)

Master Bathroom Features

- *Diamond (MasterBrand)*® partial overlay raised panel 36" high vanity cabinet in maple or cherry.
- Granite countertops with 4" granite backsplash and (2) white undermount porcelain sinks.
- Semi-frameless clear glass shower door with brushed nickel hardware.
- 12" x 12" Daltile® ceramic tile flooring, 9" x 12" Daltile® ceramic tile tub surround and shower wall tile with decorative accent tile.
- Moen® brushed nickel faucets and coordinating brushed nickel bathroom accessories.
- Frameless bevel edge plate glass vanity mirror.
- Soaking tub by Kohler® in white (shape per plan type).
- Archer® by Kohler® elongated comfort height water closet in white.

Secondary Bathroom Features

- *Diamond (MasterBrand)*® vanity cabinet with granite countertop, 4" granite backsplash and white undermount porcelain sink.
- 12" x 12" Daltile® ceramic tile flooring with coordinating 9" x 12" Daltile® shower wall tile and a curved fixed shower curtain rod in a brushed nickel finish.
- Moen® brushed nickel faucets and coordinating brushed nickel bathroom accessories.
- Frameless bevel edge vanity mirror.
- Archer® by Kohler® elongated comfort height water closet in white.

Powder Room (2nd Floor Types A, B, C, D / 1st Floor Types F,G, H)

- Kohler® white pedestal sink and Moen® brushed nickel faucet.
- Moen® brushed nickel bathroom accessories.
- Oval bevel-edge frameless mirror.
- Archer® by Kohler® elongated comfort height water closet in white.

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Standard Specifications and Design Features
(continued)

Powder Room (1st Floor Types A, B, C, D)

- *Diamond (MasterBrand)*[®] vanity cabinet with granite countertop and white undermount porcelain sink.
- Moen[®] brushed nickel bathroom accessories.
- Oval bevel-edge frameless mirror.
- Archer[®] by Kohler[®] elongated comfort height water closet in white.

Additional Interior Features

- Mohawk[®] pre-finished 5" engineered wood flooring in kitchen, living room, dining room and family room.
- Mohawk[®] carpet with 6 lb. pad in bedrooms and bedroom level hallways.
- Daltile[®] 12" x 12" ceramic tile in laundry room.
- 9-foot ceiling height in main living areas of the home.
- Staircases with stained oak treads, rails and box newels. Painted spindles and risers.
- Two-panel smooth finish interior doors with Schalge[®] satin nickel levers.
- 3 1/2" *Stafford* casing trim at doors and windows with 5 1/4" base molding throughout.
- Sill and apron trim detail around all windows.
- Crown molding and chair rail in dining room.
- White vinyl coated wire closet shelving in all closets.
- Novus[®] gas fireplace with wood mantle painted white to match trim with slate fireplace surround.
- 6" recessed lighting in stairways and hallways.
- Brushed nickel hanging light fixtures in foyer, kitchen and dining room.
- Decora electrical switches.
- Outlets for telephone, data and cable in all bedrooms, family room, den, living room, loft, kitchen or breakfast area (locations vary per plan).

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Standard Specifications and Design Features
(continued)

Comfort, Efficiency and Safety

- Concrete footings, foundation walls and concrete slab on grade.
- 2" x 6" exterior wall construction and 2" x 4" interior wall construction (per plan).
- R-19 insulation in exterior wall partitions and R-30 insulation above ceilings adjacent to unheated space.
- Wallboard on interior walls, ceilings and garage.
- Demising wall partitions consisting of a fire rated assembly between units.
- Interior walls painted with one coat of primer and one finish coat of *Sherman Williams*[®] *Navajo White* paint in flat finish.
- Interior wood trim painted with one coat of primer and one finish coat of *Sherman Williams*[®] *White* latex in a semi-gloss finish.
- All ceilings are smooth finish painted with *Sherman Williams*[®] flat white ceiling paint.
- Low E argon gas, double hung tilt-in vinyl exterior windows with screens.
- Lennox[®] 13 SEER 90% efficient gas forced air heating and central air conditioning system and programmable thermostats.
- 80-gallon high efficiency electric hot water heater.
- 200-amp electrical service.
- Automated fire suppression system with sprinklers and CO₂ detectors.
- Home security system with two keypads, door contacts and motion sensor.
- Water and electric hook-ups in laundry for washer and dryer.