

## Bayside Park

## Home Features

Updated 11/26/07

### General Construction

- ◆ Permitting and Impact Fees\*
- ◆ Monolithic slab on grade\*\*
- ◆ Builder's Risk insurance

### Surveys and Lot Preparation

- ◆ Boundary stakes
- ◆ Foundation and final

### Structural and Construction Features and Materials

- ◆ Concrete footings
- ◆ Steel reinforcement for footings as per engineering
- ◆ Site Clear, Hauling, and Fill Allowance up to \$4,800\*\*\*
- ◆ Termite treatment
- ◆ Wood framing
- ◆ Tie-down straps (wind load) per engineered drawings
- ◆ Pre-engineered roof trusses
- ◆ 30 year mildew resistant dimensional roof shingles
- ◆ Ridge vent for roof
- ◆ Oversized galvanized metal flashing
- ◆ Framing lumber culled and crowned for straightness
- ◆ 15 Seer high efficiency air conditioning unit
- ◆ R-30 blown insulation in ceiling
- ◆ R-13 insulation on exterior framed walls
- ◆ R-19 insulation in knee walls
- ◆ ½" drywall on all ceilings and walls (screwed)
- ◆ All ceilings and walls knock down drywall finish
- ◆ Stucco and/or cement board exterior walls with decorative shutters and/or brick facing
- ◆ Vented white aluminum or vinyl soffit and fascia
- ◆ Culvert pipe and installation as required
- ◆ Up to 450 sq. ft. allowance for concrete driveway and walk\*\*\*

### Water System

- ◆ Complete well water system and connection to sewer

### Kitchen Components and Cabinetry

- ◆ All appliances are manufactured by General Electric and are Energy Star rated
- ◆ 21 cubic ft. refrigerator with icemaker, range, dishwasher, garbage disposal, and range hood
- ◆ Wood grain kitchen cabinets with solid surface countertops from Builder supplied choices

### Electrical Items

- ◆ 200 AMP service at meter
- ◆ Electric as per code
- ◆ Pre-wired for 2 phone jacks and 2 cable outlets per plan
- ◆ Smoke detectors by code
- ◆ Exterior receptacles per plan
- ◆ Bathroom exhaust fans vented to outside
- ◆ All recessed can fixtures as per plan
- ◆ Ceiling fan prewire per plan
- ◆ Light fixtures by Builder

### Plumbing

- ◆ Schedule 40 PVC drain, waste & vents
- ◆ 40 gallon quick recovery water heater
- ◆ Exterior hose bib(s) per plan
- ◆ Elongated water closets in all bathrooms (white) by Builder
- ◆ Fiberglass tub and/or shower units per plan by Builder
- ◆ Moen Chateau fixtures in chrome throughout by Builder
- ◆ 50/50 kitchen sink with Moen faucet

### Bathroom Features

- ◆ Decorator type vanities with full sized mirrors
- ◆ Wood grain cabinets with solid surface countertops
- ◆ Mirrored medicine cabinets

### Floor Coverings

- ◆ All living areas to be tiled from choices supplied by Builder
- ◆ Bedrooms and closets to be carpeted from choices supplied by Builder

### Additional Features of Your Home

- ◆ Metal Insulated Entry doors
- ◆ Deadbolt locks on all exterior doors
- ◆ White single hung aluminum or vinyl windows throughout
- ◆ 2 ¼" colonial casing and 3 ¼" colonial base, mitered cut base trim
- ◆ 6 panel 6"8" interior doors
- ◆ High grade paint in flat finish, high grade 35 year silicone caulk, interior trim in semi-gloss enamel
- ◆ 4,000 sq. ft. of sod with initial fertilization\*\*\*
- ◆ Landscaping package by Builder
- ◆ Attic access
- ◆ Front porch under truss with concrete floor
- ◆ Ventilated closet shelving by Builder
- ◆ Window coverings by Builder
- ◆ Mailbox and house numbers by Builder
- ◆ Storage Shed

All pricing includes a 5,000 sq. ft. standard lot in Bayside Park.

Approved by Buyer

Date

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\* Permit and Impact Fees are calculated at rates provided as of 11/1/07. If any increase in fees occurs after this date, or if any new fees are put in place, Buyer will be responsible for any difference in additional fees.

\*\* Increases in costs related to changes in specified construction materials or procedures, which are due to new codes and/or City/County/FEMA requirements, will be the responsibility of the Buyer.

\*\*\* Amounts over any allowance will be the responsibility of the Buyer.