



Home Specifications

Exterior

- Exterior Walls: 2x6
- Exterior siding: James Hardie Fiber Cement Siding with White Azek Trim or equal
 - Buyer may choose siding color from sample literature in the sales center.
 - Note: To ensure exterior color variation from home to home, all color options may not be available for all lots.
- Rake and Cornerboards: AZEK or equal; Soffits: Vinyl
- Roof: GAF or Certainteed Architectural Shingles with Ice and Water Shield
 - Three color choices: Charcoal Black, Weathered Wood or Aged Bark Wood
- Decking: Trex or equal: Tiki Torch and Spice Rum
- Deck rails: Intex Liberty (RS 60 275) or equal: White
- Insulation: Exterior Walls -- R-21 Batts; Basement Ceiling -- R30 Batts; Roof R-49 cellulose
- Windows: Matthews "Hancock Classic" series double paned with vinyl exterior trim surround with full screen
- Entry Door: Fiberglass Therma Tru with clear glass, paintable door, painted black
 - Custom door is allowed but requires developer approval.
 - Entry door hardware: Schlage Plymouth Single Cylinder Handle Set and Plymouth Knob in aged bronze hardware.
 - Two sets of keys
- Landscaping – Front – 15-20' planting bed with 6-8 shrubs; Lawn – loam, hydroseed or hand seed depending on time of year, mulch hay. For sod, refer to upgrade list. Paver walkway to front steps.
- Driveways – One layer of fine grade gravel and one layer asphalt; average driveway is 750 sf. Larger driveways (dependent on lot size and home style choice) incur \$3 psf charge.

HVAC, Plumbing, Electrical, Sprinkler Systems

- Gas-fired forced hot air, central air conditioning (2 zones for 2 story homes, 1 zone for single story homes)
- Built in dehumidification system automatically drains into the perimeter drain
- Rinnai On-Demand hot water heater
- 200-amp circuit breakers
- NFPA 13-D Sprinkler System

Garage

- 3000 PSI Poured Concrete, smooth-finish floor
- Garage Door: HAAS model 660 ribbed short panel with windows
 - Color: White
 - Decorative hardware
 - Standard Track Torsion Spring
 - LIFTMASTER Model 8355, 1/2hp Belt Drive Opener
- Finished and prime painted garage

Interior

- Interior Ceilings and Walls: Gypsum Wallboard smooth finish
- Interior Doors: 2-panel Masonite solid core, painted white
- Closet Doors 2-panel Masonite hollow core, painted white
- Interior Hardware: Schlage Plymouth Series, oil rubbed bronze
- Interior Trim: Brosco 5 ½" Primed Speedbase; 3 ½" Primed Windsor casing on doors and windows, painted white - Promar 200 Extra White – Sherwin William
- Hardwood floors except where otherwise noted. 2 ¼" or 3 ¼" red oak, natural finish or Novella Hallmark engineered flooring with 5 colors to choose from: Thoreau Hickory, Hawthorne Oak, Twain Oak, Hemmingway Oak, Emerson Oak. Buyer may upgrade to wider plank and/or alternate finish. Refer to upgrade list.
- Hardwood stair treads
- Choice of two Sherwin Williams interior paint colors.

Kitchen

- Kitchen Cabinets: Echelon standard overlay doors, plywood construction, dovetail drawers with full extension & soft-close hardware. Cabinet doors with soft-close hardware. Crown Molding on cabinets.
 - 39" cabinets with crown is standard. Upgrade option for 42" cabinets
 - Standard color: Alpine White throughout or with any combination of stain
 - Buyer may choose alternate and/or additional colors at additional cost. Refer to upgrade list.
- Countertop – Pencil-edge quartz countertop, 5 color choices:
 - Crema Minerva
 - Miami White 17
 - Blanco Maple 14
 - Blaco City
 - Grey Expo
- Backsplash: White 3 x 6 subway tile. Other options available in sales center
- Refrigerator: GE Energy Star 25.4 CU.FT. Side-by-Side Stainless Steel Model #GSE2HSHSS
- Range: GE Gas Convection Range, Stainless Steel Model # JGB700SEJSS
- Dishwasher: GE Dishwasher with hidden controls, Stainless Steel Model #GDT69SSSJSS
- Microwave: GE Profile series Model # PEM31SF/EF/BM/FM
- Hood: Ductless Stainless by Broan Model #413004
- Garbage Disposal: Insinkerator
- Faucet: Kohler Bellera Single hole, pull down brush nickel faucet #K-560.
- Sink: Amerisink undermount stainless steel 31^{1/4} x 18 x 9 #AS333

Powder Room

- Hardwood or tile floor
- Sink Kohler pedestal (white) Veer 24" K-5266-8
- Kohler K-394-4-CP Devonshire 8" WS chrome faucet
- Toilet Kohler Highline comfort height, elongated bowl (white) K-3979
- Delta Woodhurst bathroom accessories: 1 tissue holder and 1 18" towel bar, chrome finish.
- Frameless Mirror above vanity

Living/Dining Room

- Hardwood Floors

Mud Room

- Ceramic tile floors from choices in sales center

Primary Bedroom *(One Primary Bedroom per home)*

- Mohawk carpet from choices in sales center, with pad. Buyer may upgrade to hardwood flooring. Refer to upgrade list.

Primary Bathroom *(One Primary Bathroom per home)*

- Ceramic tile floor from choices in sales center
- White 3 x 6 subway tile shower or tub; upgrade options are available
- Marble shower curb
- Shower niche for soap and shampoo tiled with marble shelf
- Vanity: Echelon standard overlay doors, plywood construction, dovetail drawers with full extension & soft-close hardware. Cabinet doors with soft-close hardware.
 - Standard color - Alpine White throughout or with any combination of stain
 - Buyer may choose alternate and/or additional colors at additional cost. Refer to upgrade list.
- Countertop – Pencil-edge quartz countertop, 5 color choices:
 - Crema Minerva
 - Miami White 17
 - Blanco Maple 14
 - Blaco City
 - Dark Grey
- Sink – Undermount, white porcelain, Amerisink 18" x 13" x 7¹/₄" AS-222
- Kohler Devonshire Bathroom two lever handle faucet, chrome finish K-394-4
- Kohler Devonshire Rite-Temp Shower valve and faucets, chrome finish K-TS396-4
- Toilet Kohler comfort height, elongated bowl, (white) Highline K-3999
- Exhaust fan
- Delta Woodhurst bathroom accessories: tissue holder, one 24" towel bar, 1 robe hook, chrome finish
- Frameless Mirror above vanity

Common Baths

- Ceramic tile floor from choices in sales center
- Fiberglass tub/shower surround 60" x 33" x 72" Gelcoat, Aker Maax # 141004
- Vanity: Echelon, standard color - Alpine White with quartz countertop (5 color choices) and undermount sink(s), white
- Kohler Devonshire Bathroom two lever handle faucet, chrome finish K-394-4
- Kohler tub/shower valve #K8304-NA and Devonshire trim #KTS395-4-CP, chrome finish
- Floor: Ceramic tile
- Toilet Kohler comfort height, elongated bowl, (white) Highline K-3999
- Exhaust Fan
- Delta Woodhurst bathroom accessories: tissue holder, one 24" towel bar, chrome finish
- Frameless Mirror above vanity

Bedrooms

- Mohawk carpet from choice in sales center, with pad. Buyer may upgrade to hardwood flooring. Refer to upgrade list.

Laundry

- Washer/Dryer (electric) hook-up

Lighting

- All exterior lights, bathroom vanity lights, canned lights, entry ceiling lights, closet, laundry and basement lights
- Specialty fixtures: island pendants, dining room fixture and any specialty bedroom lights are purchased by homeowner

Allowances

Buyers may opt to customize homes by buying their own fixtures in the following categories. If you choose to make your own selections, we will provide the following dollar amounts toward your purchase. Lighting and Closet allowances varies by home size.

- Closet, Pantry, Linen Wire Shelving. Custom plan can be provided as an upgrade

In addition to the Home Specifications above, Purchase Price includes the following Upgrades:

UPGRADES AT TIME OF CONTRACT	\$
BASE HOME PRICE	\$ _____
CONTRACT PURCHASE PRICE	\$0

Buyer agrees that a separate check for the value of "Upgrades at Time of Contract" is due and payable directly to Stroudwater Development Partners, LLC, at the time of signing. These funds are included in the purchase price, but are not earnest money, but rather, direct payment to Seller for special orders and upgrades requested by Buyer.

Regarding Allowances

The construction team at Stroudwater Preserve prefers to supply all materials in the case of “allowances”. Doing so enables quality control, timely delivery, seamless installation, and appropriate warranty resolution. If buyers elect to source products, they will be responsible for acquiring the product, delivering it to the jobsite, and ensuring quality and safety of the product until installation. If the product is found to be defective, the buyer will pay for removal and reinstallation of a new product, as well as returning the damaged product for credit as available. Stroudwater Preserve will only supply a one-time installation of the product and not the full service that would otherwise be provided for materials that we handle from beginning to end.

In General

This specification list is to provide details on the quality of construction. The developer has the right to substitute with products equal in quality. Revised 5/13/20.