



**Addendum A's
Covington**

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|---|--------------------------|--|--------------------------------|---|-----------------------|---|----------------------|--|----------------|---|---------------------------------|---|-------------------|---|--------------------------|----------|------------------------|--|---------------|--------------------------------------|---------------------------------|--|---------------------|-------------------|-------------------|--|----------|----------------------------------|---------------------------|--|-------------------|---|--------------|---|----------------------|---|
| 1) Foundation | <p>4" engineered monolithic post tension slab on grade with minimum compressive strength of 3000 PSI at 28 days
 Moisture barrier of 6 mil. polyethylene over cushion sand
 Random testing by independent laboratory</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2) Flatwork | <p>Lead walks - 4' wide, city walks per city requirements
 Steel reinforcement and minimum compressive strength of 3000 PSI at 28 days
 Front Porch & Breezeway - concrete with brick finish
 Driveways a minimum of 12' wide
 Redwood expansion at all flatwork to slab locations & driveway to approach, dowel with 18" #3 bars at any slab to flatwork location and at driveway to approach
 All flatwork to be salt finished
 Patio - sized per plan</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3) Energy Efficiency | <table border="0"> <tr> <td>Engineering</td> <td>Environments for Living (EFL) Gold Level</td> </tr> <tr> <td>Special materials & procedures</td> <td>Low-E glass windows with thermal vinyl frames</td> </tr> <tr> <td></td> <td>15 SEER high-efficiency air conditioning</td> </tr> <tr> <td></td> <td>Standard gas furnaces</td> </tr> <tr> <td></td> <td>Exterior appliance venting and insulation methods</td> </tr> </table> <p>* EFL is a 3rd party engineering firm (part of MASCO) using the latest energy science in new home construction. All aspects of your home are computer model tested. EFL has provided AWH a detailed list of special materials and procedures to ensure a comfortable and energy efficient home.</p> | Engineering | Environments for Living (EFL) Gold Level | Special materials & procedures | Low-E glass windows with thermal vinyl frames | | 15 SEER high-efficiency air conditioning | | Standard gas furnaces | | Exterior appliance venting and insulation methods | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Engineering | Environments for Living (EFL) Gold Level | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Special materials & procedures | Low-E glass windows with thermal vinyl frames | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 15 SEER high-efficiency air conditioning | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Standard gas furnaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Exterior appliance venting and insulation methods | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4) HVAC | <p>15 SEER, A/C with 95% or better AFUE gas heat furnace, meeting EFL Gold certification criteria</p> <table border="0"> <tr> <td>Ducts</td> <td>Flexible, R6.0</td> </tr> <tr> <td>Thermostat(s)</td> <td>Digital programmable</td> </tr> <tr> <td>Return Air (minimum):</td> <td>1 return per system, with an additional return in master bedroom, media room-per plan and any room above the garage</td> </tr> <tr> <td>Number of Units</td> <td>Engineered and sized by HVAC trade partner</td> </tr> <tr> <td>HVAC Pads</td> <td>Concrete</td> </tr> <tr> <td>Items supplied by trade partner</td> <td>Vent bath exhaust fans and dryer vent
Labor to install catwalk/s & platform to furnace equipment</td> </tr> </table> | Ducts | Flexible, R6.0 | Thermostat(s) | Digital programmable | Return Air (minimum): | 1 return per system, with an additional return in master bedroom, media room-per plan and any room above the garage | Number of Units | Engineered and sized by HVAC trade partner | HVAC Pads | Concrete | Items supplied by trade partner | Vent bath exhaust fans and dryer vent
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| Ducts | Flexible, R6.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Thermostat(s) | Digital programmable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Return Air (minimum): | 1 return per system, with an additional return in master bedroom, media room-per plan and any room above the garage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Units | Engineered and sized by HVAC trade partner | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC Pads | Concrete | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Items supplied by trade partner | Vent bath exhaust fans and dryer vent
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| 5) Electrical | <table border="0"> <tr> <td>Phone jacks</td> <td>See Structured Wiring Section</td> </tr> <tr> <td>TV outlets</td> <td>See Structured Wiring Section</td> </tr> <tr> <td>Switches and plugs</td> <td>White Decora</td> </tr> <tr> <td>Weatherproof outlets</td> <td>2 per house or per plan</td> </tr> <tr> <td>220V outlets</td> <td>Located at oven & dryer</td> </tr> <tr> <td>Ceiling fan prewires</td> <td>Family room, master bedroom, all secondary bedrooms, studies, in-law suites, standard or optional game, media and bonus rooms to be blocked and wired
Ceiling fan w/ light kit installed in family room, master bedroom and gameroom</td> </tr> <tr> <td>Jetted tub wiring</td> <td>Prewire standard</td> </tr> <tr> <td>Irrigation system wiring</td> <td>Standard</td> </tr> <tr> <td>Interior recessed cans</td> <td>Single wall rated for R40 CFL</td> </tr> <tr> <td>Water Heaters</td> <td>Gas provided by plumber</td> </tr> <tr> <td>Items supplied by trade partner</td> <td>Provide and install smoke detectors per city code
Provide and install exhaust fans in bathrooms, commode rooms, utility room
Prewire garage door opener (H&L voltage); low voltage for "electric eyes"
Provide and install air-tight recessed can roughs and trims to meet electric code
Provide and install keyless fixture in garage and attic areas
Installation of light fixtures
Install doorbell(s) 2 chimes
Provide and install carbon monoxide detectors minimum of 1 per floor or as dictated by city code</td> </tr> </table> | Phone jacks | See Structured Wiring Section | TV outlets | See Structured Wiring Section | Switches and plugs | White Decora | Weatherproof outlets | 2 per house or per plan | 220V outlets | Located at oven & dryer | Ceiling fan prewires | Family room, master bedroom, all secondary bedrooms, studies, in-law suites, standard or optional game, media and bonus rooms to be blocked and wired
Ceiling fan w/ light kit installed in family room, master bedroom and gameroom | Jetted tub wiring | Prewire standard | Irrigation system wiring | Standard | Interior recessed cans | Single wall rated for R40 CFL | Water Heaters | Gas provided by plumber | Items supplied by trade partner | Provide and install smoke detectors per city code
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| TV outlets | See Structured Wiring Section | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Ceiling fan prewires | Family room, master bedroom, all secondary bedrooms, studies, in-law suites, standard or optional game, media and bonus rooms to be blocked and wired
Ceiling fan w/ light kit installed in family room, master bedroom and gameroom | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jetted tub wiring | Prewire standard | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Irrigation system wiring | Standard | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior recessed cans | Single wall rated for R40 CFL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Heaters | Gas provided by plumber | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 6) Plumbing | <table border="0"> <tr> <td>Gas Locations (standard)</td> <td>Cooktop, water heater/s, furnace/s and fireplace</td> </tr> <tr> <td>Gas Locations (optional)</td> <td>Patio</td> </tr> <tr> <td>Main Supply Line</td> <td>Main water supply line to be poly under slab or as required by city code</td> </tr> <tr> <td>Supply Lines</td> <td>PEX plumbing system w/single cut off</td> </tr> <tr> <td>Water Heater/s</td> <td>50 gallon gas; 1 per house, 2 if home has 3+ full baths, 3 if home have 5+ full baths</td> </tr> <tr> <td>Hose Bibs</td> <td>3 standard (frost-proof)</td> </tr> <tr> <td>Icemaker Line</td> <td>Standard to kitchen refrigerator location</td> </tr> <tr> <td>Disposer</td> <td>1/3 HP</td> </tr> <tr> <td>Shower Head Height</td> <td>All to be located 6'-8" above finished floor</td> </tr> <tr> <td>Master Shower</td> <td>Mud pan in slab (provided by others)</td> </tr> <tr> <td>Master Bath Tub</td> <td>Oversized 42" acrylic drop-in tub per plan (provided by others)</td> </tr> <tr> <td>Secondary Bath Tubs</td> <td>Vikrell white tub</td> </tr> <tr> <td>Secondary Showers</td> <td>Acrylic sized per plan (provided by other)</td> </tr> <tr> <td>Commodes</td> <td>1.28 gpf white w/ elongated bowl</td> </tr> <tr> <td>Kitchen Sink (undermount)</td> <td>50/50 BP Stainless Steel (provided by other)</td> </tr> <tr> <td>Master Bath Sinks</td> <td>Undermount china bowl (see countertop selections) (provided by other)</td> </tr> <tr> <td>Powder Sinks</td> <td>Undermount china bowl (see countertop selections) (provided by other)</td> </tr> <tr> <td>Secondary Bath Sinks</td> <td>Integral cultured marble, Group 1 color selection (provided by other)</td> </tr> </table> | Gas Locations (standard) | Cooktop, water heater/s, furnace/s and fireplace | Gas Locations (optional) | Patio | Main Supply Line | Main water supply line to be poly under slab or as required by city code | Supply Lines | PEX plumbing system w/single cut off | Water Heater/s | 50 gallon gas; 1 per house, 2 if home has 3+ full baths, 3 if home have 5+ full baths | Hose Bibs | 3 standard (frost-proof) | Icemaker Line | Standard to kitchen refrigerator location | Disposer | 1/3 HP | Shower Head Height | All to be located 6'-8" above finished floor | Master Shower | Mud pan in slab (provided by others) | Master Bath Tub | Oversized 42" acrylic drop-in tub per plan (provided by others) | Secondary Bath Tubs | Vikrell white tub | Secondary Showers | Acrylic sized per plan (provided by other) | Commodes | 1.28 gpf white w/ elongated bowl | Kitchen Sink (undermount) | 50/50 BP Stainless Steel (provided by other) | Master Bath Sinks | Undermount china bowl (see countertop selections) (provided by other) | Powder Sinks | Undermount china bowl (see countertop selections) (provided by other) | Secondary Bath Sinks | Integral cultured marble, Group 1 color selection (provided by other) |
| Gas Locations (standard) | Cooktop, water heater/s, furnace/s and fireplace | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas Locations (optional) | Patio | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main Supply Line | Main water supply line to be poly under slab or as required by city code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Supply Lines | PEX plumbing system w/single cut off | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Heater/s | 50 gallon gas; 1 per house, 2 if home has 3+ full baths, 3 if home have 5+ full baths | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hose Bibs | 3 standard (frost-proof) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Icemaker Line | Standard to kitchen refrigerator location | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Disposer | 1/3 HP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shower Head Height | All to be located 6'-8" above finished floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Master Shower | Mud pan in slab (provided by others) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Master Bath Tub | Oversized 42" acrylic drop-in tub per plan (provided by others) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary Bath Tubs | Vikrell white tub | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary Showers | Acrylic sized per plan (provided by other) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Kitchen Sink (undermount) | 50/50 BP Stainless Steel (provided by other) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Master Bath Sinks | Undermount china bowl (see countertop selections) (provided by other) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Powder Sinks | Undermount china bowl (see countertop selections) (provided by other) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary Bath Sinks | Integral cultured marble, Group 1 color selection (provided by other) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

7) Plumbing
Fixtures

Master Bath Lavs (2)	Moen® Brantford™ 8" One Piece Oil Rubbed Bronze
Master Bath Tub	Moen® Brantford™ 2 Lever Roman Oil Rubbed Bronze
Master Bath Shower Powder	Moen® Brantford™ Single Lever Oil Rubbed Bronze
Hall Bath Lavs (1)	Moen® Brantford™ 8" One Piece Oil Rubbed Bronze
Hall Bath Tub/Shower	Moen® Brantford™ 4" One Piece Oil Rubbed Bronze
Kitchen Faucet	Moen® Brantford™ Single Lever Oil Rubbed Bronze
	Moen® Brantford™ Single Handle w/ Sprayer Stainless

8) Frame Material

Built in accordance with local building codes			
Studs	2X4 SPF finger joint to 12'; #2 YP if over 12' plate		
	2X6 SPF finger joint to 12', #2 YP if over 12' plate		
	Spacing - 16" O.C. if exterior wall or load bearing		
	24" O.C. if interior non load bearing		
Plates	Bottom plate - pressure treated #3 YP on 1st floor with sill seal foam, #3 SPF on second floor		
	Radius wall bottom plate 4X8-3/4" pressure treated plywood		
	Top Plate - 2X4 #3 SPF R/L or 2X6 #3 YP 14'		
	Radius wall top plate 4X8-3/4" CDX plywood (also used on 2nd floor bottom plate)		
Pony Walls	2X4 #3 SPF R/L or 2X6 #3 YP		
Temp Frame Bracing	2X4 #3 SPF R/L (used for blocking and furr downs after decking installed)		
Headers	Header Schedule		
	<u>#3 YP w/ OSB filler</u>	<u>Span</u>	
	2-2X6's	between 0'-0" and 4'-11"	ALWAYS USE 2X12'S OR
	2-2X8's	between 5'-0" and 6'-6"	ENGINEERED BEAM
	2-2X10's	between 6'-7" and 8'-3"	IF 2ND FLOOR ABOVE
	2-2X12's	between 8'-4" and 10'-0"	SEE FLOOR SYSTEM DRAWING
	Note: Openings over 10' need to be reviewed for an engineered beam		
Header Filler	7/16" OSB (blocks)		
Interior Arches	7/16" OSB		
Corner Bracing	1X4 #3 YP R/L let in where possible or Dow SIS board		
Stair Stringers	2X12 #2 YP		
Stair Risers	2X8 #2 YP		
Stair Treads	2X12 #2 YP, flush nosing		
Stair Landings	Frame out of 2X6 #2 YP, 3/4" OSB subfloor (glued and secured with ring shank nails)		
Water Heater Platforms	2X6, 2X8, 2X10, 2X12's		
Floor Joists	Engineered floor system with 3/4" OSB banding		
	14" OR 16" Floor Joist system (SEE FLOOR SYSTEM LAYOUT)		
Bridging	Manufactured bridging for "I" joist system or 1X4 #3 YP for conventional framing		
Furr Downs	2X4 R/L and 7/16" OSB		
Ceiling Joists/Rafters	Note: Spans are to inside of walls		
Beams	Notes: Refer to engineering design/layout for roof framing, sizing & spacing		
Garage Beams	Engineered beams per design/layout and/or combination of #2 YP		
Sub Floor	Engineered beams per design/layout and/or combination of #2 YP		
HVAC/Storage Decking	3/4" OSB T&G, glued and screwed		
Ridges/Hips	3/4" OSB, nailed every 6" O.C.		
Ceiling Braces	#2 YP and at least 1 size larger than rafters running into it, or depending on pitch		
Purlins	#3 YP (2X6 & 2X4) unless city requires brace to be equal the size of the ceiling joist		
Purlin Braces	#3 YP (2X6) unless city requires brace to be equal the size of the rafter it is supporting		
Strongbacks	#3 YP (2X4) unless brace is over 12' in length then 2X6.		
Ridge/Hip bracing	#3 YP (2X6 & 2X4) unless city requires brace to be equal the size of the ceiling joist		
	#3 YP (2X4) unless over 12', then (2X6) to 16', then (2X4 & 2X6) "T" brace over 16'		

Frame
Material
Continued

9) Cornice
Material

Siding	Fiber cement or treated engineered wood Siding, style & application per plan/elevation
Sheathing	T-Ply
Subfascia	2X4 #3 SPF R/L
Lookouts	2X4 #3 SPF R/L
Soffit Banding	1X4 #3 YP R/L
Brick Frieze Nailer	2X2 R/L fir
Drip Edge	1X2 metal drip only
Gable Diamonds	Soffit, fascia, or siding material, cut to match roof pitch
Fascia	Fiber cement or treated engineered wood, 6.5" X 5/16" X 12' primed textured trim w/metal corners
Frieze/Trim Boards	Fiber cement or treated engineered wood (trim boards may be 6", 8", 10", or 12" per plan elevation) (Primed)
Ext. Window Trim (in siding)	Fiber cement or treated engineered wood (trim boards may be 6", 8", 10", or 12" per plan elevation) (Primed)
Vertical Brick Frieze	Fiber cement or treated engineered wood (trim boards may be 6" per plan elevation) (Primed)
Soffit	Fiber cement or treated engineered wood textured hard board soffit 1/4" x 4' x 8' (Primed)
Garage Head/Jamb	2X8 or 2x10 #2 Treated Yellow Pine
Interior Siding Block	2X2 R/L Fir (use on exterior, inside corners to butt siding against)
Flashing	Z-bar flashing above exposed siding areas (vertical distance more than width of soffit)
	Dow Styrofoam sheathing or poly above windows and doors in brick areas
	6" flashing tape around all windows
Soffit Vents	12" or 16" 1/4" Perforated Continuous Soffit (Primed)
Soffit Joints	Screen mould
Poly	6 mil poly between pieces of horizontal sheathing, all frame corners, brick ledge, window sills, and above windows and doors not covered by soffit
Porch/Patio Columns	Material type per plan
Shutters	Job built; rough cedar (per plan, per elevation)

10) Roof Decking Material	7/16" radiant barrier OSB with roof deck clips		
11) Roofing	Shingles	Limited Lifetime dimensional shingle, Weatherwood/Driftwood or comparable color	
	Felt/Valleys	#15 felt under shingles	
	Drip Edge	Galvanized metal	
	Venting	Air hawks for attic venting per city code	
12) Windows	Energy efficient vinyl windows, insulated clear low-E glass, divided lights on front elevation only Windows to be sandstone color Master tub window to be obscure		
13) Brick	King sized clay brick from approved samples. Coverage per plan, city's minimum requirements, and/or deed restrictions Other brick locations Front Porch & Breezeway		
14) Natural Stone	Stone per elevation; natural stone - chopped or builders		
15) Mortar	Color: buff		
16) Cast Stone	Lintels are to be primed and properly sized Keystones sized per plan/elevation Address block 9"X15" Precast Additional Per plan & elevation		
17) Mailbox	Per HOA requirements		
18) Appliances	All appliances to be Whirlpool Gold®	<u>Stainless</u>	
	Dishwasher	Built-in	GU2300XTVS
	Cooktop	Cook Top	G7CG3665XS
	Oven	Wall Oven/Self Clean	GBS309PVS
	Microwave	Built-in	GT4175SPS
	Vent Hood	Over the range	UXT5236AYS
19) Light Fixtures	Vanguard ORB		
	Front porch	Recessed can	
	Foyer (per plan)	1-6903-9-13 or 6-6906-3-13	Study/Den 6-6905-15-13
	Family Room	Fan & 4 cans	Media 4 cans
	Living Room	6-6905-15-13	Master Bedroom Fan
	Dining Room	1-6903-9-13	Master Closet(s) 1x4 Fluorescent wrap
	Kitchen light	Recessed cans	Master Commode R-Can
	Kitchen sink	Recessed can	Master Shower Light per plan
	Breakfast Nook	1-6900-3-13	Secondary Bedrooms 6-6905-15-13
	Island (per plan)	7-6913-1-13	Secondary Closet(s) 400-BN
	Pantry	400-BN	Secondary Bath 8-6907-3-13
	Hall Light(s)	Recessed can	Powder Bath 8-6907-2-13
	Utility Room	1x4 Fluorescent wrap	Above Stair Light Recessed can
	Under Stair Closet	UC20 Fluorescent	Rear patio (per plan) 07044-BLK or 5-1304-40
	Gameroom	Fan	Garage Ceiling Keyless fixture
	Bonus Room	6-6905-15-13	Coach Lights (2 location per buyer) 5-258-13
	Sconce at Stairs (where applicable)	9-6908-1-13	
20) Ceiling Fans	Includes (2) ceiling fans Locations: family room, master bedroom and gameroom(per plan)		52-SGC-5RV-B
21) Security	1 control panel (located in Utility unless otherwise noted by buyer) 2 keypad 1 internal siren All perimeter doors and accessible windows wired		
22) Structured Wiring	3 Cat-5 telephone drops or data ports (locations determined by buyer) 3 RG6 TV drops (locations determined by buyer) * Any optional Game, Media or Bonus room will receive an additional telephone & TV drop * Any optional media room will receive 7.1 surround sound pre-wire		
23) Garage Door/s	16X7 or 8x7 insulated sectional door with torsion spring; galvanized steel; cedar carriage style; no windows Painted on exterior only		
24) Garage Opener/s	1/2HP chain driven opener standard w/ transmitters		
25) Insulation	Ceilings	R-38 blown	Knee walls, 2x6 R-19 blown
	Non-blowable ceiling areas	R-22 blown	Rafter/joist combinations R-19 unfaced batt
	Exterior walls, 2x4	R-13 blown	
	Exterior walls, 2x6	R-19 blown	Polyseal - all door and window openings, plates, and mechanical openings
	Knee walls, 2x4	R-13 blown	
	*Any optional media room to receive soundproofing		
26) Fireplaces	Trim Elevation	Elevation M with natural stone surround - see drawing	
	Direct Vent/B Vent (per plan)	42" firebox with electronic ignition, ceramic logs & fixed glass	

27) Trim	1st Floor Base	B218 FJWP (9/16"X5-1/4")	
	2nd Floor Base	B218 FJWP (9/16"X5-1/4")	
	1st Floor Casing	C522 FJWP (9/16"X4-1/4")	
	2nd Floor Casing	C522 FJWP (9/16"X4-1/4")	
		Casing locations: around doors, under bar tops, window apron, dbl wrap attic stairs, box windows, niches	
	Crown Molding	8012 stage 2 crown molding at foyer, formal dining, living room & master suite **Note: All casing will follow the 1st and 2nd floor guidelines as noted above**	
	Shelving	1X12 filled edge 1X16 or 1X24 MDF filled edge shelving per plan at linen closets, and pantry **Note: Pantry / Linen closet (per plan) is to have 5 shelves **	
	Cleat material	1X4 MDF on sides and back on shelf locations, on back on shelf with rod 1X4 MDF cleat where shelf brackets and closet rods located	
	Window Stool	5-1/4" FJWP w/ casing below at 2X4 walls 7-1/4" FJWP w/ casing below at 2X6 walls	
	Box Windows	MDF w/ routed edge, casing below, and shoe mould at transition to wall	
	Niches	MDF w/ routed edge, casing below, and shoe mould at transition to wall	
	Plant Shelves	MDF w/ routed edge, casing below, and shoe mould at transition to wall	
	Garage	B218 FJWP (9/16"X5-1/4")	
Utility	1X12 MDF shelf		
28) Doors (per plan)	Front Door	3'-0"X8'-0" Square Top Alder	
	Interior Doors (1st floor)	8'-0" Smooth 2-Panel Arch-Top SC w/ paint grade jamb & casing	
	Interior Doors (2nd floor)	6'-8" Smooth 2-Panel Arch-Top HC w/ paint grade jamb & casing	
	Interior Double Doors	Smooth 2-Panel Arch-Top w/ paint grade jamb & casing (per plan) Note: Ball catch doors used at all twin door locations	
	Attic Access Door	Textured SC w/ FJWP jamb, paint grade, preweatherstripped, single bored, casing on living side (per plan)	
	Pull Down Doors	25" wide insulated & weatherstripped, height specified per plan double "wrapped" with casing	
	House to Patio	3'0"x8'-0" 10 light metal french door w/ FJWP jamb, insulated glass, preweatherstripped, adjustable threshold, double bored, casing on living side, brick mould on exterior	
	Garage Service Door	8'-0" Smooth 2-panel Arch-Top SC w/ FJWP jamb, paint grade, preweatherstripped, adjustable threshold, single bored, casing on both side (per plan)	
29) Stair Parts	Wall Rail	6010 FJ oak, stained, mitered rail at all wall rail jogs and wall mounts	
	Wall Brackets	Chrome placed per city code	
	Stair Skirt	1X12 MDF w/routed edge	
	Balusters	Metal	
	Starter Step	Oak	
30) Cabinets	Kitchen	Finish: Site finished custom cabinets Upper cabinet height: 42" Moulding: Crown: 3" Crown Furniture style island Doors: raised panel Hinge type: concealed Hardware: none Cabinet backs: yes Corner cabinets: blind corners at upper and lower cabinets Cabinet above refrigerator: yes Islands (per plan): operable doors one side	
	Master Vanities	Finish: Site finished custom cabinets Vanity Height: Split 36" & 30" Doors: raised panel Hinge type: concealed Hardware: none	
	Powder Vanities	Finish: Furniture style site finished cabinet w/ decorative feet Vanity Height: 30" Doors: raised panel Hinge type: concealed Hardware: none Cabinet backs: yes	
	Secondary Vanities	Finish: Site finished custom cabinets Vanity Height: 30" Doors: raised panel Hinge type: concealed Hardware: none Cabinet backs: yes	
	Valet	Lowers & 42" uppers to match kitchen	
	Utility	Cabinets optional; same style as kitchen	
	31) Hardware	Handleset	Kwikset® Amherst oil rubbed bronze handleset
		Deadbolts	Kwikset® Tustin Lever™ oil rubbed bronze
		Exterior Knobs	Kwikset® Tustin Lever™ oil rubbed bronze
		Interior Knobs	Kwikset® Tustin Lever™ oil rubbed bronze
Privacy Knobs		Master bdrm, all baths, "Jack and Jill" baths receive privacy knobs on "wet area" doors only, master baths with twin doors receive a privacy on the commode room door (per plan)	
Dummy Knobs		On all twin doors w/ball catch, both sides of twin door to master bath, and study (per plan)	
Passage Knobs		All other locations	
Door Stops		Oil rubbed bronze	
Security Viewer	Oil rubbed bronze		

32) Bathroom Hardware

Brantford™ Collection

	<u>Master Bath</u>	<u>Powder Bath</u>	<u>Other Bathrooms</u>
Item Description	1 - Towel Ring per sink bowl	1- Towel Ring	1 - Towel Ring per sink bowl
Finish	Oil Rubbed Bronze	Oil Rubbed Bronze	Oil Rubbed Bronze
Model	Contemporary	Contemporary	Contemporary
Item Description	Towel Bar		Towel Bar
Finish	Oil Rubbed Bronze		Oil Rubbed Bronze
Model	Contemporary		Contemporary
Item Description	Toilet Paper Holder	Toilet Paper Holder	Toilet Paper Holder
Finish	Oil Rubbed Bronze	Oil Rubbed Bronze	Oil Rubbed Bronze
Model	Contemporary	Contemporary	Contemporary

33) Countertops

Kitchen	Granite (group 1) with Level 2 floor tile splash
Master Vanity	Granite (group 1) with 4" splash and undermount porcelain bowls
Powder Vanity	Granite (group 1) with 4" splash and undermount porcelain bowls
Secondary Bath Vanities	Cultured Marble with 4" splash and integral bowls

34) Bath surrounds

Master Bath Shower	Level 2 floor tile
Master Shower Cap & Seat	Granite (group 1)
Master Bath Tub Deck & Splash	Granite (group 1)
Master Bath Tub Skirt	Wood skirt to match master bath cabinets
Master Shower Pan	Mud pan with Level 2 tile
Secondary Bath(s), Guest Bath	Level 1 floor tile

35) Drywall

Round Corners	All first floor (excluding windows & garage)
Ceilings	1/2" sag resistant gypsum
Walls	1/2" gypsum drywall
Garage	5/8" type "X" gypsum on garage common walls, under stairs, and all areas required by city code

Note: DensShield shall be installed from the top shower pan or top of standard tub to ceiling if ceramic tile or cultured marble is to be installed, and 24" above the tub deck on all soaking tubs. DensShield is required from the top of continuous fiberglass (or similar material) tub and shower enclosures to the ceiling. DensShield shall extend a minimum of 6" beyond the side of each tub or shower and shall be extended to the floor in these areas.

36) Texture

Master Bath (excludes WIC)	Stucco drag texture
Master Commode Room	Stucco drag texture
Powder Bath	Stucco drag texture
Secondary Baths	Orange Peel texture
Kitchen/Nook	Stucco drag texture
Remainder of walls in living area	Orange Peel texture
All ceilings in living areas	Orange Peel texture
Garage walls and ceiling	Tape, bed & paint

37) Paint

Exterior Siding & Trim	Sherwin-Williams - 1 color - Group 1 color selections
Exterior Door	Sherwin-Williams - 1 color - Group 1 color selections
Interior Walls & Ceilings	Sherwin-Williams - 1 color throughout, Group 1 color selections
Interior Accent	Sherwin-Williams - Kitchen, nook, powder bath & master bath
Interior Doors	Sherwin-Williams - 1 color throughout, Group 1 interior trim color selections
Interior Trim	Sherwin-Williams - Extra White throughout
Cabinets	Site finished
Garage Walls & Trim	Sherwin-Williams - 1 color throughout, Group 1 color selections (same as interior walls)

38) Flooring

Foyer	Hardwoods:	Level 2 Hardwoods
Kitchen/Nook	Ceramic tile:	12" Level 2 Floor Tile
Note: If a nook doesn't exist on the plan, the dining room will receive the flooring specified for the nook.		
Dining	Hardwoods:	Level 2 Hardwoods
Master bathroom & commode	Ceramic tile:	12" Level 2 Floor Tile
Powder/Guest bathroom	Ceramic tile:	12" Level 2 Floor Tile
Secondary bathrooms	Ceramic tile:	12" Level 2 Floor Tile
"Jack and Jill" bathrooms to have tile in wet area and dressing rooms		
Utility	Ceramic tile:	12" Level 2 Floor Tile
Note: underlayment under all second floor tile areas.		
Remainder of house (living area)	Carpet:	Level 1
	Pad:	1/2" FHA

39) Mirrors/Shower Doors

Master Bath Mirrors	48" tall, framed with casing	(mirror switch/plug covers per plan)
Master Shower Enclosure	Oil rubbed bronze, with standard clear glass, no special glass treatments	
Powder	42" tall, framed with casing	
Secondary Bath Mirrors	42" tall	(mirror switch/plug covers per plan)
Secondary Shower Enclosure	Customer option chrome, standard clear glass	

40) Sod

Full yard - Bermuda

41) Fence

Prestained 6' cedar with metal posts, 1/4 rail & cap and 1 gate or 6' iron w/1 gate per CC & R's; picket placement at AWH's discretion
 * Fence begins and ends at rear corner of home and along rear property lines, subject to easements.

42) **Landscape**

Per community package

- 3-3" shade trees
- 3-15 gallon ornamentals
- 45-3 gallon miscellaneous shrubs
- 18 ground cover posts
- Shredded landscape mix & shredded hardwood mulch

Landscaping

AWH will grade the front and rear yards and sod the entire yard one time only and will not be responsible for natural phenomenon such as wind and/or water erosion, drought condition, weeds, insects, etc. It is solely the owner's responsibility to maintain established drainage patterns. AWH will not guarantee the survival or condition of existing trees, shrubs or landscaping. A standard landscaping package is included. Required Tree(s) will be installed if city required.

43) **Gutters**

Full Gutters

44) **Irrigation**

Standard Sprinkler System

Control panel:	Mounted in garage
Number of zones:	Based on lot size
Additional:	Rain/Freeze Sensor

Lot Drainage

The grading on your lot will generally conform to the grading and drainage plan for the community. The water that flows over your property will be directed to small waterways known as swales. If a swale runs along a fence line it generally will be on one side or the other, as fence posts would be an obstruction to water flow. Since these swales will receive many times the amount of water that falls on the rest of the yard, they will stay wet much longer. If sprinklers are run often, the swale will remain wet all the time. Mowing the grass or walking in the swale while it is wet will cause small dams to form, which will cause water to puddle. When this occurs, the obstruction should be removed rather than trying to fill the puddle with dirt or sand. Also, while the puddles are there, the fine particles of dirt in the water settle. Over a period of time this silting action can also clog up your swale. Maintenance of these swales is the responsibility of the homeowner. This can normally be accomplished with a three-pronged hoe or hand tool. Care should also be taken that grass does not obstruct the flow underneath fencing or gates.

45) **Termite Treatment**

18"-24" borate treatment of first floor perimeter walls before insulation batts are installed
Hometeam Tubes in the Wall* installed in all first floor perimeter walls and plumbing walls, with exterior service port(s)

****Ashton Woods Homes reserves the right to change the products used to construct your home to a similar substitute.****

Address

AWH Representative Date



Purchaser Date

Purchaser Date