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Blue Springs Reserve Standard Features - 10/1/2016

2 car garage - 20' x 20' interior (400 SF)

Front porch - 240 SF

Rear lanai - 220 SF

A Exterior (structural/architectural/features)

- 1 Reinforced concrete masonry construction with stemwall foundation on 1st floor.
Framed 2x4 construction on 2nd floor.
- 2 Wood joist system 16" - 20" between 1st & 2nd floors.
- 3 Brick paver driveway, walkway and rear porch/lanai.
- 4 Brick paver front porch and steps
- 5 Metal multi-ribbed or flat cement tile roof to conform with HOA design standards.
- 6 Mixture of textured stucco exterior finish and siding with architectural detail to meet HOA design standards.
- 7 Soil and foundation termite treatment with one year warranty.
- 8 Maintenance free vinyl vented soffits.
- 9 Low maintenance vinyl ceilings on porches and lanai.
- 10 Premium grade fungus resistant paint "flat" finish on exterior walls w/semi-gloss on trim.
- 11 Architect/engineering/permit fees/impact fees are included in contract price.
- 12 Sanitary septic system per plan.
- 13 Connection to city water.
- 14 Connect gas fueled appliances to gas utility service if available or owner provided propane tank.
Charge per connection \$600.
- 15 Lot clearing/fill/site work allowance \$10,000

B Landscape/Sod/Irrigation

- 1 Automatic sprinkler system with time clock control (builders standard) to service standard sod and landscaped area, connect to city water service.
- 2 Landscape allowance (\$5,000) for plants, trees, mulch, landscape lighting, rocks, etc.
- 3 Bahia sod 15000 SF allowance

C Doors/Windows

- 1 Paneled 8' fiberglass front entry door(s) with decorative lights per plan, \$1,500 allowance.
- 2 Double pane glass 8' sliding doors to exterior per plan.
- 3 White vinyl single hung double pane low E windows & screens. Window internal grid pattern on front elevation per plan.
- 4 8' x 16' insulated overhead garage door or \$1,000 garage door allowance.
- 5 Automatic chain drive garage door opener with 2 remotes.
- 6 Molded 8' interior hollow core doors per plan. Choice of 5 standard door styles.

- 7 Door hardware – Kwikset Signature Series front door handset.
 Kwikset Signature Series interior door passage/privacy hardware
 Choice of coordinating door hinge colors.

D Interior/Finishes/General

- 1 9'4" ceilings main level and 9' on 2nd level
- 2 Closets and pantry per plan with ventilated vinyl coated shelving
- 3 Laundry room with electric washer/dryer hookups, dryer vent to exterior and laundry tub in cabinet base with 30" uppers per plan.
- 4 Stairs – Stained oak treads/handrail/newel posts, painted risers, metal or wood balusters
- 5 Interior drywall with textured knockdown finish on ceilings and orange peel finish on walls.
- 6 Trim – Wood window sills
 Traditional 3-1/4" casing on doors
 No casing on windows in standard price
 5-1/4" x 9/16" traditional milled baseboards throughout home
 5-1/4" x 9/16" traditional crown molding in living areas & MBR
- 7 Interior Paint - living areas/BRs flat & bath walls semi-gloss (single color all walls) - semi-gloss on all trim & doors (single color) – ceiling flat (white).
 (Charge of \$200 per additional color)

E Flooring/Bath Tile/Kitchen Backsplash Tile (Allowances include tax & freight)

- 1 Flooring allowance main 1st floor living area & MBR/closets including foyer, halls, DR, FR, study & kitchen - \$3.00/SF material allowance + standard installation.
- 2 Carpet in guest bedrooms/closets/2nd story loft, \$3/SF allowance including pad & installation
- 3 Bath & laundry tile - \$3/SF material allowance + standard installation
 Tiled floors in baths & laundry
 Tiled wall surrounds (7' high) in showers & guest bath tub/showers
- 4 Shower floors - \$12/SF material allowance + standard installation
- 5 Listello bands - Master bath \$150 material allowance + standard installation
 Guest baths \$100 material allowance + standard installation per bath
- 6 Tiled backsplash in kitchen, material allowance \$400 & 40SF standard installation

F Plumbing/Bath Trim (Allowances include tax & freight)

- 1 Free standing "soaker" tub in Master Bath, \$1300 allowance
 Standard enameled steel tub/shower or shower only in guest baths per plan
- 2 Framed 1/4" glass shower door enclosures, choice of frame finish
- 3 Standard elongated 2 piece white/linen comfort height toilets or \$200/toilet allowance
- 4 Standard porcelain under mount bath sinks, choice of linen/white and oval/rectangle or \$65/sink allowance
- 5 Standard bath faucets, choice of BN or Chrome
 Master Bath - Faucet/valve allowance \$1300
 8" widespread faucets (2)
 Primary shower with standard head
 Tub filler
 Guest Baths - Faucet/valve allowance per bath \$360
 4" standard spread faucet (1)

- Powder Bath - Primary shower or tub/shower with standard head
Faucet/valve allowance \$200
8" widespread faucet (1)
- 6 Standard pull out spray SS kitchen faucet or \$250 allowance
 - 7 Standard series pull out chrome laundry faucet or \$75 allowance
 - 8 Standard 18 gauge stainless steel kitchen sink or \$200 allowance
 - 9 Standard white drop in single basin laundry sink or \$75 allowance
 - 10 Standard glass vanity mirrors in baths
 - 11 Bath accessories (TP holder, towel rack, etc.) \$150 total allowance.
 - 12 Standard electric hot water heater
 - 13 Four (4) exterior hose bibs per plan.

G Cabinets/Vanities

- 1 Choice of 4 standard wood door styles, 1/2" plywood box construction, dove tail joints in drawers, self close drawers. Choice of 2 painted or 7 stained finishes.
- 2 Kitchen 42" kitchen upper cabinets, crown molding, 2 pot/pan drawers, refrigerator trim, 1 base cabinet with stack of drawers, 2 base cabinets w/roll out shelves, balance of base cabinets standard doors with fixed shelves & light rail.
- 3 Kitchen Island per plan– with 24" deep base cabinets, cabinet base molding and rear of island wrapped with cabinet material.
- 4 Bath vanities per plan, 36" high, bank of drawers in cabinets, width permitting.
- 5 Laundry base cabinetry per plan with 48" wide x 30" high upper cabinets, no crown molding.

H Countertops

- 1 Countertop allowance for granite, quartz, wood or laminate in kitchen, laundry and baths subject to \$7,000 countertop allowance.

I Appliances

- 1 Whirlpool Gold "energy star" rated stainless steel appliance package or \$6,500.00 appliance allowance (inc tax, delivery & install).
 - 36" electric cooktop
 - Vented SS exhaust hood over cooktop.
 - 30" wall oven
 - Microwave mounted in wall cabinet.
 - 24" dishwasher
 - 25 CF refrigerator with ice/water dispenser

- 1/2 HP garbage disposal

J Electrical/Lighting

- 1 Hanging/wall mount light fixtures/fans/bulbs, subject to \$3,600 allowance (inc tax, del):

- 2 Pre-wire & install hanging/wall mounted light fixtures/fans including:
 - 1 - Foyer ceiling hanging
 - 1 – DR ceiling hanging
 - 2 - Kitchen island pendants hanging

2 – Master bath vanity (wall mount)
Guest baths/powder vanities (1 per bath, wall mount)
4 - Coach lights - (2) on garage with switch & (2) on front porch façade with switch.
Coach light on lanai adjacent to exit doors(1).
Interior fan/light outlets with wall switches in BR's, FR & Study.
2 - Exterior fan/light outlet with wall switches (1) lanai & (1) front porch.
Walk in closets, pantry, laundry & garage (2).

- 3 Under-counter LED lighting in kitchen with wall switch.
- 4 Smoke alarms per code.
- 5 Total (8) low voltage drops for phone, TV or internet.
- 6 Doorbell.
- 7 Decorative white rocker switches and face plates.
- 8 GFI exterior outlets - 4 waterproof GFI electrical outlets .
- 9 GFI outlets in garage Qty – 2
- 10 Recessed lighting: 6 – kitchen
 4 – FR
 Toilet water closets, showers, tubs per plan
 Halls & stairwell per plan.
- 11 Standard bath exhaust fans

K HVAC/Insulation

- 1 High efficiency Comfort Maker A/C package (equal to 15 seer) with vents in all living areas, bedrooms, baths, laundry room, walk-in pantry & walk-in closets.
- 2 Radiant barrier sheathing on all roof areas.
- 3 Insulation in air conditioned space - R-30 attic insulation, energy saving icynene foam filled masonry walls, R-4.1 foil batt on interior of masonry walls, R-13 batt on any exposed wood frame exterior walls.