

**EXHIBIT A-1**  
**SHEA HOMES L.L.C.**  
**NEW HOME PURCHASE AGREEMENT**  
**LISTING ADDITIONS, DELETIONS AND CHANGES**  
**TO THE "EXHIBIT A" SPECIFIED FEATURES**

**Unfinished Attic and Rough in Plumbing**  
**Specifications & Clarifications**

**FRAMING**

Subfloor.....¾" OSB, glued and screwed down to framed structure

**DOORS & WINDOWS**

Interior Doors/Type.....Fully weather stripped door between heated and non-heated space.

**INSULATION**

Batt insulation.....R-13 common vertical walls with heated space. Staped in place between studs due to no drywall in stair well.

**INTERIOR**

Ceilings:

Plate height.....9' is included, clips per plan

Ceiling frame.....Not drywall ready

Stair System

Handrails (location per plan).....Wall mount pine (located as required per plan for code)

Treads:

Closed Treads.....Unfinished stair treads & risers

**PLUMBING (Bath Rough in option only)**

Rough in only Piping:

Supply lines.....PEX (Dura-Pex cross-linked polyethylene)

Drain lines.....PVC (Poly Vinyl Chloride) lines

**ELECTRICAL**

Switches/Receptacles/Color.....White toggle switches (stair light 3-way top and bottom of stairs / attic single pull at top of stairs)

Disconnect.....Located on exterior for future condensing unit.

Subpanel.....100 amps for future expansions

Light Fixtures/Budget.....2 Keyless light fixtures (located in stairway and attic space)

Smoke Detectors.....1 Installed at top of stairs

**HVAC**

Lineset.....One located in unfinished area per plan day lighted by electrical disconnect

**Requirements to Finish Attic After Closing**

**FRAMING**.....Add frame members to clipped walls to allow for insulation

**INTERIOR**.....Install insulation, drywall, trim work, and flooring

**PLUMBING**.....Install supply and drain lines, water valves, fixtures as necessary

**ELECTRICAL**.....Additional wiring for receptacles and lighting will be required by buyer to meet code

**HVAC**.....Install all ductwork, Air-handler unit, and compressor installation