

EXHIBIT A
NEW HOME PURCHASE AGREEMENT
SPECIFICATION LEVEL
LANDINGS AT NODA – AFFORDABLE UNITS

Job No. _____

Plan No. _____

EXTERIORS

Foundation Type	Stem Wall Slab Foundation
Building Facades	LP SmartSide Siding
Soffit/Fascia	Vinyl soffit with Aluminum fascia
Mortar Mix color (brick elevations)	Gray
Roof Shingle Type	25 year 3-tab shingles
Front Stoop	Concrete stoop with brick rowlock perimeter and brick steps to grade (step width varies)
Front Porch/Stair Railing	Black painted iron railing, as required by code
Balcony	Composite decking with metal railing
Concrete Patio	(Per plan)
Landscaping:	Per the Master Plan
Garages	2-Car garage or 2-car tandem garage
Garage Entrance	Front or Rear entry (per plan)
Rain gutters	5-inch prefinished aluminum, includes downspouts and splash blocks

FRAMING

Stud	16" on center spacing
Sub floor (all heated areas except basement floors).	High performance subfloor on the first floor, 3/4" T&G OSB on the second floor, glued and mechanically fastened to framed structure
Structural Framing Inspection	Inspected by independent licensed engineer at rough stage
Weather-resistant barrier	Covering all vertical exterior sheathing
Attic access	"Attic pull down stairs" to be located on the third floor

DOORS & WINDOWS

Window/Type	Low E, Vinyl, insulated glass, fixed sash or single hung tilt sash (per plan). Color to be White.
Grids/Type	Grids between glass (GBG) (per plan)
Screens/Type	Fiberglass screens on lower sash of all operable windows (per plan)
Front Door Type	Smooth Finish Fiberglass. Belleville with vertical light
Rear Entrance Door	Per Plan
Interior Doors/Type	Riverside smooth 5 panel doors; 6'8" 1 st floor
Entrance from garage to home:	
Door	Solid core door, style to match interior doors
Steps	Brick if 2 treads or less are needed, treated wood w/ treated railing if 3 or more needed
Garage Overhead Doors	Uninsulated steel (per plan)
Garage Door Style	Standard 8x8
Door Hardware:	
Interior/Style	Level 1
Front Door	Chrome
Deadbolts	All exterior doors

INTERIOR

Interior wall and ceiling boards	Walls - 1/2" drywall, square corner bead throughout Ceilings framed 24" o.c. 1/2" drywall, or Ceilings framed 16" o.c. 1/2" drywall, per plan
Window casings	No window trim; stool and apron only; sheetrock jambs

EXHIBIT A
NEW HOME PURCHASE AGREEMENT
SPECIFICATION LEVEL
LANDINGS AT NODA – AFFORDABLE UNITS

Job No. _____

Plan No. _____

Door casings 2 ¼ inch with flush cut joints with top overhang

Ceilings:
Plate height Per plan

Garage Walls Paint ready drywall

Baseboard 3 ¼ inch Colonial
Shoe Mold Painted shoe mold hardwood floor areas (except, stained at all cabinet/floor intersections)

Insulation:

Location:	Type:	Thickness	R-Value
Exterior walls (2x4)	Insulative Friction Batts	3 1/2"	R-13
Exterior walls (2x6)	Fiberglass Batts	6 1/4"	R-19
Ceilings	Fiberglass Blown	10 1/2"	R-30
Non-Slab floors (if applicable)	Fiberglass Batts	6 1/4"	R-19
Roof	Fiberglass Batts	10 1/4"	R-30

Wall Brackets Matte black
Tread Material Boxed End Stairs with Wall to Wall Carpet
Starter Tread Boxed End with Wall to Wall Carpet

Hand Rail Half wall Oak handrail

PAINTING*

Interior/Walls Sherwin Williams "Painters Edge" flat latex paint – Level 1
Ceiling Ceiling white flat latex finish
Trim Gloss, white paint (SW extra white)

* All walls, (minus closet walls), same color, all ceilings & closet walls white, all trim white

CABINETS

Style Norwich Maple stained cabinet
-with level 1 hardware
All bath vanities His height per plan

COUNTERTOPS

Kitchen Level 1 Granite

APPLIANCES

Brand GE
Color Black

EXHIBIT A
NEW HOME PURCHASE AGREEMENT
SPECIFICATION LEVEL
LANDINGS AT NODA – AFFORDABLE UNITS

Job No. _____

Plan No. _____

Appliance package to include:

Range	Electric self-cleaning oven; smooth top
Dishwasher	Built-in
Microwave	1.6 cu. ft. over-the-range
Disposal	1/2 hp

FLOOR COVERING

Type	Vinyl
Locations	Garage Entry, Premier Bath, Secondary Full Baths and Laundry
Type	LVP
Locations	Kitchen & Powder Room
Carpet/Type	Shaw or Mohawk Industries carpet (Level 1)
Pad	8lb. 1/2" rebond
Locations	Areas other than noted above (Including walk-in-closets)

PLUMBING

Piping:	
Supply lines	PEX (Dura-Pex cross-linked polyethylene)
Drain lines	PVC (Poly Vinyl Chloride)
Premier Bath:	
Lavatory and countertops	Cultured marble counters, his height per plan
Shower	Fiberglass pan and 3-piece walls, smooth
Shower	Moen Chateau Chrome
Full Secondary Bath:	
Lavatory and countertops	Cultured Marble
# of Bowls	Per plan
Tub/Shower	Fiberglass smooth surround
Toilet	Elongated
Fixtures/Type/Finish	Moen Chateau Chrome
Powder:	
Lavatory and countertops	Pedestal sink
Toilet	Elongated
Lavatory	Moen Chateau Chrome
Kitchen:	
Sink	Big/Med bowl Stainless Steel undermounted
Faucet/Type	Moen Align Chrome
Icemaker water line	Rough plumb at refrigerator location
Water Heater	50 Gallon electric
Hose bib	One per plan

ELECTRICAL

Telephone Prewire	2 locations to be indicated at time of Design Studio Selections
CATV Prewire	3 locations to be indicated at time of Design Studio Selections
Switches/Receptacles/Color	White toggle switch
Half-Hot Receptacle	Switched half hot recpt locations per plan
Recess Fixtures/Locat./Type	White baffles, locations per plan

EXHIBIT A
NEW HOME PURCHASE AGREEMENT
SPECIFICATION LEVEL
LANDINGS AT NODA – AFFORDABLE UNITS

Job No. _____

Plan No. _____

USB Ports	3
Ceiling Fan Prewire	3 locations, ILO of standard prewires, to be indicated at time of Design Studio selections
Light Fixtures	To include a \$1,250 lighting allowance. 4 ft. fluorescent in garage per plan, LED Disks in closets & pantry per plan Recessed and keyless light fixtures per plan
Smoke Detectors	Installed in all Bedrooms and hallways outside of bedrooms.
Carbon Monoxide Detector	Per code
Alarm System	Security prewire infrastructure to support wireless security. Hardwiring is done for (1) keypad and siren.
Garage Door Opener	One opener per garage door
Remotes	Two per door
Waterproof outlet	One (location per plan)

HVAC

Heat Type	Gas furnace 80% efficient
A/C SEER	14
Number of Units	1 system zoned

SPECIALTIES

Shelving	Ventilated wire
Premier Bath Shower Enclosure	Chrome with clear glass
Mirrors	42" Plate in Premier Bath, 36" Plate in Secondary Full Baths, Octagon beveled glass in Powder
Bath Hardware	One toilet paper holder, one towel bar per bath. One toilet paper holder and towel ring per powder room - Chrome
Mailbox	Individual mail will be provided through a centralized mailbox kiosk, maintained by the HOA.
Dryer Hookup	Electric is standard, gas is optional
Color and Materials	A meeting in our Design Studio is included to allow you to appoint your home with personal color selections and interior upgrades.

ADDITIONAL PROVISION

Changes to the specified features of this "Exhibit A", if any, are listed and attached hereto as "Exhibit A-1"