

EXHIBIT A
NEW HOME PURCHASE AGREEMENT
SPECIFICATION LEVEL
PRESTIGE FEATURES

Job No. _____
Plan No. _____

EXTERIORS

Foundation Type	Masonry perimeter, crawl space with block foundation
Building Facades	Per Plan, home shall be four sides LP Siding with stone, shake, stucco and or brick accents, OR home shall be four sides brick with LP Siding, stone, shake or stucco accents.
Soffit/Fascia	Vinyl Hidden Vent soffit with aluminum fascia
Mortar Mix Color (brick elevations)	Gray
Roof Shingle Type	Architectural with a Limited Lifetime Warranty
Front Stoop	Concrete stoop with brick rowlock perimeter and brick steps to grade (step width varies)
Front Porch/Stair Railing	Wood railing (painted trim color) if required on front porch by code. Stair railing (if required by code) will match front porch railing. If no railing is on porch, stair railing (if required by code) will be black painted iron railing.
Treated Wood Deck	(Per plan) includes screw down decking and wood steps to grade

Landscaping:

Clearing	Builder will clear up to 30 feet from the back of the corners of the home (excluding any structural extensions) toward the rear property line
Grass Yards	Sod will be installed in the disturbed area of front yard up to front building corner and across to closest point on property line. Fescue seed, fertilizer and straw will be placed on areas cleared or graded during lot development or construction
Garages:	3-Car Garage
Garage Entrance:	Side entry or front and side combined per plan
Driveway:	Single drive width subject to lot conditions
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
Roof Sheathing	Radiant Barrier Roof Sheathing
Structural Framing Inspection	Inspected by independent licensed engineer at rough stage
Weather-Resistant Barrier:	Covering all vertical exterior sheathing
Attic Access	Pull down stairs per plan

DOORS & WINDOWS

Grids/Type	Grids between glass (GBG) (per plan) w/ clear on sides and rear
Screens/Type	Fiberglass screens on lower sash of all operable windows (per plan)
Window Shutters	Shutter location and material per plan
Front Door Type	Mahogany 6-panel solid door as per plan
Sidelights	Clear glass and grids per plan. Note: sidelights will be painted unless upgraded to a stained option
Rear Entrance Door	Per plan
Interior Doors/Type	Riverside smooth 5 panel doors
Door Height	100 & 150 Series - 8' 1st Floor, 6'8" 2nd Floor 200 Series - 6'8" 1st Floor, 6'8" 2nd 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	"Hillcrest" garage doors with decorative handles and hinges
Door Hardware:	
Interior/Style	Satin Nickel
Front Door	Satin Nickel
Deadbolts	All exterior doors

INTERIOR

Interior Wall and Ceiling Boards	Walls – ½" drywall, square corner bead throughout Ceilings framed 24" o.c. 5/8" drywall, or ceilings framed 16" o.c. 1/2" drywall, per plan
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INTERIOR CONT'

Window	RB-3 Cased window with stool and apron
Door Casings	RB-3 Casing
Ceilings:	
Plate Height	Per plan
Garage Walls	Finished and painted walls, ceilings, and trim, with casing around windows, and 5.25 baseboard
Coffered/Tray ceilings	Locations per plan. Crown one piece at each 90-degree angle within coffer or tray
Baseboard	First floor 7", second floor 7"
Shoe Mold	Painted shoe mold at all tile floor and hardwood floor areas (except, stained at all cabinet/floor intersections)
Crown:	
1 Piece (4.5")	Kitchen, Breakfast Room/Morning Room, Premier Bedroom and Bath, single-story Family Rm, Foyer, Powder Rm, first floor halls and coffered or tray ceilings (per plan). (No crown in vaulted or cathedral areas) - All locations and crown breaks per plan
2 Piece (4.5" w/ 4.25" base)	Living Rm, Dining Rm, two-story Family Rm, two-story Foyer, & any additional 2-story spaces on the first floor. Coffered or tray rooms as noted above. (No crown in vaulted or cathedral areas) All locations and crown breaks per plan. Coffered or tray rooms as noted above with one piece at room perimeter
Chair Rail	3.25" chair, 5" chair backer with judges paneling detail below chair rail. 100 & 150 series is 48" high, 200 series is 36" high
Locations:	Formal Dining Rm. (Trim paint for all chair and wainscoting details)

Stair System

Balusters (location per plan)	Tapered, fluted and painted
Handrails (location per plan)	Oak
Wall Brackets	Matte black
Tread Material	Oak stained ends where exposed at baluster
Starter Treads	Single or double bull-nose with decorative volutes per plan (except plans with rear
Closed Treads	Wall-to-wall carpet (per plan)
Newel Post Type	Oak
Risers	Painted risers where exposed

PAINTING*

Interior/Walls	Sherwin Williams "Builders Solution" washable grade, flat latex paint; level 2
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	Wellborn Harmony Maple Stain, Select Series. 42" uppers w/ crown in Kitchen
Premier Bath Vanities	His height per plan

COUNTERTOPS

Kitchen	Level 3 granite
Laundry	Laminate countertops per plan
Kitchen Backsplashes	Ceramic tile (Level 2)
Breakfast Room Backsplashes	Ceramic tile (Level 2) where base and upper cabinets are included
Butler Pantry	
Countertop	Level 3 granite
Backsplash	Sheetrock wall

APPLIANCES

Brand	GE
Color	Stainless Steel
Appliance Package to Include:	
Cook Top	36" Gas cooktop
Oven/Microwave	30" Built-in combination convection microwave/convection wall oven
Hood	36" overhead range hood
Dishwasher	24" built -in with hidden controls
Disposal	1/2 hp

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FLOOR COVERING

Ceramic Tile/Type	(Level 1) Premier Bath, Secondary Full Baths, Laundry and Hobby Rm, and first floor full bath converted from Powder Room
Locations	
Hardwood/Type	Crawlspace-3/8" veneer; pre-finished (Level 2) Foyer, Extended Foyer, Kitchen, Breakfast Room, Morning Room, Powder Room, Dining Room, Hall 1, Hall 3 and Mud Room
Locations	
Carpet/Type	Shaw or Mohawk Industries carpet (Level 2)
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) lines
Premier Bath:	
Lavatory and Countertops	Granite counters, his height per plan
Shower	Level 1 tile, pan size will vary with level 1 tub/shower tile surround
Tub	Drop-in soaking tub (no jets)
Toilet	Elongated
Fixtures/Type/Finish:	
Lavatory	Moen Brantford Brushed Nickel
Shower	Moen Brantford Brushed Nickel
Tub	Moen Brantford Brushed Nickel Roman tub faucet
Full Secondary Bath:	
Lavatory and Countertops	Cultured marble
# of Bowls	Per Plan
Tub/Shower	Steel tub with level 1 tile surround
Walk In Shower	Per Plan. Level 1 tile surround with level 1 tile pan
Toilet	Elongated
Fixtures/Type/Finish:	Moen Brantford Brushed Nickel
Powder Room:	
Lavatory and Countertops	Pedestal sink
Toilet	Elongated
Fixtures/Type/Finish:	
Lavatory	Moen Brantford Brushed Nickel
Kitchen:	
Sink	Big/Med bowl stainless steel undermounted
Faucet/Type	Moen Brantford Brushed Nickel pull out faucet
Icemaker Water Line	Rough plumb at refrigerator location
Water Heater	Tankless hot water heater (located in Garage) 100/150 series – Rinnai V94i Tankless hot water heater (located in Garage) 200 series – Rinnai V75i
Hose Bib	Two per plan

ELECTRICAL

	A 200amp electrical panel will be installed. Upgrades that increase the load calculation could result in a required upgrade to a 400amp panel at Buyer's expense
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
Ceiling Fan Prewire	4 locations, ILO of standard prewires, to be indicated at time of Design Studio selections

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ELECTRICAL CONT'

Home Automation:	Amazon Echo Show Ring Pro Video Doorbell Honeywell Pro Smart Thermostat (Wi-Fi connected) Garage Door Wi-Fi Connectivity Kwikset Halo Electronic Lock Eero Wi-Fi System One iDevices® wall switch - Wi-Fi enabled wall switch for front porch light CAT6 Wiring Structured Wiring Panel that includes (6) CAT6 drops, (2) RG6 drops & one Ubiquiti UniFi Switch 8 Port White Glove Service from AVS after closing (Echo Show & Ring Doorbell delivered and installed during this service)
Floodlights	2 Locations, per plan
Light Fixtures	Included lighting allowance – 150 & 100 Series: \$3,500 Finished Basement Lighting Allowance – Additional \$500 4 ft. 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 for 2 car Garage and one opener for 3rd Garage
Remotes	Three
Waterproof Outlet	One on front of home, one on back of home (location per plan)

HVAC

Heat Type	Gas furnace 90% efficient unit (crawl space location), 80% efficient unit (attic location, finished basement location)
A/C SEER	14
Number of Units	Per Plan

SPECIALTIES

Shelving:	
Bedroom Closets	Ventilated wire
Coat Closets	Ventilated wire
Pantry	Wood painted
Laundry Room	Wood painted
Premier Bath Shower Enclosure Trim	Stainless with clear glass
Mirrors	42" Plate in Premier Bath, 36" Plate in Secondary Full Baths, Octagon beveled glass in Powder
House Numbers	Cast concrete house plaque located per plan
Bath Hardware	One toilet paper holder, one towel bar per bath. One toilet paper holder & towel ring per powder room - stainless
Mailbox	Per community specifications
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

FIREPLACE

Type	Direct vent with plate glass (per plan), with gas logs
Mantel	Wood shelf with side columns
Surround and Hearth	Cashmere granite or stone surround per plan

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MISCELLANEOUS

The "Unheated Storage at Crawl Space Level" of the Amherst plan will be built to the following specifications unless upgraded by the customer to a finished space:

- The floor will a concrete slab floor
- All wood-framed walls will extend from the top of the foundation walls to the ceiling above
- T-ply panels will be applied to opposite side of wood-framed walls facing crawl space (if framing requires)
- Framed walls will be insulated
- Framed walls and ceiling will be covered by moisture-resistant drywall
- Foundation vents (if any) shall be covered
- The space will NOT have any air supply ducts or air returns
- Three GFCI protected electrical outlets will be installed. Two outlets will be on the longer interior wall and the other on the shorter interior wall. An assigned outlet is designated for homeowner supplied dehumidifier
- The room will have a keyless ceiling light and switch

ADDITIONAL PROVISION

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