

EXHIBIT A
NEW HOME PURCHASE AGREEMENT
SPECIFICATION LEVEL
TRADITION SERIES

Job No. _____

Plan No. _____

EXTERIORS

Foundation Type	Mono-slab foundation
Building Facades	Vinyl siding, double 5 Dutch lap, shingle accents (per plan). Hard coat stucco details as per plan
Soffit/Fascia	Vinyl soffit with aluminum fascia
Mortar Mix Color (brick elevations)	Gray is standard
Roof Shingle Type	25 year 3-tab shingles
Home Wrap	Wrap on all exterior walls
Front Stoop	Concrete stoop. Brick steps if required
Front Porch/Stair Railing	Wood railing (painted trim color) per plan or ,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/Concrete Patio	Mono-slab foundation: Concrete patio Crawl foundation: Treated wood deck (per plan) includes screw-down decking and wood steps to grade

Landscaping:

Clearing	The 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. The Builder will only remove any trees outside this area if they pose an immediate threat to the house. In some cases, the Builder may be required to reduce clearing limits to conform to restrictions such as tree buffers (see your Builder Representative for details)
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Driveway:

Front Entrance	Double drive width subject to lot conditions
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Rain gutters	5 inch prefinished aluminum, includes downspouts and splash blocks
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FRAMING

Stud	16" on center spacing
Subfloor (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
Attic Access	Pull down stairs as per plan

DOORS & WINDOWS

Window/Type	Low E, vinyl, insulated glass, fixed sash or single hung tilt sash (per plan)
Grids/Type	Between panes front windows (per plan) w/ clear on sides and rear
Screens/Type	Fiberglass screens on all operable windows (per plan)
Window Shutters	Shutter location and material per plan. Customer may select color from available design studio choices
Front Door Type	6-panel, smooth finish fiberglass, insulated
Rear Entrance Door	Per plan
Interior Doors/Type	2-panel smooth texture Roman top. Cutoff doors are flush 6'8" Door Height on 1st & 2nd Floor

Entrance from Garage to Home:

Door	Solid core door, style to match interior doors
Steps	Treated wood

Garage Overhead Doors	Non-insulated steel (per plan)
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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, Ceilings framed 16" o.c. 1/2" drywall
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Ceilings:

Plate Height	Per plan
Vaulted / Two Story Ceilings	Per plan

Door Casings	3.25" throughout
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Window Trim	3.25" picture framed windows with stool and apron. Sheetrock jambs
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Garage Walls	Paint-ready drywall
Baseboard	3.25" both floors

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INTERIOR CONTINUED

Crown One Piece (4.5")	1-story Dining Room and Foyer (no crown in vaulted or cathedral areas) (all locations and crown breaks per plan)
Crown Two Piece (4.5" with 4.25" base)	2-story Dining Room and 2-story Foyer (no crown in vaulted or cathedral areas) (all locations and crown breaks per plan)
Coffered Ceilings Rooms	As per plan One piece at each 90-degree angle within coffer
Chair Rail	3.25" Dining Room
Shoe Mold	Painted shoe mold at all tile floor and hardwood floor areas (except, stained at all cabinet/floor intersections)

Stair System

Balusters (location per plan)	Tapered and painted
Handrails (location per plan)	Oak
Wall Brackets	Matte black
Tread and Riser Material	Boxed end stairs with wall-to-wall carpet
Newel Post Type	Oak
Starter Tread	Boxed end with wall-to-wall carpet

PAINTING*

Interior/Walls	Sherwin Williams "Painters Edge" flat latex paint
Ceiling	White flat latex
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 Franklin Maple Stained, Select Series with level 1 hardware and wood crown. Layout varies per plan.
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Premier Bath Vanities

His height per plan

COUNTERTOPS

Kitchen	Level 1 Granite
Butler's Pantry	Per plan
Countertop	Level 1 Granite
Backsplash	Sheetrock wall

APPLIANCES

Brand	GE
Color	Stainless Steel
Appliance package to include:	
Range	Electric, self-cleaning oven, and smooth top
Dishwasher	Built-In
Disposal	1/2 hp
Microwave	1.6 cu. ft. over the range

FLOOR COVERING

Vinyl/Type	Mannington Aurora (Level 1)
Locations	Kitchen/Breakfast Rm, Laundry Rm, All Secondary Full Baths, Premier and any optional Powder Rooms
Hardwood/Type	Crawlspace-3/8" veneer pre-finished (Level 2) Mono-Slab - 3/8" veneer oak; pre-finished (Level 1)
Locations	Foyer and Powder Room
Carpet/Type	Shaw or Mohawk Industries carpet (Level 1)
Pad	6lb. 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
White Fixtures:	Toilets, pedestal sinks, tubs and shower
Premier Bath:	
Lavatory and Countertops	Cultured marble, his height per plan
Shower	Shower base per plan. Cultured marble surround 6 feet high with clear glass door w/ chrome trim
Tub	Drop-in fiberglass garden tub (no jets) - per plan
Toilet	Elongated
Fixtures/Type/Finish:	

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Lavatory	Moen Chateau Chrome
Shower	Moen Chateau Chrome with lever handles
Tub	Moen Chateau Chrome Roman Tub with lever handles
Full Secondary Bath:	
Lavatory and Countertops	Cultured marble
# of Bowls	Per plan
Tub/Shower	Fiberglass smooth surround
Toilet	Elongated
Fixtures/Type/Finish:	
Lavatory	Moen Chateau Chrome
Tub/Shower	Moen Chateau Chrome
Powder Room and/or Downstairs Full Bath*:	
Lavatory and Countertops	Pedestal sink with Powder Room, Cultured marble with full bath
Tub/Shower	Fiberglass smooth surround
Toilet	Elongated
Fixtures/Type/Finish	
Lavatory	Moen Chateau Chrome
Tub/Shower	Moen Chateau Chrome
*NOTE :If both exist in a plan, only Powder Room will receive this application; See "Full Secondary Bath" description for downstairs Full Bath specification:	
Kitchen:	
Sink	Stainless steel big/med bowl drop-in sink
Faucet/Type	Moen Integra Chrome single handle pull-out faucet
Icemaker Water Line	Rough plumb at refrigerator location
Water Heater	Tankless hot water heater (located in garage) 200/300/400 series – Rinnai V75i
Hose Bib	Two per plan

ELECTRICAL

Switches/Receptacles/Color	White toggle switch
Half-Hot Receptacle	Switched half hot recept.(one in Family Rm/Great Rm., one in Premier Bedroom)
Ceiling Fan Prewire	2 locations, ILO of standard prewires, to be indicated at time of Design Studio selections
Telephone Prewire	3 locations to be indicated at time of Design Studio selections
CATV Prewire	2 locations to be indicated at time of Design Studio selections
Floodlights	1 dual floodlight: per plan
Light Fixtures	Included Lighting Allowance: 300 Series - \$1,800 400 Series - \$1,600 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	One unit
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
Remotes	Two
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), or heat pump per plan
A/C SEER	14
Number of Units	Per Plan

SPECIALTIES

Shelving:	
Bedroom Closets	Ventilated wire
Coat Closets	Ventilated wire
Pantry	Ventilated wire
Laundry Room	Ventilated wire
Premier Bath Shower Enclosure Trim	Chrome w/ clear glass
Medicine Cabinets	Per plan
Mirrors	42" Plate in Premier Bath, 36" plate in Secondary Full Baths, Octagon beveled glass in Powder
House numbers	Satin Nickel

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Bath Hardware One toilet paper holder & one towel bar per bath. One toilet paper holder & one towel ring per Powder Room. - Mason chrome. Straight Chrome Tension-Mounted Shower Rod included in each Hall Bath with a tub/shower layout

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

Per plan

Type Vent free, includes gas logs

Surround and Hearth Cashmere granite

Mantel Decorative mantel – details per plan

ADDITIONAL PROVISION

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