

EXHIBIT A  
NEW HOME PURCHASE AGREEMENT  
SPECIFICATION LEVEL  
VINTAGE SERIES

Job No. \_\_\_\_\_

Plan No. \_\_\_\_\_

**EXTERIORS**

Foundation Type	Mono-slab 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 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 with brick rowlock perimeter and brick steps to grade (step width varies)
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	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)
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
Driveway:	
Front Entrance	Double drive width subject to lot conditions
Side or Courtyard Entrance	Single drive width subject to lot conditions
Garage Entrance	Front entrance
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
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 lower sash of all operable windows (per plan)
Window Shutters	Shutter location and material per plan.
Front Door Type	6 Panel, smooth finish fiberglass, insulated, or as per plan
Rear Entrance Door	Per plan
Interior Doors/Type	2 Panel smooth texture Roman top, cutoff doors are flush.
Door Height	100 & 150 Series - 8' 1st Floor, 6'8" 2nd Floor 200, 300 & 400 Series - 6'8" 1st Floor, 6'8" 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)
Door Hardware:	
Interior/Style	Satin Nickel
Front Door	Satin Nickel
Deadbolts	All exterior doors

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**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
Ceilings:	
Plate Height	Per plan
Window and Door Casings	3.25" throughout
Garage Walls	Paint ready drywall
Baseboard 100 Series	First floor 7", second floor 4.25"
Baseboard 200 Series	First floor 4.25", second floor 4.25"
Crown One Piece (4.5")	1 story Foyer, 1 story Living Rm, 1 story Dining Rm, 1 story Family rm (No crown in vaulted or cathedral areas) (all locations and crown breaks per plan)
Crown Two Piece (4.5" with 1.25" base)	2 story Foyer, 2 story Living Rm., 2 story Dining Rm., 2 story Family Rm (per plan) (No crown in vaulted or cathedral areas) (all locations and crown breaks per plan)
Coffered Ceilings	
Rooms	As per plan Crown one piece at each 90 degree angle within coffer
Chair Rail	3.25" chair, 5" chair backer with picture frame to create wainscoting look below (Dining Room) 100 series 48" high, 200 series 36" high
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 Material	Oak stained ends where exposed at baluster
Starter Tread	Single or double squared end per plan, (except plans with rear stair configurations)
Partial Starter Treads	Oak stained (per plan)
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
Ceiling	White flat latex
Trim	Gloss, white paint (SW extra white)

\* All walls, (minus closet walls), same color, all ceilings and 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.
Premier Bath Vanities	His height per plan

**COUNTERTOPS**

Kitchen	Level 1 granite
Kitchen Backsplashes	Ceramic tile (Level 1)
Butler 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/range smooth top
Dishwasher	Built-In
Disposal	1/2 hp
Microwave	1.6 cu. feet over the range

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**FLOOR COVERING**

Vinyl/Type	Mannington Aurora (Level 1) Laundry Room, Secondary Baths, Mud Rooms, Hobby Rooms and any optional Powder Rooms
Locations	
Hardwood/Type	Crawlspace-3/8" veneer pre-finished (Level 2) Slab – 3/8" veneer oak; pre-finished (Level 1)
Locations	Foyer, Powder Room, Kitchen/Breakfast Room or Morning Room per plan
Ceramic Tile/Type	(Level 1)
Locations	Premier Bath
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 lavatory, tubs and showers
Premier Bath:	
Lavatory and Countertops	Cultured marble, his height per plan
Shower	Shower base per plan with bench seat (per plan), Cultured marble surround 6 ft high with clear glass door w/ chrome trim
Tub	Drop-in soaking tub (no jets)
Toilet	Elongated
Fixtures/Type/Finish:	
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
Tub/Shower	Fiberglass smooth surround
Toilet	Elongated
Fixtures/Type/Finish:	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 specifications.)	
Kitchen:	
Sink	Big/Medium bowl stainless steel undermounted
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 Tankless hot water heater (located in garage) 100/150 series – Rinnai V94i
Hose Bib	Two per plan

**ELECTRICAL**

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	3 locations, ILO of standard prewires, to be indicated at time of Design Studio selections

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**ELECTRICAL CONT'**

Telephone Prewire	4 locations to be indicated at time of Design Studio selections
CATV Prewire	4 locations to be indicated at time of Design Studio selections
Floodlights	1 pair of dual floodlight: per plan
Light Fixtures	Lighting allowance included: 100 Series - \$2,500 200 Series - \$2,000 300 Series - \$1,800 400 Series - \$1,600 Finished Basement - additional \$500 4 ft. fluorescents 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 with 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
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, with attached newspaper tube
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 or ventless (per plan), with gas logs
Mantel	Wood shelf with side columns
Surround and Hearth	Cashmere granite or stone surround (per plan)

**ADDITIONAL PROVISION**

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