

**EXHIBIT A-1
NEW HOME PURCHASE AGREEMENT
LISTING ADDITIONS, DELETIONS AND CHANGES
TO THE "EXHIBIT A" SPECIFIED FEATURES
UNFINISHED BASEMENT
SPECIFICATIONS AND CLARIFICATIONS**

Job No. _____
Plan No. _____

EXTERIOR

Foundation Type: Poured Wall, step down per homesite elevation
Concrete Stoop: Concrete pad; size per plan
Deck: Per plan includes steps to grade including landings if necessary

FRAMING

Per Plan As needed per structural requirements

DOORS & WINDOWS

Interior Doors/Type: Fully weather-stripped door between heated and non-heated space
Entrance from basement Per Plan

INSULATION

Batt insulation: R-13 common vertical walls with heated space. Stapled in place between studs due to lack of drywall in stair well.

INTERIOR

Ceilings:

Plate Height: 8' 9" is included, clips per plan, duct work will encroach into unheated space
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

Electrical:

Panel: 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 switches
Light Fixtures/Budget: Keyless light fixtures per plan
Lighting Allowance: Finished Basement - Additional \$500
Smoke Detectors: 1 Installed
Sewer Pump: Receptacle for future installation of sewer pump and alarm.

Plumbing:

Per Plan: Not included in 300 & 400 series homes
Bath Rough in: Single hot and cold-water supply to bath area, tub and toilet drain lines
Holding Tank: Included for future finish

Finished Basement Specifications & Clarifications

Refer to Community Exhibit A and A-1 for finished basement specifications and clarifications.

Requirements to Finish Basement After Closing

Framing: Add frame members to clipped walls to allow for insulation; framing required at perimeter foundation walls; framing around cut work, electrical and plumbing required.

Interior: Install insulation, drywall, trim work, and flooring

Plumbing: Install supply lines and valves as necessary for each fixture, drain inlet for sink, fixtures as necessary. Sewer Pump & alarm installation.

Electrical: Additional wiring for receptacles and lighting will be required to meet code

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