

Schedule A

Clverdale *AT CRYSTAL SPRINGS II*

STANDARD FEATURES LIST Shotland Bauer, LLC

_____ from Shotland Bauer, LLC
Block _____, Lot _____ - Hardyston Township

Foundation

- Precast concrete wall panel, 4" concrete floor slab
- Interior basement unfinished

Structural Wood

- Floor joists are wood "I" beam trusses
- Sub floor is ¾" T & G
- Rafters and ceiling joists are Douglas Fir per plan
- Exterior and interior walls are 2 x 4 Douglas Fir studs

Windows

- Anderson Silverline double pane, easy maintenance, double hung windows
- Screens for all operating windows and sliding doors

Siding

- Textured clapboard side cement board
- Misc. trim to be painted
- Preselected colors for neighborhood as approved by Architectural Review Board
(earth tones)

Roof

- 30 Year fiberglass and asphalt Dimensional shingles
- Single pre-selected color for entire community

Gutters

- Pre-finished 4" aluminum gutter with 2" x 3" leaders

Insulation

- Standard to 2009 energy code
- No insulation in garage

Doors

- Front and back doors to be insulated fiberglass – one side light, one side panel
- Two (2) garage doors to be insulated steel panel (no windows)

Sheet Rock

- ½ “ Drywall throughout the home. Three coats spackle-sanded finish. Garage tape coated only - no paint
- 5/8” Fire code sheet rock where garage walls/ceiling are common with house

Interior Trim

- Doors are hollow core six panel colonial style
- Base trim is 3” colonial paint grade
- Case trim 2¼” colonial paint grade
- Closets to have one vinyl open wire shelf/hanging bar

Stairs and Rails

- Main stairs are oak treads with prime painted risers
- Rails to be oak, spindles are painted pine, same as trim
- Basement stairs and rail(s) to be pine unpainted

Heating and Air Conditioning

- One Zone forced hot air system. Two zone in Models F, GIII, GIV, HI & HII
- One Zone Central air conditioning

Master Bath

- White vinyl pan shower. Glass door with polished chrome trim
- Kohler toilet - round bowl – white
- Oversized tub by Kohler – white
- Kohler plumbing finishes in chrome
- Cultured marble vanity countertop with double basin sink – standard colors
- Ceramic tile floor, shower stall walls and tub platform
- Mirror installed full length of vanity
- One towel bar and tissue holder in polished chrome

Full Baths

- One piece acrylic tub/shower – white
- Cultured marble vanity countertop with single basin sink – standard colors
- Kohler plumbing finishes in chrome
- Kohler toilet - round bowl –white
- Mirror installed full length of vanity
- Ceramic tile floor

Powder Room – (except in CI Model)

- Kohler pedestal sink (white) with chrome Kohler faucet
- Kohler toilet - round bowl – white
- Oval mirror installed
- Ceramic tile floor

Kitchen

- Cabinetry - wide choice of finishes and styles available
- Formica counter tops with 4" backsplash
- General Electric Self-cleaning 30" gas range, dishwasher and spacemaker microwave installed over range with exhaust fan
- Single stainless steel sink with single lever chrome Kohler faucet
- Ceramic floor covering

Flooring

- Standard grade carpeting, unless otherwise noted
- Ceramic tile: foyer, master bath, main bath, powder room, kitchen and laundry room
- Standard grade carpeting unless noted otherwise

Plumbing

- 3/4" water service
- 50 gallon gas fired hot water heater
- Two hose bibbs

Laundry Room

- Washing machine hot/cold water supply and 2" waste line
- 1/2" gas supply for dryer with 4" dryer vent to outside
- Ceramic tile floor

Fireplace

- 36" Gas fireplace
- Ceramic tile surround and hearth

Electric

- 200 AMP electrical service
- All copper wiring for 30 AMP or lower circuit
- Standard receptacles and switches throughout house; pull chains in basement
- GFIC interior outlets as required by code
- Two exterior GFIC outlets (front and back)
- Smoke and carbon monoxide detectors as required by code

Light Fixtures - Allowance of \$1,300 - Homeowner Supplies

Exterior

- One fixture per door to exterior
- Garage - one or two wall mounted fixtures, depending on model

Interior

- One vanity light over each sink in bathrooms
- Light fixtures in all hallways, foyer, walk-in closets, stairs, laundry room, kitchen and other areas as required by code
- Ten high hat light fixtures allowed
- One high hat for front porch

Interior Painting

- Walls and ceilings will be painted one color with flat latex paint
- Doors and trims will be painted with latex semi gloss same color as walls and ceiling

TV and Telephone

- Two telephone outlets
- Two cable TV outlets

Exterior Wood Deck

- Weather and insect treated southern yellow pine
- One set of steps to grade

Landscaping

- All disturbed areas will be sod, seeded or mulched
- Sprinkler system to be installed in front yard
- Shrubs and tree planting in front yard
- Porch to be concrete, brush finished
- Driveway to be asphalt paved
- Paver front walkway

Utilities

- Underground services for electric, telephone and television
- Sewer and water to be connected to Hardyston Township Municipal Utilities Authority
- Natural gas supplied by Elizabethtown Gas Company
- Electric supplied by GPU Energy

These standard features will be incorporated in your home, unless superseded by your contract and/or written and executed upgraded selections.

Builder reserves the right to make changes to these standard features with equal or better materials/systems or if required by code

05/09/12