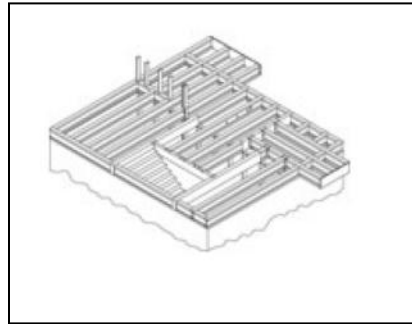


Lincoln Park Phase 3 & 4 MARKET Home Construction Specifications

9.29.2017

FOUNDATION

- o Poured in place Concrete
- o Shallow Frost Protected Design IRC 2012 R403.1.4



FRAMING

- o Engineered I-joist Floor system
- o 3/4" OSB Sub floor glued and nailed
- o 2" x 6" Exterior walls 24" OC
- o 2" x 4" Interior walls 16" OC
- o Pre-fabricated roof truss system
- o 5/8" roof sheeting
- o Corner duplex and garage attic and garage loft flooring: 5/8" CDX plywood

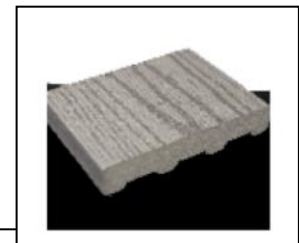
EXTERIOR FINISH

- o Fiber cement siding smooth
- o Smooth 5/4" fascia exterior composite trim
- o Corners: Smooth 5/4 x 4" (or 6")
- o Soffit: Fiber cement panel vented
- o Exterior colors predetermined by Architects.



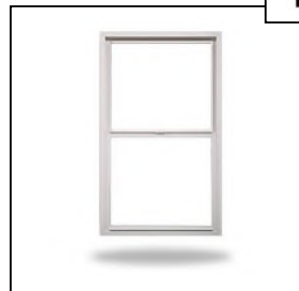
PORCHES

- o Treated lumber deck joists
- o Composite decking with wood grain finish
- o Exposed rafters and framing clips
- o Smooth fir porch posts
- o Gutters over walkways where necessary



INSULATION: EStar 3.1 Compliant

- o Foundation insulated to R22
- o R-23 Blown in Batten fiberglass exterior walls
- o R-49 Fiberglass Batts or loose fill in flat top level ceilings
- o Unconditioned Attic Space



CONDITIONED CRAWLSPACE

- o 2" Closed cell foam sprayed in crawl space box sill
- o Sealed Vapor Barrier over exposed earth
- o Roughed for Radon Mitigation: vent pipe to exterior installed
- o R11 draped curtain insulation on foundation wall
- o Adjustable operating environmental fan
- o Heat register in crawlspace

STANDARD DOUBLE GARAGES

o Includes Two (2) Garage openers and transmitters. Keypads are sold separately.

ADDITIONAL GARAGE OPTIONS ARE AVAILABLE

The finished Garage Bonus Shell and Carriage House interiors will be **finished at the Standard Deed Restricted interior finish level**. See Lincoln Park Standard Construction Specification and plans. Upgrades available.

WINDOWS

o Vinyl frame low E glass, mostly single hung



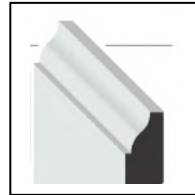
DRYWALL

o Hand textured, square corner

o Den Shield tub & shower surrounds

FINISH CARPENTRY

- o Colonist 6 panel smooth hollow core doors
- o Ultra Lite WM623 profile baseboard and door jamb casing
- o Ultra Lite window sill w/ WM623 apron
- o Ultra Lite 1" x 4" door headers with parting stop
- o Clear fir handrail
- o American Stairways Model 444 (250 lb capacity) drop-down ladders to attic storage areas and loft in garages.
- o Ultra Lite stair skirt
- o MDF bench with coat hooks, where specified
- o Single shelf and rod closet shelving
- o Ultra Lite jambs and fully trimmed Bifold doors



HARDWARE

- o Lever series with satin nickel, bright chrome, satin chrome and aged bronze finish options
 - o Door hinges to match



- o 24" towel bars with matching paper holder in each bath: polished chrome
- o Medicine cabinets: Frameless w/mirrored beveled edge door
- o Frameless mirrors



CABINETS:
MasterCraft Lancaster Maple

Available finishes...



Natural



Honey



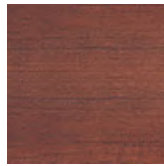
Oatmeal



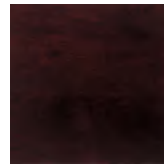
Suede



Toffee



Burgundy



Merlot



Java

Painted Linen and Icing White, Smoke and Accents finishes are upgrades.



Option #2
Mastercraft Concord Maple



Available finishes...



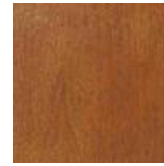
Natural



Honey



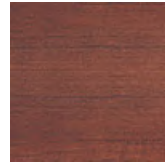
Oatmeal



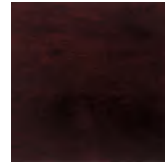
Suede



Toffee



Burgundy



Merlot



Java

Maple with Honey Finish

Painted Linen and Icing White, Smoke and Accents finishes are upgrades.



COUNTERTOPS:

Precision Homes: Group 1 Quartz – In Kitchen only.

Quartz slabs are a beautiful, yet low maintenance surface, which is perfect for high traffic areas in your home's kitchen and bathrooms. Quartz surfaces are a blend of nature and technology, resulting in easy care and color consistency. Iced White Polished, Dark Gray in photo. Also available Pure White, Sparking White and Cement.



FORMICA – Bathrooms

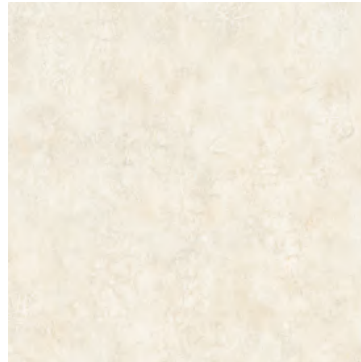
Formica / Laminate counter tops (square edge) (additional options available)



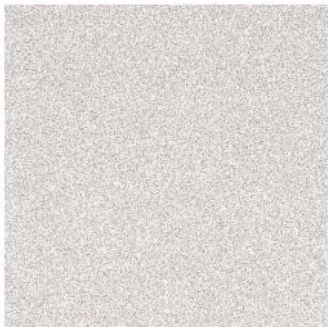
Rustic Slate 4888-38



Neutral Twill 8826-58



Fresco 4207-60



Folkstone Grafixs 507-58



Endless Smoke 6611-58



Mineral Jet 3450-58



Charcoal Boomerang 6942-58



Sarum Twill 827-58



Elemental Stone 8831-58



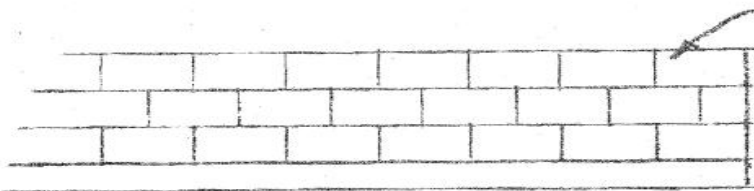
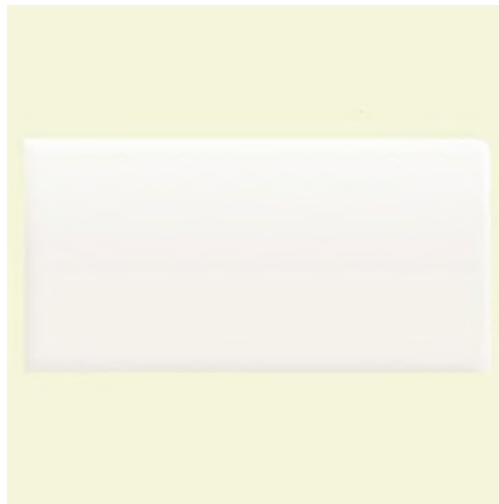
Earthen Twill 8828-58



White Drops 8824-58

Tile Backsplash in Kitchen

3 x 6 Subway Tile, 3 Rows
Daltile Artic White or Almond



3x6 TILE IN RUNNING
BOND PATTERN W/
BULLNOSE @ TOP & SIDES
AS REQUIRED
TO COUNTERTOP

BACKSPLASH FOR KITCHENS

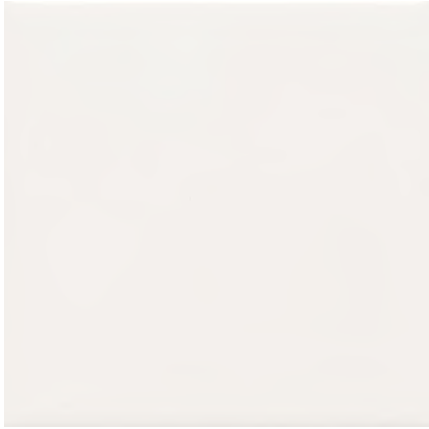
Bathroom Sink Backsplash

4x4 tile with a 2" bullnose / Artic White Matte or Almond Matte

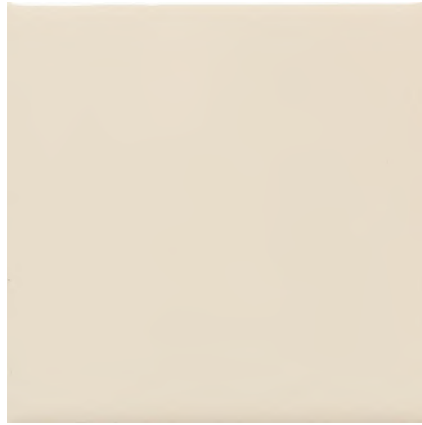


WALL TILE

6" x 6" tile tub surrounds Dal Tile Artic White Matte or Almond Matte



Artic White Matte



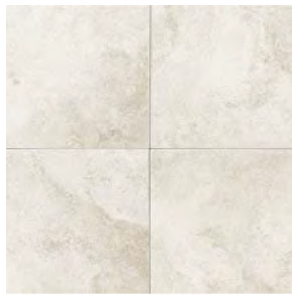
Almond Matte

FLOOR TILE - Tile in bath floors, laundry, mechanical & entry and mudroom.

DALTILE Sandalo, Salerno, Esta Villa or Severino series, or equivalent (Additional colors available)



Sandalo Raffia Noce



Salerno Grigio Perla



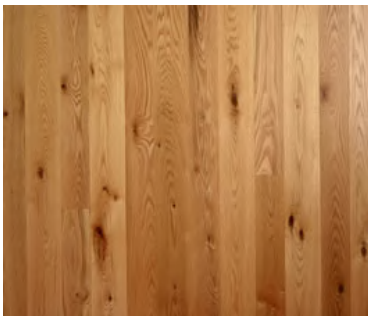
Esta Villa Cottage Brown



Severino Vento Breeze

Floor Grout: sanded, choice of colors.

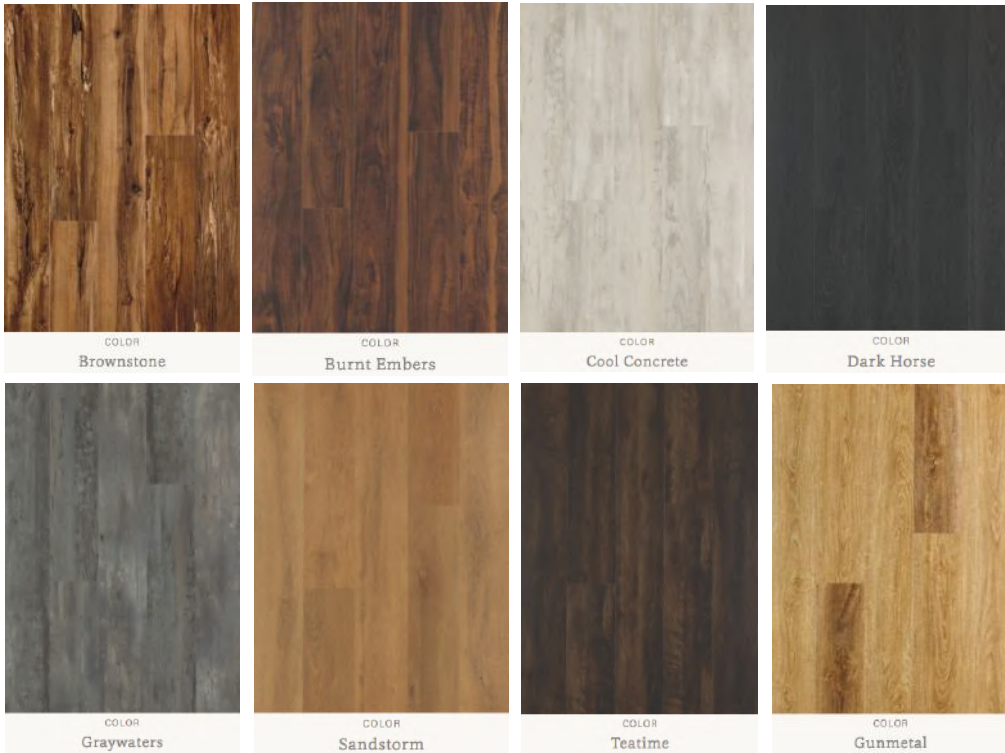
FLOORING



Option #1 Red Oak finished with PolyUrethane sealer (matte finish) in Dining & Kitchen & Living areas

Option #2 FLOORING – MOHAWK Relevance and Variations Laminate Flooring

“Relevance”



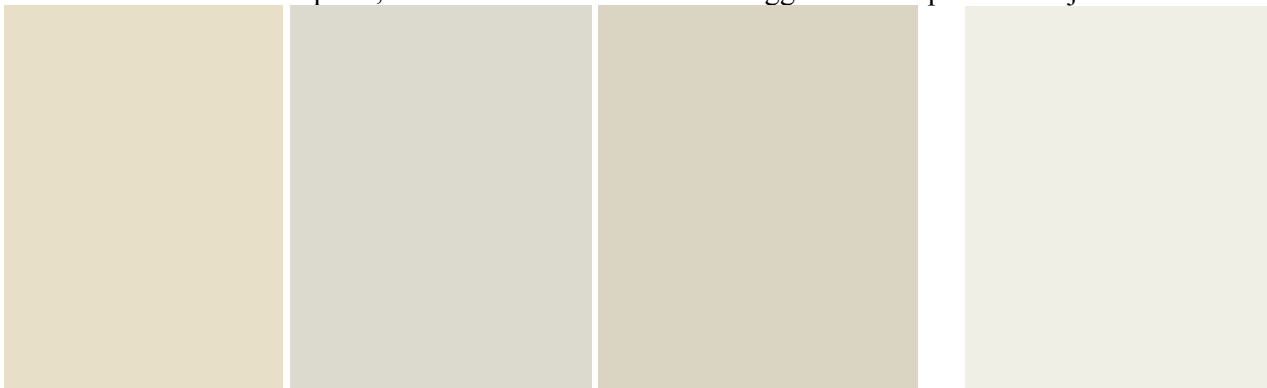
“Variations”



PAINT

Exterior Body & Trim: Solid base latex stain, Sherwin Williams, Woodscape

Interior Walls: Flat latex paint; Interior Trim & Woodwork: Eggshell latex paint – Benjamin Moore Colors



Natural Wicker 950

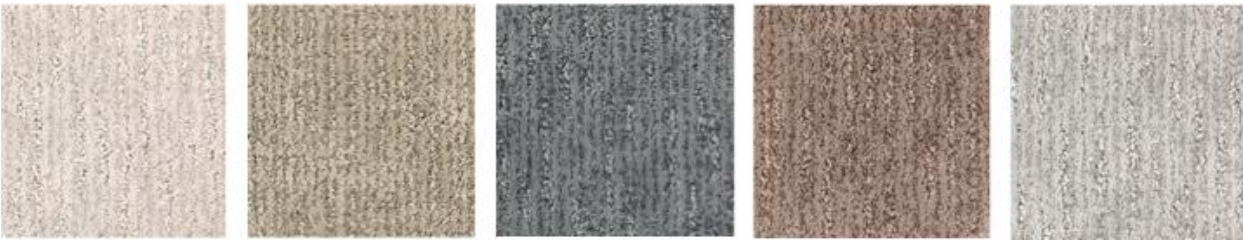
Light Pewter 1464

Edgecomb Grey HC-173

Dove White 17 – Interior Trim/Woodwork

CARPET

Mohawk Carpet – Sculptured Touch



PLUMBING

- o PEX Water piping
- o White china lavs
- o Stainless steel self-rimming double bowl kitchen sink (8" deep)
- o Single lever chrome faucets
- o Elongated bowl toilets
- o White porcelain on steel bath tubs



HEATING

- o Hydronic baseboard heat
- o High efficiency boiler, wall hung
- o 2-5 # zones per house
- o Electronic Digital thermostats
- o One Lutron Caseta Thermostat
- o Indirect Fired Water Heater – 40 gallons



EXTERIOR DOORS

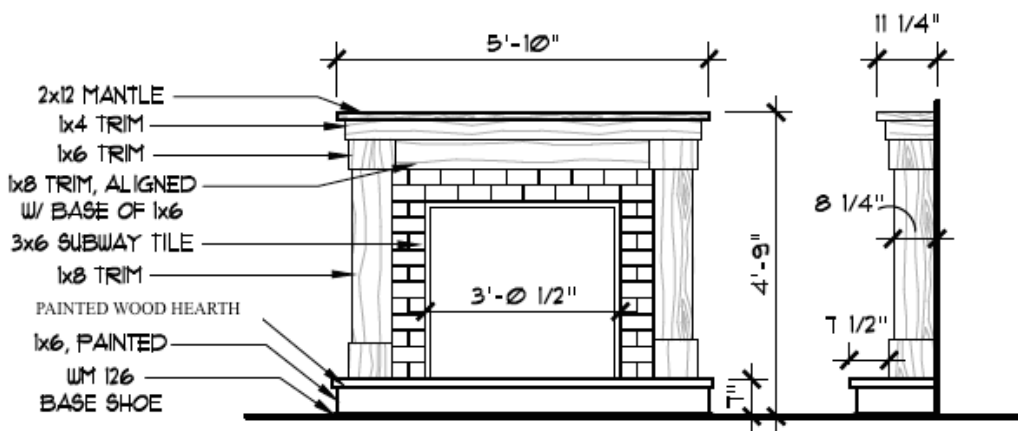
- o Fiberglass exterior door system:

ELECTRICAL

- o 150 amp electrical service
- o white toggle switches
- o Door bell
- o Dining room chandelier
- o Under cabinet lights in kitchen
- o Switched crawl space light
- o Cat 5 network wire
- o RG 6 Coaxial TV wire
- o Whole house ventilation fan
- o Nuvo amplifier and 2 built in speakers
- o One Nest Smoke Detector
- o Lutron Caseta Lighting – 1 Zone
- o One USB Port in Kitchen



Fireplace (If available per plan)



WOOD WRAP WINDOW TRIM



Kichler Lighting Specifications

DINING ROOM CHANDELIER OPTIONS



Kichler 1748NI
Nickel
22"W x 16.25"H
(5) 100 W



Kichler 3349NI
Nickel
15"W x 15"H
(1) 150W

WALL SCONCE



Minka 342-84
Brushed Nickel
6 1/2"W x 10" x 4" ext
(1) 100W

KITCHEN PENDANT



Kichler 3345
Nickel
4.75"W x 13.75" H
(1) 100W

BATH VANITY (per plan)



Kichler 5447NI
14.75"W x 8.75" H x 5.5" ext
Nickel
(2) 100W



Kichler 5448NI
23"Wx8.75"H x 5.5 ext
Nickel
(3) 100W

Market Homes Standard Appliances

*Models maybe substituted or replaced with equivalent if model below is unavailable or discontinued.

Refrigerator - GSE25ESHSS GE 24.7 cu ft SxS Refer E-Star - 36" W'

Range - JB650SFSS GE Radiant Range

Dishwasher - GDT545PPSJSS GE Tall Tub Dishwasher E-Star

Microwave / Hood Vent - JVM6172SFSS GE Over the Range Microwave

(photos below)



NOTE: THESE SPECIFICATIONS ARE ONLY MEANT TO BE REPRESENTATIVE OF THE MATERIALS TO BE USED IN CONSTRUCTION OF THE RESIDENCES. THE SELLER RESERVES THE RIGHT TO MAKE CHANGES TO MATERIALS AND FINISHES.