

## PRE-SALE COUNTER OFFER

This is a counter offer to the Purchase & Sale Agreement concerning the property located at [Click here to enter text.](#) made by, [Click here to enter text.](#), Buyer(s) dated [Click here to enter a date.](#), the following counter offer is submitted:

1. Purchase price to be [Click here to enter text.](#)
  - A) Purchase price to include:
    - i. [Click here to enter text.](#) floor plan as built with [Choose an item.](#) foundation and [Click here to enter text.](#) garage.
    - ii. Options/Changes listed below:
    - iii. Any options or additional changes added to said Property at the pre-construction meeting will be added to the final sales price.
    - iv. Pre-construction process will take approximately 4-6 weeks from mutual acceptance to start of construction. Homeowner Orientation date to be approximately [Click here to enter text.](#) days from the start of construction. Close date to be 7-10 days following the Homeowner Orientation date.
    - v. Note: Except for the options and additional changes listed above, the home will be built according to the standard specifications, referenced in Exhibit 4 (and Exhibit 4a if applicable).
2. Seller to pay up to but not to exceed [Click here to enter text.](#) of Buyer's closing costs and pre-pays including VA non allowables for VA loans.
3. Upon acceptance of this counter offer, Buyer(s) agrees to release [Click here to enter text.](#) as a deposit to Seller (generally, 2% of base price, lot premium and structural options). Seller will require additional non-refundable funds based on the options selected in the home. This amount then becomes **non-refundable**, and upon receipt Seller will remove subject Property from the market. Buyer(s) acknowledges that contingencies only release the Buyer(s) from the performance of purchasing the home. Non-refundable funds are at the sole discretion of the Seller, regardless of contingencies on the transaction.
4. Pre-Construction Meeting to be scheduled and completed within 3 weeks of the Seller's acceptance of the counter offer. Upon signing the Detail of Addendum, the Buyer(s) agrees to release an additional deposit 50% of all designer options or an additional 2% of the total purchase price, whichever is greater, which becomes non-refundable. Deposit amounts will generally follow these guidelines; however, Seller reserves the right to adjust these amounts on a case by case basis. All non-refundable funds released to Seller will be credited to Buyer(s) at closing. If any required selections have not been made 7 days from receiving the Detail of Addendum, Seller may terminate the agreement and all deposits will be forfeited by the Buyer(s).
5. Buyer(s) agrees to return the signed Detail of Addendum within 7 calendar days from receiving the Detail of Addendum. With the exception of the Detail of Addendum, all additional addendums/changes/additions will be charged a \$500 change fee to the Buyer(s) and Buyer(s) will release 100% of the option and additional changes amounts to the Seller as additional non-

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

refundable funds, as well as resulting in a later closing date. No changes/additions will be allowed 45 calendar days after the Pre-Construction Meeting.

6. If Buyer(s) elects to add any or all of their closing costs and pre-pays into their loan and Seller agrees to pay them up front, it is understood and agreed by both parties that, if at the time of closing the actual closing costs are lower than the upfront estimated costs, the Buyer(s) will not necessarily receive any credit or compensation for the difference. Commissions based on final sales price minus Buyer's closing costs, if included in sales price.
7. Closing Company to be **Click here to enter text.** Title to be handled by **Click here to enter text.** Seller will be responsible for opening title and escrow. Seller to release final keys to Buyer(s) after confirmation by the Closing Company that this transaction has been funded and recorded under the Buyer(s) name.
8. Buyer(s) will receive the RWC Warranty sample booklet within two weeks of closing. A copy of the booklet is available, upon request.
9. Buyer(s) agrees to review and sign the following exhibit / form attachments, which then become part of this agreement: Exhibit 1, 2, 3, 4, (Exhibit 4a, if applicable), Seller's Property Condition Disclosure Form or Seller's Disclosure Statement, and Exhibit A (Washington only). Buyer(s) agrees to review, sign and return these forms to the listing agent along with this counter offer.
10. Buyer(s) acknowledges Homeowners Association dues of **Click here to enter text.** per month, and Buyer(s) will be charged a **Click here to enter text.** Homeowners Association setup fee at closing. Homeowners Association dues are subject to change without notice to the Buyer(s). Information regarding the Homeowners Association is available at **Choose an item.** or contact the Homeowners Association for an information notebook (available, upon request, for a fee).
11. This counter offer will be considered the ruling document of the Purchase and Sale Agreement and all current and future attachments, exhibits, and addenda.
12. Seller's official name is **Choose an item.**
13. Buyer(s) understands that **Choose an item.** is entitled to volume rates for title and closing fees. Buyer's portion of full title fees and the Buyer's portion of full closing fees will be charged to the Buyer(s) at the time of closing.
14. Seller agrees to purchase Standard Form Owner's Policy of Title Insurance for the Buyer(s). Seller hereby discloses that no Homeowner's Policy of Title Insurance, Extended Coverage Title Insurance or any upgraded policy is included in this transaction.
15. Seller or Seller's representative must be present at the time of home appraisal.
16. This agreement and any rights or interests created herein may not be sold, transferred or otherwise assigned.
17. Acceptance shall not be effective until a copy of this Counter Offer, dated and signed by Buyer(s), is received by **Choose an item.**, the agent of the Seller and receipt is acknowledged by Seller's signature below.

**OTHER TERMS: All other terms to remain the same.**

**EXPIRATION:** This Counter Offer shall expire unless written acceptance is delivered to Seller or his/her Agent on or before **Click here to enter a date.**

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

Seller\_\_\_\_\_ Dated\_\_\_\_\_ Time\_\_\_\_\_

The Undersigned Buyer(s) accepts the above Counter offer.

Buyer\_\_\_\_\_ Dated\_\_\_\_\_ Time\_\_\_\_\_

Buyer\_\_\_\_\_ Dated\_\_\_\_\_ Time\_\_\_\_\_

Buyer's Email Address: **Click here to enter text.**

Buyer's Phone Number: **Click here to enter text.**

Receipt of acceptance is acknowledged.

Seller\_\_\_\_\_ Dated\_\_\_\_\_ Time\_\_\_\_\_

EXAMPLE

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

## EXHIBIT 1

### NEW HOME BUYER PROCESS AND PURCHASE AGREEMENT ADDENDUM

Attached to and made part of Purchase and Sale Agreement dated [Click here to enter a date.](#) between [Choose an item.](#) and Buyer(s) [Click here to enter text.](#), for the purchase of [Click here to enter text.](#), Lot [Click here to enter text.](#), Block [Click here to enter text.](#), [Click here to enter text.](#) [Click here to enter text.](#) Addition, the Buyer(s) acknowledges, understands and agrees to the following home buying process:

#### A. Purchase Price and Deposits

1. Once the Buyer(s) and Seller have mutually agreed to and signed all MLS and builder forms, a Pre-Construction Meeting is scheduled within 14 days of mutual acceptance. **(Note: A Pre-Construction Meeting is only required on presale homes).**
2. Home construction will typically begin within three weeks following Seller's receipt of the signed Detail of Addendum and additional non-refundable funds, if necessary (varies due to resource availability and weather).
3. As the completion date of the home approaches, a Homeowner Orientation Meeting and Close Date will be communicated to Buyer(s) and/or Buyer's agent. The Homeowner Orientation Meeting gives the Seller a chance to answer any customer service policies and Home Protection Plan questions the Buyer(s) may have, and give the Buyer(s) an orientation of his/her/their new home.
4. Buyer(s) is aware that Seller will do everything possible to meet the agreed upon Closing Date. However, due to limited supply of quality contractors and varying weather conditions out of the control of the Seller, a floating closing date will be supplied. The Closing Date is variable due to the above mentioned circumstances but not limited to the above uncontrolled issues.
  - i. Any completion and closing dates quoted in writing by the Seller are reasonable and accurate within the Seller's experience and normal course of business.
  - ii. The purchaser's sole remedy if Seller is unable to meet a reasonable closing date due to circumstances beyond the Seller's control shall be termination of the agreement. However, all non-refundable funds received by Seller up to this point may be retained by the Seller. Under no circumstances shall the Seller be liable to the purchaser for any incidental or consequential damages, including but not limited to items such as; temporary lodging, moving or storage expenses, interest rate lock extensions, etc.
5. Once the Buyer(s) has signed the closing documents and the Deed of Trust has been recorded, the Buyer(s) will receive the keys to their home. Buyer(s) acknowledges that Seller will not, for any reason, allow early possession of the home before the Deed of Trust has been recorded.
6. Some items associated with Buyer's new home are out of the Seller's and its agent's control. Although Seller's information is deemed reliable, Seller and its agents do not guarantee the accuracy of the lot size, the location of property corners, boundary lines, school boundaries, square footage of the home, plat improvements, amenities located within the plat in which the property is located or any surrounding area. The Seller and its agents make no representation regarding tax or legal consequences or Buyer's financing ability. There is a possibility that

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

radon and mold can occur in any structure and in any area. Buyer(s) is advised to verify these matters independently.

7. Seller is continually involved in product improvement. As a result, conceptual designs and planning for the master planned community, floor plans, elevations and specifications may change.
8. Buyer(s) agrees that he/she/they will not visit the jobsite without an appointment approved by the Seller. The Seller's main concern is the Buyer(s) safety. If you would like to visit the jobsite, please contact us for an appointment.
9. Buyer(s) agrees that he/she/they will not inhabit the unfinished area of his/her/their home until the unfinished area is finished. Inhabiting the unfinished space may cause moisture and mold growth and does void the Warranty that pertains to the unfinished space and any collateral issues it may cause under the 12 month builder warranty program. Buyer(s) is aware that if any persons or animals do inhabit any unfinished area of the home, Seller will not be held liable for any issues that may arise from this.
10. Buyer(s) acknowledges that certain easements exist for the Property that he/she/they is/are purchasing. Easements might include, but are not limited to, utility, fence, yard grade and architectural review.
11. Buyer(s) acknowledges that the appraised value of the Property (or the amount of any loan) may not increase in direct proportion to the price increase attributable to the addition of some options, upgrades or premiums. If the appraised value of the Property (or amount of any loan) does not correspondingly increase, Buyer(s) will be responsible for payment of any shortfall in cash. Payment shall be credited against the total purchase price.

**B. Buyer(s) Option/Improvements Selections.**

1. Garage Location/Plan Orientation. Buyer(s) acknowledges that the home may be built in reverse of the floor plan shown in the brochure. Seller reserves the right to determine the location, configuration and orientation (including garage location-right or left) of the home upon the lot. Seller makes no representation as to the location of utility lines, boxes or structure, fire hydrants, cluster mailboxes, if applicable, light poles, storm drainage pipes and/or other neighborhood structures or improvements. Buyer(s) acknowledges that the lot may have all or some of such items.
2. Buyer(s) agrees that he/she/they will not directly ask any of the sub-contractors to do anything on your home. All changes MUST be in writing and must come through the office of the Seller

**C. Warrant.**

1. Seller warrants the home against defects in workmanship and materials in accordance with the Home Protection/Warranty Plan, which is incorporated herein by this reference and is offered for 12 months or until the sale of the home to a 2<sup>nd</sup> buyer, whichever is sooner. (The "Home Protection/Warranty Plan").
2. At or after closing, Seller will deliver to Buyer(s) the actual warranties for the consumer products in the home to the extent such warranties exist. The term "Consumer Products" means all appliances, pieces of equipment, or other items installed in the home that are consumer products for purposes of the Magnuson-Moss Warranty Act (15 U.S.C. Section

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

2301, et. Seq.). See the Home Protection/Warranty plan. Any rights that inure to a homeowner under a manufacturer's warranty are the obligation of the manufacturer. Seller does not assume any obligation of the manufacturer resulting from a manufacturer's warranty. Seller shall not be liable for any damage to a consumer product or for any damage caused by a consumer product installed at the home. If consumer product malfunctions, or is the otherwise defective, Buyer(s) agrees to follow the procedures in the applicable manufacturer's warranty documents.

3. Even though the home is warranted against defects as set forth above, Buyer(s) agrees that it is Buyer's sole responsibility to perform routine general maintenance and upkeep on the home. Buyer's failure to maintain the home will impact Buyer's rights and coverage under the Home Protection/Warranty Plan.

**D. Mold Disclaimer.**

1. To prevent mold growth in the home, the homeowner must take certain steps to properly manage and maintain the property. Seller has taken steps to prevent water penetration and moisture accumulation in the Buyer's home. Buyer(s) acknowledges that issues can arise in the course of building a home that could result in water or moisture accumulation or penetration.
2. Seller shall not be responsible for any damages, liabilities, claims or losses incurred by Buyer(s) arising out of or relating to mold or any other fungus or agent, whether or not associated with alleged defects in construction.

The Buyer(s) hereby acknowledges that he/she/they has/have read and understand the above notice and disclaimer and agrees to the provisions contained herein. If Buyer(s) has any questions or concerns regarding this document, Buyer(s) is advised to seek legal advice. In the event that Buyer(s) brings an action against Seller contrary to the above, Buyer(s) shall be responsible for all Seller's reasonable attorney's fees and costs, including expert's fees and that any such action shall be in the venue of the County where the Property is located.

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

## EXHIBIT 2

### ADDENDUM TO PURCHASE AND SALE AGREEMENT

#### (OWNER-OCCUPANCY AND NON-SPECULATION)

Seller: **Choose an item.**

Purchaser: **Click here to enter text.**

Property: Lot **Click here to enter text.** Block **Click here to enter text.**

Project: **Click here to enter text.**

Addition: **Click here to enter text.**

Date: **Click here to enter a date.**

This Addendum is attached to and part of the Agreement between **Choose an item.** and the above Purchaser, **Click here to enter text.**, for the purchase and sale of the referenced Property (the “Agreement”), and is incorporated into the Agreement as a material part thereof.

The Purchaser hereby warrants and represents that its intent in the purchase of the Property is to reside in the Property as a personal residence. The Purchaser is not purchasing the Property for rental purposes or for early resale or speculation in order to take advantage of short-term appreciation in the value.

The Seller has determined that purchase of homes in this Project for rental purposes, or for early resale or speculation purposes, would be detrimental to the establishment of a neighborhood culture, and therefore wishes to confirm that its Purchasers will personally be living in the Project. The Purchaser therefore is making the above warranty and representation in furtherance of the goal. The Seller recognizes that situations arise out of the Purchaser’s control, and will make exceptions on a case by case basis. The Purchaser is required to contact the Seller for an exception to be considered.

In order to discourage the use of the Property as a rental property, and to discourage early resale and speculation, the parties hereby agree that the following provision shall be included in the Deed of Conveyance of the Property from the Seller to the Purchaser under this Agreement:

“Reserving unto the Grantor the right to repurchase the above Property from the Grantee or its successor, according to the following terms and conditions, which shall apply if the Property shall be rented to a third party tenant, placed on the market for sale (advertises or otherwise made available for sale), sold, or otherwise transferred (except to a brother, sister, parent, or child of the Purchaser) within one year from the date of recordation of this Deed:

“1. The Grantee shall provide written notice to the Grantor of its intent to rent the Property to a tenant, to place the Property on the market for sale, or to otherwise convey the Property, which rental, placement on the market for sale, or sale is to take place within one year from the date of recordation of this Deed. The Grantor hereunder shall then have 60

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

days from receipt of such notice in which to elect, in writing, to repurchase the Property pursuant to this reservation. If the Grantee hereunder shall not provide such notice of its intent, then the time for exercise of the right reserved to the Grantor shall run from the time the Grantor hereunder shall first learn of the rental of the Property to a tenant, placement of the Property on the market for sale, or of the sale or other conveyance of the Property. The Grantor's rights under this reservation shall likewise be binding upon any person acquiring the Property from the Grantee herein, regardless of compliance with the terms of this reservation with respect to any earlier rental or sale transaction.

"2. If the Grantor herein shall exercise its option to repurchase, the closing shall occur within 30 days of such election, according to the terms of the agreement under which the Grantee originally acquired the Property from the Grantor (substitution the Grantee herein for the Seller, and substituting the Grantor herein for the Purchaser in such agreement), excluding however, the terms of this reservation and any terms relating to the price and financing. Title shall be in the condition as condition as conveyed to the Grantee as of the date of the recordation of this Deed, with any money encumbrances and any costs of placing title in such condition being paid at the sole expense of the Grantee at the closing.

"3. The price for the repurchase shall be the same price paid by the Grantee hereunder, plus an actual costs expended by the Grantee hereunder for the direct improvement of the Property (which can be reasonably verified by the Grantor hereunder in connection with the original sale, and an additional 5% of the original sales price, for administrative costs. Taxes and other items of income and expense relating to the Property shall be prorated to the closing date. The purchase price shall be paid in cash at the closing.

"4. The rights and obligations set forth in the reservation shall be biding upon and inure to the benefit of the Grantor and Grantee here under, and their successors and assign with respect to the Property.

"5. Notwithstanding the foregoing, this reservation shall not apply to the sale, rental, or other disposition of the Property by; (a) any bona fide lender who shall have acquired title by foreclosure or deed in lieu of foreclosure; of (b) any third party who shall have acquired title from any such lender."

The Purchaser acknowledges that the Seller has made no representation or warranty with respect to the Seller's requiring or obtaining the execution of a similar Addendum by buyers of other properties within the Project, or with respect to the enforcement or enforceability of rights reserved under any such similar Addendum. Therefore, in completing the purchase hereunder, the Purchaser is not relying upon any guaranty by the Seller that any particular homes within the Project shall be owner-occupied.

EXECUTED AND EFFECTIVE as of the date first above written.

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_



### EXHIBIT 3

## WARRANTY ADDENDUM TO PURCHASE AND SALE AGREEMENT

### HOME PROTECTION PLAN

The following is part of the Purchase and Sale Agreement dated **Click here to enter a date.** between **Click here to enter text.** (“Buyer(s)”) and **Choose an item.** (“Seller”) concerning **Click here to enter text.** (“The Property”). Seller will correct any deficiencies or incomplete items in your home as noted during your Homeowner’s Walk-Through Orientation. Seller will make every effort to complete these corrections prior to your move-in; however, due to circumstances beyond Seller’s control (quick closing, material orders, weather, etc.), some items may take longer than others to be corrected.

1. Many of the finished surfaces/items in your new home can be easily damaged during your move-in. Consequently, Seller will not be responsible for any damage to the following not noted at the time of your homeowner’s walk-through orientation:

Glass and Mirrors	Appliances	Counter Tops	Doors and Trim
Screens	Carpeting	Plumbing Fixtures	Sinks, Tubs and Showers
Electrical Fixtures	Cabinets	Drywall and Paint	Vinyl, Wood and Ceramic Flooring

2. Plumbing drains are tested for proper operation before occupancy. Any stoppage undiscovered by testing will not be our responsibility unless reported to us in writing with 15 days after you take possession of your home. If you call for a service call and the plumber deems that the blockage or defect was caused by the homeowner, the plumber will charge the standard service charge amount for the call, as if calling Rotor Rooter.
3. Seller will correct any defect in the structural components of your home due to faulty materials or workmanship of which Seller receives **written notice** during the one year period following the date of the Homeowner’s Walk-Through Orientation. This applies only to the structural components of your home. You must notify Seller in writing of the defect within a reasonable amount of time following its discovery and our sole responsibility hereunder shall be to repair or replace the defective components or materials and restore your home to a sound structural condition. Please note – This is NOT a one year maintenance program. As a homeowner, you will need to do many miscellaneous repairs including painting, caulking and grout upkeep, door adjustments, weather stripping, etc., commonly associated with homeownership. No repairs will be made to wallpaper or custom painted areas.
4. The provisions of this Home Protection Plan only extend to items and structures installed in the home originally by the builder and automatically terminate any warranty to any item or structure that has been altered, adjusted or added to after close of home.
5. The provisions of this the Home Protection Plan only extend to the original Buyer(s) of each home and automatically terminate when the original Buyer(s) ceases to occupy the home or upon the

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

expiration of one year, whichever occurs first. Seller will have no responsibility to correct any defects that occur beyond the initial one-year term.

6. The foregoing fully sets forth the responsibility of Seller. Seller provides no warranties as to any appliances, fixtures, carpeting or other consumer items installed in your home which is not a part of the structural components thereof, however, Seller will use its best efforts to make express or implied warranties made by the manufactures of such items.
7. Dampness and condensation in the crawl space are common, often temporary, conditions which cannot be entirely eliminated and are not covered by the Home Protection Plan.
8. Exterior painted or stained surface should be free of mildew and fungus. However, mildew or fungus may form on surfaces over time because of moisture. The Seller will correct any visible mildew or fungus growth problems once during the first 30 days after occupancy. Any subsequent removal of mildew or fungus is considered part of routine homeowner maintenance and is not covered by the Home Protection Plan.
9. Garage doors are not intended to provide a weather-tight seal. Under high wind conditions and storms, it is normal for elements to leak through, around, or under the garage door. The Seller, for a period of one year, will make needed adjustments.
10. The Seller will take corrective action to eliminate loose flooring and minimize squeaks on a one time basis within the first year of the Home Protection Plan. However, absence of squeaks is not guaranteed.

Note: This summary is intended to highlight key elements of the Home Protection Plan. The Home Protection Plan will be given at the homeowner's orientation. Please consult the full text of your manual to thoroughly familiarize yourself with our service policy, warranty exclusions are as follows but are not limited to any condition which does not result in actual damage to the home, including, inhabitability or health risk due to the presence or consequence of electromagnetic fields (EMFs), radon gas, mold, formaldehyde, or other pollutants and contaminates; or the presence of hazardous or toxic materials.

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

## EXHIBIT 4

### CONSTRUCTION DETAILS ADDENDUM

Attached to and made part of the Purchase and Sale Agreement and Earnest Money Deposit, dated [Click here to enter a date.](#) between Seller, [Choose an item.](#), and Buyer(s), [Click here to enter text.](#), for the purchase of the following, Address: [Click here to enter text.](#), Lot [Click here to enter text.](#) Block [Click here to enter text.](#) Community [Click here to enter text.](#) [Click here to enter text.](#) addition Plan Name: [Click here to enter text.](#)

The following is hereby included:

#### **General:**

These specifications are provided as general construction standards for the process of building a new home. If there is a discrepancy between the plans and these specifications, these specifications will be the overriding document. Soil conditions, building permit standards and material availability will always result in minor variations in the construction of a home from building site to building site. The Seller reserves the right to alter these architectural plans and specification as necessary to comply with proper building practices and local codes. In all cases, the construction details herein are to be used in conjunction with the detailed architectural building plan. Seller reserves the right to substitute materials of like value without notice. The home will be built at or above building code at the time of construction. Please contact your agent for further information.

#### **Foundations/Basements:**

Included: Weather treated concrete foundation walls  
Included: Concrete window wells with egress ladder (basement option only)  
Note: When a home is built on a basement, areas of the basement ceiling that will be lowered to accommodate duct work locations. All crawl spaces will be recessed into the foundation.

#### **Heating:**

Included: 95+% efficient, gas forced air furnace with digital programmable thermostat

#### **Windows:**

Included: Low E and Argonne gas filled dual panes with white vinyl frames  
Included: Screens for all operable windows and sliding glass doors  
Included: Obscure glass on all bathroom windows

#### **Garage:**

Included: Garage walls are dry walled and fire-taped on all front loaded garages.  
Included: Garage door(s) are non-insulated and are sized per plan  
Included: Mechanical garage door opener(s) with two garage door opener remotes  
Included: One keyless entry pad (located on the casing closest to the front door)  
Included: Garage door painted to match the body color of the home

#### **Drywall:**

Included: Walls are orange peel texture with skip trowel texture on ceilings  
Included: All wall corners have square drywall corners

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

Included: All window openings have rounded drywall corners on all sides

**Interior/Exterior Paint:**

Included: Satin paint on all interior walls and latex satin on all exterior siding

**Interior Trim and Millwork**

Included: White, pre-painted trim and doors

Included: 2-1/4" craftsman style baseboards and door casing; raised two panel interior doors

Included: Bedroom bi-pass closet doors are drywall wrapped

Included: Bedroom bi-fold closet doors are wood wrapped with a half jam

Included: All other bi-pass and bi-fold doors are wood wrapped

Included: Pre-painted wood cap for all half walls

Note: On a full wrap window package option, the windows above showers or any other wet area will not be wrapped.

**Flooring:**

Included: Vinyl sheet flooring in the entry, kitchen, bathrooms, and laundry room

Included: Carpet in all remaining living areas

**Countertops:**

Included: Laminate with wood self-edge

Included: 4" tile backsplash at all countertop locations

**Cabinets:**

Included: Beech or Oak with recessed panel door

Included: Soft close on all doors

Included: 36" tall lower cabinets in kitchen and master bathroom; 32" in all other bathrooms

Included: Crown molding for all upper cabinets; buyer to verify cabinet layout with seller

**Appliances:**

Included: Range to be an electric, free standing, self-cleaning, smooth top oven/range combination

Included: Built in microwave and dishwasher

Included: Color to be black

Included: 1/3 horsepower garbage disposal

**Pantry/Closets**

Included: One row of white wire shelving in all bedroom and entry closets

Included: Pantry and linen closets will include multiple wire shelves.

**Hardware**

Included: The front entry door will have a satin nickel round "Plymouth" style knob and dead bolt

Included: Door hardware is satin nickel round "Plymouth" style knobs

Included: Deadbolts on all swing doors that lead outside from home or the garage; keyed lock on door between home and garage

Included: Bath hardware is posi chrome

Included: Mirrors in all bathrooms over the sink

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

## **Plumbing**

- Included: 8" deep equal compartment stainless steel sink with chrome posi one piece pullout faucet in the kitchen
- Included: The kitchen will be pre-plumbed for a future icemaker at the refrigerator location
- Included: Homes with an optional laundry sink will have plumbing rough-in
- Included: Master and guest bathrooms tub/shower unit & style is specified per plan
- Included: Exterior hose bibs are per plan
- Included: All tubs and showers are fiberglass surround inserts
- Included: 50 gallon, electric hot water tank

## **Electrical/Lighting:**

- Included: Light switches and electrical outlets (electrical outlets may vary from their blueprint locations and laid out according to current building code - it is the Buyer's responsibility to relay any specific desired locations)
- Included: White toggle style switches
- Included: Phone & TV outlets will be located in the master bedroom and living room area per the building plans
- Included: Laundry room and kitchen shall be wired for electric appliances
- Included: Exterior waterproof outlets as shown on the building plans
- Included: Garage outlets per code
- Included: Lighting receptacle locations are as specified per plan

## **Exterior Elevation:**

- Included: Fiber cement or similar composite siding will be provided on all exterior walls
- Included: Composite wood trim around all windows
- Included: Front entry door will be fiberglass
- Included: Exterior of front entry door will be accented in accordance with color scheme
- Included: Interior side of the entry doors will be painted to match interior trim (white trim only)
- Included: Architectural composition shingle

## **Concrete/Porches:**

- Included: A broom finished porch, driveway, front walkway and back patio
- Included: Front porches will be broom finished concrete as per plan
- Included: All back porches and decks requiring hand rails will be left natural cedar

## **Landscape:**

- Included: Front yard landscaping includes hydro seed, vinyl flower bed edging, plants and irrigation

Specifications effective date: August 18, 2014

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_