STANDARD BUILDING and SITE SPECIFICATIONS

The Cove at Highland Lake Units 1-20
19 ROOSEVELT TRAIL LLC

CONCRETE, MASONRY and DRAINAGE

Footings: 12"x 30"; Foundation Walls: 8"x height as shown
Reinforcing Steel: 2 Rows of ½" Rod; Anchors: 3' 6" o.c.
Basement Sashes: Vinyl frame with screen (4)
Floors: Basement - 4" concrete, 4000 psi, 10 mil vapor barrier;
Garage - Reinforced 6" concrete, 4000 psi
Dampproofing: asphalt coating over foundation exterior
Columns: 3 1/2" Cement filled- Steel Lally
Drainage: (MINIMUM) 4" flexible perforated drain pipe set in stone drained to daylight. ¾" crushed granite drip edge around foundation perimeter
Bulkhead – per plan

ROUGH CARPENTRY

Sill Plate: 2"x6" P.T. over Sill Sealer: ¼"x6" Foam
Girders: per plan
Floor Joists: Type and sized per plan or field determined
Wall Studs: 2"x4" interior and 2"x6" exterior
Headers: Engineered LVL's or 2"x8"/10"s per plan
Rafters: Pre-engineered trusses and 2"x rafters per plan
Sub Floors: 4'x8'x23/32" Huber T&G
Wall Sheathing: 4'x8' x7/16" OSB
Roof Sheathing: 4'x8'x5/8" Zip System

INSULATION

Basement & Garage: R-30 batts in ceiling;
Exterior Sidewalls House & Garage: R-21 batts
Attic: R-49 blown-in
Spray Foam sills and around windows and doors

EXTERIOR DOORS & WINDOWS – *Black Exterior*

Entry Doors: Therma-Tru Insulated per plan
¾ Glass for Front Door
Windows: Energy-Star Mathews Brothers Sanford Hills Series with insulated Low-E & Argon, White Interior/Black Exterior
Grill style: 2 over 2
Screens: Full on all venting windows
Garage Doors: Haas Carriage House Series Model 661
Garage Door Openers: LiftMaster 8160
Hardware: Schlage Black Latitude or Similar

COVERED FRONT PORCH & DECKING

Framing: Pressure Treated Lumber
Posts: 4X4 Pressure Treated Lumber on structural pre-fabricated columns.
Porch Decking: Wolf Serenity – *Beechwood* OR Textured Concrete – Unit/Grade/Location Specific

EXTERIOR TRIM & SIDING – *Colors TBD Based on Location*

Rake and Facia - PVC
Window and Door Casing/Trim – Applied Vinyl Window, PVC Door
Soffit: Vented Vinyl Porch Ceiling: Solid Vinyl Soffit
Corner Boards: 6" PVC
Siding - Certainteed Cedar Impressions shingles per Plan / Wolf High Density Cellular Clapboard

ROOFING

Roofing: IKO Cambridge-30 Shingles – *Black*
Roof Underlay: Ice & Water Shield (minimum 6' on edges and valleys; full on shed dormers)
Drip Edge: 8" Aluminum – mil finish;
Flashing: Roll Aluminum

DRYWALL

Heated Areas: ½" drywall per code; joints 1 tape coat with 2 finish coats of Drywall Compound then primed
Garage: 5/8" and ½" as required per code; joints 1 tape coat of Drywall Compound then primed

INTERIOR FINISH TRIM

Door: 3 Panel Primed Hardboard; Solid Core in all but Closets – Closets will be Hollow Core
Hardware: Brushed Nickel Hinges & Schlage Latitude, Bowery, or similar privacy/passage knobs
Casing Molding: Primed F.J. Stafford – Picture Frame
Base Molding: 5 1/4" Primed F.J. Speedbase BB514
Door & Window Jambs: Primed Pine F.J.
Windows: Picture framed, no sills
Stairway: Carpet Unless Upgraded, Unit Specific
Closet Shelving: Wood Shelf with Pole and Brackets in all Bedrooms and Mudroom/Coat Entry Closets
Adjustable wire shelving in Pantry and Linen Closets

INTERIOR FINISH PAINTING – *Benjamin Moore*

Ceilings & Closets: Smooth Flat Finish, 1 Coat - *White*
Walls: 2 Coats Matte Finish – Eggshell in Baths/Laundry
1st and 2nd Floors: Color TBD. Garage: primed only
Trim and Doors: 2 Coats Latex Gloss – *Black or White*

FINAL August 15th, 2024
UPDATED December 2nd, 2024

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HEATING, VENTING AND AIR CONDITIONING (HVAC)

York High Efficiency 90% Plus Forced Hot Air Propane Furnace Model *TBD*
Bosch Air Conditioner Split System Heat Pump IDS BOVA15 15 SEER
Ecobee Programmable Thermostats - 1 Zone for Ranch Style. 2 Zone for Townhouse Style
Distribution: Blower Fan
Heat & A/C Registers: Locations *TBD*

ELECTRICAL

Service and Panel: 200 Amps / Circuit Breaker
Wiring: Copper - per code
Standard -style Outlets and Toggle Switches - per code, dimmable in selected locations
Exterior Outlets: per code - Locations TBD
Fibre Optics: From curb box to Basement
Exhaust Fan/Light: All bathrooms – vented to exterior
Interior Lighting & Ceiling Fans:
Dining Area, Kitchen, Living Recessed LED cans – *White Trim*
Bedrooms & Bathrooms Surface Mount LED / Bath Bar
Other: Lens lights in small closets & basement stair
Exterior Lighting: All Black Finish
Porch: Recessed
Front Entry: Black Lantern or Similar
Patio Entry: Black Gooseneck or Similar
Garage Front: Black Gooseneck or Similar
Doorbell: One

PLUMBING – All Bath Fixtures are White

Service: 1" Poly pipe to Community line
Sewer: Discharge line to Community pump station
Hot Water Heater: Bradford Electric 40 Gallon or Similar
Water Lines: Aquapex per code
Waste Lines and Vents: PVC per code
Shower: Kohler Sterling Fiberglass
Toilets: Sterling Round Front
Bathroom Lavatories: Wolf Cultured Marble Flush Rectangle
Bathroom Faucets & Trim: Kohler Venza Centerset Polished Chrome or Equivalent
Kitchen:
Sink: Drop-In Stainless
Faucet: Kohler Rival – *Polished Chrome or equal*
Lines to Dishwasher, Refrigerator
Exterior Sillcocks – 2 - location TBD
Gas Lines to Furnace and Fireplace if Elected
Dryer and Vents to Exterior

CABINETS and TOPS:

Cabinets and Vanities: Wolf Classic Standard Overlay Grantley Door in White – All Plywood Construction dovetail drawers, soft-close full extension guides and hinges. Includes Crown Moulding.
Hardware: Mushroom Knobs on all Doors + Drawers in Polished Chrome
Countertops: Kitchen - Wilsonart Laminate in Pebble Piazza Matte Finish Baths – Wolf Cultured Marble Flush Rectangle

FLOORING and TILE FINISHES

CARPET: All bedrooms, Toasted Marshmallow
All COMMON AREAS + BATHS: Sheet Vinyl CustomPro Longwood
KITCHEN BACKSPLASH: 4" Backsplash Included w/ Laminate Tops

KITCHEN APPLIANCES

GE - *Stainless Steel: (May be Substituted for Similar as Needed)*
Refrigerator: 36" 25.3 Cu Side by Side GSS25GYPFS
Range: 30" Freestanding Electric GRF500PVSS
OTR Microwave: 30" JVM3160RFSS
Dishwasher: 24" Energy Star GDF511PSRSS

MISCELLANEOUS

MIRRORS: Wall Mirrors in all baths above each lav: Frameless

BATH ACCESSORIES: Toilet Paper Holder + Towel Bar: *Polished Chrome*

HOUSE FINISH

Professional cleaning including windows

SITE FINISH

Front Walkway/Patio: Black Asphalt (Binder)
Driveway: Asphalt Pavement - wearing coarse
Landscaping: Front Planting Beds, Seeded Lawn

POLICY REGARDING THE INSTALLATION OF EXTRAS AND UPGRADES

Any and all OPTIONAL, EXTRA, OVER ALLOWANCES AND UPGRADED items to be purchased or installed by Builder are to be itemized in writing and signed by Builder or Builder's Agent and Buyer. Builder or Builder's Agent, 19 Roosevelt Trail LLC, shall not be responsible for the installation of extras or upgrades not agreed to in writing by all parties. Extras and upgrades are considered non-refundable.

THIS IS THE SPECIFICATIONS ADDENDUM TO THE PURCHASE AND SALES AGREEMENT "SCHEDULE C"

19 ROOSEVELT TRAIL LLC:_____

BUYER: _____

BUYER: _____