

78256

EXHIBIT D

Community: Toll Brothers at StoneCreek
Lot: 0005

EXHIBIT D TO AGREEMENT OF SALE between Toll Southwest LLC ("Seller") and Arlene Nguyen-Paningbatan and Mark Gerald Paningbatan ("Buyer") Lot No. 0005, 5411 Gilded Estates Drive, Richmond, TX 77469 in the community of Toll Brothers at StoneCreek (the "Agreement").

STANDARD SPECIFICATIONS

STRUCTURAL

FOUNDATION:	Engineered, post-tension, concrete foundation systems; minimum strength of 3,000 psi
CONCRETE FLATWORK:	Walks, driveways and patios determined by municipality or developer requirements. Installed according to architectural drawings and plot plans.
FLATWORK FINISH:	
Driveway:	Broom-finish
Lead Walk:	Broom-finish
Patio:	Broom-finish, per plan
Front Porches:	If Brick; capped with brick from elevation. If Stucco; broom-finish concrete (courtyards optional). If Painted Brick; broom-finish concrete
Municipal Walks:	As required by municipality
FRAMING:	
Exterior Wall Construction:	2 x 4 or greater dimensional or finger-joint framing lumber, with exterior panel sheathing.
Second Floor Joists:	Engineered wood I-Joist system, in conjunction with dimensional lumber
Subfloor Sheathing:	23/32" T&G (tongue and groove) plywood or OSB (oriented strand board)
Ceiling Joists & Rafters:	2 x 4 or greater dimensional or finger-joint framing lumber
Weather - Resistant Barrier:	Tyvek House Wrap
Insect Control:	Borate termite pretreatment by HomeTeam Pest Defense®, with 1 year warranty; Taexx® system for downstairs exterior and plumbing walls, chemically activated upon signing Agreement with HomeTeam Pest Defense® after settlement. Certain combinations of options will eliminate this feature, please see sales mgr. for details.

STAIR SYSTEMS:

Half Walls:
Configuration:
Handrails & Posts:
Balusters:
Skirts:
Tread & Risers:
Tread & Riser End Caps:

Per brochure insert
Open-Ended
Stained Oak, post-to-post
Level 1, Wrought Iron / Pony Wall Per plan
Painted Trim
Level 1 Carpet
Painted Trim

INSULATION:

Exterior Walls:

Fiberglass, R-13 faceless batts in exterior walls of living area

Vaulted Ceiling:

Fiberglass, R-22 faceless batts in sloped ceiling areas

Flat Ceilings:

Fiberglass, R-30 blown insulation in attic area over living areas

Penetrations:

Foam sealant, caulk or tape at all penetrations

EXTERIOR**GUTTERS & DOWNSPOUTS:**

Type:
Location:
Color:

5" pre-finished seamless aluminum
Straight horizontal sections at front of home
Color selection coordinated with exterior trim paint

ROOFING:

Type:

Color:
Warranty:
Ventilation:
Decking:

GAF, HD, composite fiberglass architectural grade roof shingles
Charcoal
Lifetime Mfg. Materials
Per plan design
7/16" Radiant Barrier OSB

WINDOWS:

Type:

Color:
Divided Lite:

Low-E single hung vinyl windows, screens on all operable windows (Operable or fixed per plan)
White or Almond
Divided light glazing on front elevation only, non-divided light on remaining
(Exception: Side windows of rooms at front of home will match front elevation)

DOORS:

Front:
Rear:

8' Mahogany square-top, stained
Insulated fiberglass 8', 1-light, per plan

GARAGE DOORS:

Type:

Opener:

Wayne Dalton model 9100, 8' or 16' x 7'; R-9 insulated metal door(s) per plan
Genie 2128, Wi-Fi capable, belt drive with 2 remotes

VENEER:

Brick:	Red River Brick, Level 1 (Painted Brick on Classic Elevations)
Mortar:	Gray
Stucco:	Three coat system, two color - body & trim, heavy sand texture, front elevation only (per plan)
Siding & Trim:	Texture cement-based hardboard, 25 year limited warranty; location varies per plan and elevation
Address Plate:	Cast stone address block with house number
Natural Stone Accents:	Level 1 (per elevation)

LANDSCAPING:

Sod:	Bermuda sod installed at front, side and rear
Irrigation:	Front lawn and beds, sides and rear; system controller placed in garage
Plants:	Professionally designed landscaping per community guidelines
Mailbox:	Community Cluster Box
Fencing:	3-rail cedar fence

PAINT:

Sherwin Williams Paint - 100% acrylic finish coat applied to all trim

SHUTTERS:

Painted paneled for brick, painted louvered for stucco, or stained old world cedar, per brochure

MECHANICAL SYSTEMS**ELECTRICAL:**

	All wiring, electrical fixtures and other electrical items will be installed according to electrical codes and requirements. 200 amp electrical service installed with panel box located in garage (Additional electrical options may require the purchase of 300 amp service panel)
Door Chimes:	One Chime
Light switches/Outlets:	White electrical devices with Decora switches
USB Outlet:	1 USB Outlet in the kitchen
Weatherproof Outlets:	Exterior electrical GFCI outlets at front and rear porches
Smoke Detectors:	Located per local fire code
Carbon Monoxide Detectors:	Located per local fire code
Exhaust Fans:	Bathrooms and Laundry Room
Dryer Connection:	220 volt, 4 prong electrical plug

LOW VOLTAGE:

Telephone/Cable:	3 Combo Drops (RG6/Cat6), 2 Wireless Access Port prewire - Locations to be determined. Plastic 42" Enclosure with Hinged Cover.
Security System:	Must purchase monitoring and choose available options during Low Voltage appointment.

LIGHTING & CEILING FANS:

Foyer:	Replay Collection- Tier 1 Standard Nickel Hanging chandelier (ceilings above 12 ft) or Flush Mount Disc light (12 ft ceilings and below.) Flush Mount LED Disc Lights (quantity per plan)
Dining:	(1) Flush Mount LED Disc Light
Kitchen Ceiling:	(1) Flush Mount LED Disc Light (per plan)
Breakfast/Casual Dining:	✱ (4) Flush Mount LED Disc Light ✱✱
✱ Study/Office/Flex Room:	(1) Ceiling fan with Light kit
Family/Great Room:	(1) Ceiling fan with Light kit
Game Room/Loft:	✱ (4) Flush mount LED Disc Lights ✱✱
✱ Media Room:	(1) Ceiling fan with Light kit
Primary Bedroom:	(1) Ceiling fan with Light kit
Secondary Bedrooms:	Decorative 3 light vanity (per plan)
Bath Vanities:	Flush Mount LED Disc Light (per plan)
Bath Ceiling:	(1) Flush Mount LED Disc Light
Stair:	(1) Flush Mount LED Disc Light
Hallways:	(1) Flush Mount LED Disc Light
Laundry:	(1) Flush Mount LED Disc Light
Wall Sconce:	N/A
Primary Closet:	(1) Flush Mount LED Disc Light
Walk - in Closet/Pantry:	(1) Flush Mount LED Disc Light
Garage Indoor:	Flush Mount LED Disc Light (2 per bay)
Outdoor Front/Garage:	(2) Coach Lamps to be located on front elevation
Outdoor Rear:	(1) Flush Mount LED Disc Light and Block/Wire for optional ceiling fan

PLUMBING, FAUCETS & FIXTURES:

Water Piping:	All plumbing conforms to applicable building codes, with materials comprised of copper, iron, PVC, CPVC, and PEX, as well as the following general specifications.
Gas Line Stub Out:	PEX (Cross-linked Polyethylene)
Hose Bibs:	Furnace(s), hot water heater(s), cooktop, and optional fireplace.
Water Heater:	2 per plan Bradford White Tanked Heater(s) per plan
Kitchen:	
Sink:	Sterling McAllister Stainless Steel U/M Double Bowl
Faucet:	Kohler® Jolt K-30612 Pull-out single-handle, Chrome
Ice Maker Line:	Connection in refrigerator space (Connection line not included)
Primary Bathroom:	
Tub:	Kohler Free Standing Sunstruck Tub with Fluted Shroud in White K-240002-0
Sinks:	Kohler® Caxton Oval U/M, white
Faucets:	Kohler® Medley Centerset, chrome
Commodes:	Sterling Windham Two-Piece Elongated with Kohler® Catchet elongated quiet close
Powder Bathroom:	
Sink:	Pedestal sink, Kohler® Archer, white
Faucet:	Kohler® Medley centerset, chrome
Commodes:	Sterling Windham Two-Piece Elongated with Kohler Catchet elongated quiet close

Secondary Bath(s):

Tub:

Sinks:

Faucets:

Commodes:

Sterling Performa, white

Kohler® Caxton Oval U/M - white

Kohler® Medley Centerset, Chrome

Sterling Windham Two-Piece Elongated with Kohler
Catchet elongated quiet close lid**HEATING, VENTILATION &
AIR CONDITIONING:**

Carrier or Lennox with Puron® refrigerant (R410A).

Energy Star Rated air conditioning with 80% efficiency gas furnace. Homes engineered with zoned forced air systems with weekday/weekend Wi-Fi capable programmable thermostat included with each zone. Some options will require additional zones depending on effect of each option. The number and size of units will change from home to home based on orientation, windows, size, layout and other factors. No guarantees or representations of tonnage, number of units or zoning is made.

INTERIOR**FINISHES:**

Corners:

Square drywall corners in all areas including windows, garages and closets

Texture:

Medium Drag throughout, unless noted otherwise

PAINT:

Closets:

Trim:

White latex, semigloss enamel (walls, ceilings and trim)
Interior doors and trim primed with acrylic undercoat and finished with latex semi-gloss enamel

Walls:

Flat latex

Ceilings:

Flat latex (same color as walls)

TRIM & DOORS:**Downstairs Living Area:**

Baseboard:

1 x 6 Base

Casing:

1 x 4 Casing

Doors:

8'-0" tall, hollow-core, two panel, square top

Upstairs Living Area:

Baseboard:

1 x 6 Base

Casing:

1 x 4 Casing

Doors:

6'-8" tall, hollow-core, two panel, square top

Garage:

Door to House:

8'-0" tall, solid-core, fire-rated, two panel square top

Miscellaneous:

Crown Mold:

N/A

Shoe Mold:

Wood areas only

Study Doors:

6'-8", 1-Lite clear, French Doors (per plan)

CABINETRY:

Kitchen:

Stain-grade Level 1 Kent Moore Cabinets: 42" upper cabinets, single crown molding, refrigerator enclosure, deco panels at island back and cabinet end panels.

Primary Bathroom:

Stain-grade Level 1 Kent Moore Cabinets

Secondary Baths:

Stain-grade Level 1 Kent Moore Cabinets

COUNTERTOPS:

Kitchen:

Level 1 Granite, Level 1 edge

Primary Bathroom:

Level 1 Marlana with standard edge, undermount sink(s)

Secondary Baths:

Level 1 Marlana with standard edge, undermount sink(s)

HARDWARE:**Doors:**

Front:

Kwikset, Chelsea handle set with Zwave Wi-Fi capable electronic deadbolt. Kwikset; Hancock knobs, Brushed Nickel

Rear:

Kwikset; Hancock knobs, Brushed Nickel finish

Interior:

Kwikset; Hancock knobs, Brushed Nickel finish

Bath Accessories:

One towel bar (primary and secondary baths), one towel ring per vanity sink (all baths), and one paper holder per water closet (all baths) - Level 1 Chrome

Mirrors:

42" plate-glass throughout; Rectangle in Powder Room (per plan)

Shower Enclosure:

Framed; trim finish coordinated with faucet finish selection, clear glass

FLOORING:

All tile and wood is laid square to walls unless indicated otherwise

Foyer:

Level 1 Ceramic Tile

Foyer Extensions:

Level 1 Ceramic Tile

Study:

Level 1 Carpet, 3/8" 5# rebond pad

Kitchen/Breakfast/Casual Dining:

Level 1 Ceramic Tile

Powder Bath:

Level 1 Ceramic Tile

Laundry Room:

Level 1 Ceramic Tile

Primary Bath:

Level 1 Ceramic Tile

Primary Shower Floor:

Level 1 Ceramic 2 x 2 Mesh

Secondary Bath Wet Area

Level 1 Ceramic Tile

Study:

Level 1 Carpet, 3/8" 5# rebond pad

Casual Dining:

Level 1 Carpet, 3/8" 5# rebond pad

Dining Room:

Level 1 Carpet, 3/8" 5# rebond pad

Living Room:

Level 1 Carpet, 3/8" 5# rebond pad

Family Room/Great Room:

Level 1 Carpet, 3/8" 5# rebond pad

Family Room Walkway:

Level 1 Carpet, 3/8" 5# rebond pad

Game Room/Loft:

Level 1 Carpet, 3/8" 5# rebond pad

Balance Not Specified:

Level 1 Carpet, 3/8" 5# rebond pad

WALL TILE:

Kitchen Backsplash:	Level 1 Ceramic Tile, on diagonal
Primary Bath Shower/Deck:	Level 1 Ceramic Tile
Primary Bath Shower Niche:	14"x18" Shower Niche - Level 1 Ceramic Tile. Location to be determined by builder.
Secondary Baths:	Level 1 Ceramic Tile Walls

APPLIANCES:

Oven:	KitchenAid: Stainless Steel
Range:	Combo Wall Oven - KOEC530PSS
Cooktop:	N/A
Microwave:	36" 5-Burner Gas Cooktop - KCGS556ESS
Dishwasher:	N/A - Built into wall oven
Disposal:	Multi-setting dishwasher - KDTM405PPS
Hood:	1/3 hp Insinkerator
	36" Undercabinet Hood (600 CFM) - KVUB606DSS

STORAGE & ORGANIZATION:

Shelves and stained wooden rods (locations per plan)

THESE SPECIFICATIONS SUPERSEDE THE PLANS AND BROCHURES AND APPLY TO THE EXTENT THE FEATURE IS PRESENT WITHIN THE HOME PURCHASED. TOLL BROTHERS RESERVES THE RIGHT TO MAKE CHANGES TO SPECIFICATIONS DUE TO BUT NOT LIMITED TO GOVERNMENTAL OR HOMEOWNER'S ASSOCIATION REQUIREMENTS. ALL SPECIFIED ITEMS ARE SUBJECT TO AVAILABILITY. TOLL BROTHERS RESERVES THE RIGHT TO MAKE EQUIVALENT MATERIAL SUBSTITUTION.

BUYER: _____ DATE: _____

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