Custom specifications for:
Lot 1 Water Tower Place

The following specifications were created specifically for Lot 1, Water Tower Palce; Items not specified but necessary to construction shall be determined by Dahnovan Builders, LLC as needed.

Options:

Tamko 30 year Shingles:
Vinyl siding
Partial brick or stone front
Flooring: luxury vinyl plank, in lower level, main floor, laundry room, hall bathroom, master bathroom, carpet through out the remainder of the house
Interior Trim: MDF white painted, 4 ½" base 2 ¾" casing
Interior Doors: HC White painted doors
Door Knobs and Hinges: Black
Paint: PPG Antique White walls and Ceilings
Appliances: Stainless steel
Whole house Plumbing & Plumbing Fixtures: Black plumbing fixtures, single bowl kitchen sink
Fiberglass Tub/shower unit hall bath tile shower master bath
Lighting: pendants over the island, black bath fixtures, black ceiling fan in the master, white ceiling fan in the screen porch. black flush mounts lights in bedrooms, Recessed lights through out the house
Closets: Metal shelving
Bath Vanities: same color cabinets throughout the house, promo color granite or quartz tops, pencil edge glass mirror. Black towel bars, black cabinet pulls
Cabinets & Counter tops: White or Gray cabinets with dovetail drawers with soft close, choice of promo color quartz or granite, black cabinet pulls,
Backsplash: white subway tile
No Fireplace is included

The entire lot to be sodded,
Built to Energy Star Specifications
orange peel texture with square corners
Insulation in walls (R21) and attic (R50)
High efficient Lennox HVAC unit
50 gallon water heater plumbed for water softener (water softener not included $900)
Quaker windows in white
Built to meet or exceed City Code and Building requirements

Framing:

Construction grade or better to be used throughout.
All wall plate material in contact with concrete floors shall be ACQ OR AC2 treated lumber.
All wall plate material which is also an exterior wall and in contact with concrete shall be ACQ OR AC2 treated lumber and have a sealing layer between it and the concrete surface.
All wall heights to be framed as noted on plan
Exterior walls (except garage) to be 2" x 6" framed 16" on center.
Garage and interior walls to be 2" x 4" with all framed 16" on center.

The house plan may in certain areas notate exceptions to these wall sizes.
Window headers shall be LVL's sized and supplied by floor systems supplier.

Floors to be framed with engineered TJI's /LPI's and 3/4" T&G OSB sub floor which is glued and nailed with ring shank nails. The exact sizing of the TJI's /LPI's floor system shall be supplied by the materials supplier as to show adequate structural specifications.
Exterior walls 7/16 OSB sheathing wrapped with code approved draft barrier on all exterior walls.

Windows and exterior doors shall be installed and centered in opening. Every other hole on nailing flange shall be nailed and the nailing flange shall be taped to the house wrap to seal joint. After installation all windows and doors should be tested to ensure correct installation.

Roof to be engineered trusses where applicable and hand framed with adequate structural material where necessary. Roof sheathing to be 1/2" OSB nailed or stapled to roof trusses.

Screen porches, Decks, and railings will be framed according to house plan using ACQ OR AC2 treated lumber. Floor joists should be 2x10. Decking should be 3/4" decking boards. Posts supporting the deck shall be 6x6 and spaced as close to 12' on center as possible without the spacing being greater that 12'. Deck railing shall consist of 4x4 posts spaced no greater than 6' apart. A 2x4 on edge shall be placed at bottom and top with a 2x4 cap run over top of posts and rail. All decks shall be flashed properly between the deck and the house.

BUILDING SPECIFICATIONS

CONCRETE:

- Tile foundation inside and out
- Waterproofing below grade
- Pour and finish basement and garage floors

LUMBER AND MATERIALS:

- White wire shelving in closets
- Interior trim to be oak, maple or poplar
- Interior doors to be oak, maple, birch or repainted molded doors
- Fiberglass Insulation

- Vinyl single hung and slider windows with grilles
- House wrap
- I-joist floor system with 3/4" decking
- 7/16" exterior wall sheeting
- 2 x 6" exterior walls
- 15/32" roof sheeting
- Soffit and fascia
- Siding

GARAGE DOOR:
- Steel insulated raised panel doors and openers

ELECTRICAL:
- 1 telephone outlets
- 1 dryer outlet
- 1 washer outlet
- 3 TV outlets
- 1 dishwasher wiring
- 1 microwave outlet
- 1 range outlet
- 1 disposal wiring
- Furnish and install at least 2 bath fans
- Furnish and install up to 3 smoke detectors
- Wire and install all lights for potential ceiling fan installment in bedrooms.
- Light fixtures will include flush mount ceiling and/or can lights as builder determines necessary in bedrooms, hallways, over sink in kitchen and dining room.

PLUMBING:
- Will plumb and install fixtures for at least 2 baths, kitchen and laundry room (as per plan)
- Will supply and install 2 outdoor hose bibs
- Will supply and install 2 single tub or shower units (as per plan)

HEATING AND AIR CONDITIONING:
- 1 efficiency 96.2% gas fired forced air furnace
- 2 ton (14.5 Seer) air conditioner

INSULATION:
- Exterior walls: R-20 rolled bat
- Blown in ceiling R49 value

LANDSCAPING:
- Includes final grade and sod

DRYWALL:
- 5/8" or ½" high-strength drywall on all ceilings
- 1/2" drywall on all interior walls except common party walls, which will have 5/8"
- Ceilings to have texture, walls to have the same

Rebates and Early pay discounts:
Dahnovan Builders LLC shall retain any and all rebates and early pay discounts.

Permits and Insurance:
Builder agrees to obtain any permits and insurance necessary for the construction of house only.

Subcontractors:
Any and all subcontractors will be determined by Dahnovan Builders LLC and used as necessary.

Material Suppliers:
All material suppliers will be approved by Dahnovan Builders LLC before purchases can be made. Supplies and/or products not approved will not be installed. A list of pre-approved suppliers is available.

Materials Substitutions:
At the discretion of Dahnovan Builders LLC a substitute material may be used to replace the above specifications so long as the substitute material is of equal of higher grade than the originally specified material. In the case that the substitute material will have a bearing on the cosmetic appearance of the home, Dahnovan Builders LLC agrees to inform the buyer of the change and discuss available options. Any cost change due to a buyer's request shall be the responsibility of the buyer.

Buyers Personal Possessions:
At no time before possession of completed house is given formally to buyers shall any buyer's personal property be stored on job site.

Work done to property by buyer:
There shall be no work performed by buyer of the home allowed under any circumstances before formal possession of completed home is given.

Delays in completion date:
While Dahnovan Builders LLC will do everything in its power to maintain the agreed upon completion date. The final completion date may need to be adjusted for a variety of reasons beyond the control of Dahnovan Builders LLC, change orders, unusual weather conditions, acts of God, construction material shortages, or failure of buyers to make

needed decisions in a timely manner.

Warranty:

Dahnovan Builders will provide a warranty of one year; you will receive the Home Owners warranty manual at closing. This warranty will cover all materials and workmanship to be free from defect for a one year period. This warranty does not in any way change any applicable manufactures warranty for products, which are used in the homes construction.

Covenants

For specific restrictions please refer to the covenants for your area. Covenants can be attained at your county courthouse.