

1279 Washburn Avenue

| Item | Specification |
|---|--|
| Amp Rating for Electrical Service | 200 |
| Appliances | See attached Portfolio |
| Appliances: Clothes Washer & Dryer | Optional, not included |
| Bath Fans | Broan or Panasonic fans, or equal, sized to the room per code |
| Bath: Accessories | As installed |
| Basement Finish | Included. Dry Bar optional |
| Built-Ins | Per Plan |
| Cabinets: Kitchen & baths per plan | Shaker Style Soft close and full extension; Trash & recycling pull-out per Plan, see Finish Portfolio for door style & color |
| Cabinets: Laundry | See Finish Portfolio |
| Carbon Monoxide/Smoke detectors | As required per state law |
| Ceiling Fan Prewires | One in each bedroom and 1 in living room |
| Counters, Tile & Carpet & Hardwood | See Finish Portfolio |
| Decks | Composite material per Plan |
| Door: From House to Garage | Fire Rated Solid Core Door |
| Door: Front Entry Door | Therma-Tru or similar Entry Door per Plan |
| Doors: Exterior/Patio | Therma-Tru or similar Full Lite Doors per Plan |
| Doors: Interior | Bathroom & Bedroom Doors: Two Panel, solid-core; All Other Interior Doors: Two Panel, hollow-core |
| Doors: Shower | Euro Style Frameless |
| Driveway | Concrete |
| Drywall | 1/2" straight corners, knock down texture |
| Exterior Finishes | Wood and/or cementitious composite trims, siding and columns Per Plan |
| Exterior Thermal Break | Tyvek or similar House Wrap |
| Exterior: Columns | Wood or synthetic, per Plan |
| Exterior: Porch Beam Assemblies | Wood or synthetic, per Plan |
| Fencing | Rear yard fencing included with gate as installed |
| Fireplace | Heat & Glo SL-7 Gas Fireplace or similar |
| Flooring: Stairs to Upper level & landing | Hardwood treads and risers |
| Flooring: Stairs to Basement | Carpet |
| Foundation | Spread footing |
| Framing | 2" x 6" exterior construction, garage 2" x 6" |
| Garage Doors | CHI Steel Stamped Carriage with R9 insulation |
| Garage Doors Opener | LiftMaster 84501 with (2) remotes per door and keypad at exterior |
| Gas lines | Range, Furnace, Water Heater and Fireplace |
| Gutters, Flashings & Downspouts | K style, pre-primed metal gutters |
| Hardware: Baths & Kitchen Cabinets | As installed |
| Hardware: Front Door | Schlage Century – brushed nickel |
| Hardware: Interior Doors | Dexter Solstice Lever – matte black |
| Hose Bibs | 1 at front of house, 1 at back of house Per Plan |
| House Numbers | Black Numbers |
| HVAC: A/C | 2 Lennox Air Conditioning Units, SEER rating per code |
| HVAC: Furnace | 2 Lennox Furnaces 93.0%+ AFUE, High Efficiency Gas Furnace per code |
| Insulation Garage ceiling and walls | Ceiling R-38; Walls R-19 |
| Insulation: Attic and/or Ceilings | R-49, blown-in fiberglass |
| Insulation: Exterior Walls | R-21, batts |

Note: Floor plans show optional features not included in the base price. Floor plans, elevations, base pricing, lot premiums, standard inclusions & specifications, upgrades/option pricing, square footage, availability, terms & conditions are subject to change without prior notice until executed in writing by Buyer and Seller. All plans, renderings and landscaping are artist's interpretations only and may not reflect the standard finishes included in the base price. All room sizes, window locations, square footage, and dimensions are approximate. Drawings may not be to scale. All designs are the property of Porchfront Homes and may not be used for any purpose unless expressly consented to in writing.

Buyers Initials _____

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| Landscaping | Front & back included with irrigation as installed |
| Lighting & Ceiling Fans | See Lighting Portfolio in addition to can lighting in hallways and kitchen |
| Outlets: Cable | 1 in all bedrooms, office and living room |
| Outlets: Electrical | Per code |
| Outlets: Phone | 1 in all bedrooms, office and living room |
| Paint: Exterior | Low VOC, 3 colors: base, trim & accent |
| Paint: Interior | Low VOC, 3 finishes: ceilings in flat, walls one color, trim semi-gloss 3 rd color |
| Patios | Concrete |
| Plumbing | Pex System Piping |
| Plumbing Fixtures | See Plumbing Portfolio |
| Porch | Concrete |
| Radon Mitigation System | Under slab piping and slab edge sealing included, radon fan optional |
| Roofing | 30-Year Asphalt Shingle |
| Sills for Windows | Paint Grade |
| Stair Well & Case | Stained wood rails, painted square balusters & newel posts |
| Trim: Interior Baseboards | 5" square Base Paint Grade |
| Trim: Interior Casing | 3" square Case Paint Grade |
| Walls/Ceiling Height in Main Level | 10 feet per Plan |
| Walls/Ceiling Height in Upper Levels | 8 feet, vaulted bedroom ceilings per Plan |
| Walls/Ceiling Height in Basement | 9 feet |
| Water Heater | 50 Gallon, State or equivalent .70 EF |
| Windows | Gerkin Comfort Series White Vinyl |

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