

FOUNDATION

General

- Foundation type and garage location has been predetermined by Builder. Elevations & Landscape Plans to provide additional information per lot. If adjustments are deemed necessary, Builder has right to adjust accordingly.

Monolithic Slab Foundation

- 3,000 PSI concrete with steel reinforcement poured on top granular material divided by vapor barrier per plan
- Front and Rear Porches to be broom finished concrete

TERMITE TREATMENT

- Bora care termite-treatment
- Warranty against termite damage is included for the first year after closing

FRAMING

General

- Wood and steel frame construction per plan
- Floor systems frame with Engineered I-Joists or Trusses, per plan
- Advantech engineered, water-resistant ¾" T&G subflooring
- ZIP System 7/16" wall sheathing
- Engineered roof truss system per plan
- LP TechShield Radiant Barrier roof sheathing
- Disappearing stairs & attic tent included to attic space, per plan

Ceiling Heights

- First Floor: 10'-0"
- Second Floor: 9'-0"
- Exceptions are clipped ceiling areas per plan where height can vary

EXTERIOR FEATURES

- Fiber cement siding with brick or manufactured stone accent; installed per plan
- Trim details per plan (if applicable)
- Rear covered porch or patio, per plan
- Rear porch ceilings to be pine 1x6 V groove, stain grade (if applicable)
- Driveway per plan

- Professionally designed shrubbery package. See landscaping plan for details
- Landscape Up Lighting Package including 4 lights; strategically located by Builder
- Water service for irrigation system is based on property location and site specific situations. Dedicated water meter can be added for an additional charge
- 3' wide lead concrete walk (if applicable)
- Prefinished 5" K Style aluminum gutters standard

ROOFING

- 30-year architect asphalt shingles with 15lb felt paper to include "ice and water shield" brand underlayment on all valleys
- If flat or low pitch roofs applicable: "ice and water shield" membrane will be used
- Metal roofing in accent areas, per plan to be 24 gauge standing seam with "ice and water shield" underlayment

WINDOWS & EXTERIOR DOORS

Windows

- Low E, single hung, fiberglass windows; window design per plan
- White interior & exterior
- GBG window grids per plan (grids between glass)
- Window screens are available as an upgrade

Doors

- 8 Ft Fiberglass Front Door – Paint grade with 6 lite clear SDL glass
- Exterior & Garage Service Door(s)- Insulated fiberglass with insulated glass, style per plan. Low E tempered glass if applicable

Sliding Glass Door(s)

- Vinyl sliding glass door, per plan
- White interior & exterior

Garage

- Insulated steel door(s) with pane glass top section, size determined per plan
- Garage operator included per door
- 2 Garage Remotes provided with keypad entry on each unit

HVAC

General

- Lennox 16 SEER Merit A/C Unit & 93% AFUE ECM gas furnace for 1st floor
- Lennox 14.25 SEER Merit heat pump unit & air handler for 2nd floor
- The HVAC system is sized for the finished areas, NOT sized for unfinished spaces
- Include (2) Nest thermostats

- Dryer box venting to be installed in wall at dryer location

Gas Piping

- Gas to one (1) Cooktop/Range
- Gas to furnace
- Gas to one (1) tankless water heater
- Gas to one (1) direct vent indoor fireplace, per plan

PLUMBING

General

- Included fixtures are Moen Gibson line – see selection sheet for Finish/Color
- Included elongated, comfort-height Gerber toilets
- Bathroom sinks will be white rectangular porcelain undermount
- Two (2) exterior hose bibs
- One (1) Rinnai RL 94i non-condensing interior tankless water heater
- Pex water lines throughout home to resist corrosion and improve efficiency
- PVC sewer lines per plan
- Builder determines all plumbing and meter locations

Kitchen

- Stainless steel single bowl sink
- Moen Sleek single handle pull-down kitchen faucet
- 1/3 HP Badger I disposal

Owner's Bath

- Luxurious walk-in shower with frameless glass, shower seat, and 12" x 20" combo shower niche to be located per plan
- Owner's shower comes with wall mounted showerhead and handheld fixture, locations per plan
- Free standing acrylic oval shaped tub with deck mounted fixtures, size per plan

Secondary Baths

- Acrylic tub with a shower head per plan
- 12" x 12" single shampoo niche, located on back wall opposite the valves, unless plan specifies otherwise
- Semi-frameless glass in all secondary showers, per plan

ELECTRICAL

General

- Electrical receptacles & switches to be installed per code
- Carbon monoxide and smoke detectors, per code
- Recessed LED disc lighting throughout home per electrical plan
- Ceiling fan pre-wires in living room and bedrooms per electrical plan (fans not included)
- All switches are white rocker switches
- Receptacle outlets are white with white cover plates

- Two (2) double flood lights included. Locations to be chosen by Builder
- Under cabinet lighting and outlets included in kitchen, no outlets located in backsplash
- Two (2) USB outlets include, located in kitchen and owner's bedroom
- Pre-wired for one (1) smart compatible doorbell

Note: Builder reserves the right to adjust fixtures, outlets, and switch placement in the field due to lot or structural framing circumstances

SMART HOME & AUDIO/VIDEO

Structured Wiring

- Smart Home Nest Thermostats, up to (2) two per home based on system design, location determined by Builder
- Smart System Doorbell (1) one
- Standard wire for internet is CAT5e
- One (1) HDMI prewire 15-20' cable and electrical outlet; located 6'2" above the floor
- Three (3) outlets installed for hard wired internet connection, located in living room, owner's bedroom and bonus room
- Prewires for cable TV in living room, bonus room, and all bedrooms
- 16 gauge prewire for (2) speakers located in living room; location determined by builder

INSULATION

Thermal Insulation

- R-15 un-faced fiberglass batt insulation at all 2x4 exterior walls or R-19 un-faced fiberglass batt insulation at 2x6 exterior walls
- R-38 blown fiberglass insulation at all ceilings with attic space above it or R-30 batt insulation as required

FIREPLACE

Indoor

- 36" gas direct vent fireplace – Napoleon Ascent Series
- Includes 6" cedar mantle

HARDWOOD FLOORING

- Palmetto Road Mountain Ridge Collection - 6.5" wide engineered Pre-Finished Hardwood
- Flooring throughout first floor, stair landings, 2nd floor hallway & owner's suite are standard locations

- Glue down flooring with vapor resistant glue with monolithic slab foundations
- Note: Hardwood flooring direction is predetermined by plan

DRYWALL

Walls

- ½" finished drywall, screwed to the studs

Ceilings

- 5/8" finished drywall, screwed to the studs, with smooth finish

Wet Areas

- Moisture resistant green board at wet location

PAINTING

General

- All paints, stains and sealers specified are Sherwin-Williams brand products unless noted otherwise
- All paints used are latex based paint

Interior Paint

- House walls receive one coat of primer and two coats of Cashmere Interior Latex paint
- Garage walls and ceilings receive one coat of primer and two coats of Painters Edge flat paint
- Interior trim receives one coat of primer and two coats of gloss finish paint
- Walls are painted one color throughout, and trim is painted one color throughout
- Ceilings, closets, garage walls & ceilings are painted white

Exterior Paint

- Siding, per plan, receives two coats of SuperPaint exterior latex flat
- Trim receives two coats of SuperPaint latex gloss house trim & paint exterior

CABINETS

- Wellborn Prairie Maple Select Series Paint and Stain are included finishes
- Full overlay construction cabinets with Shaker Style doors
- 42" wall upper cabinets included in Kitchen and Laundry Room
- Soft close hardware on doors and drawers included
- Designer Kitchen Cabinet Layout
- Full depth adjustable shelves in base cabinets of kitchen
- Note: Options to change cabinet series, adding additional cabinets, altering the layout, adding a la carte features, and organizing system are all available to upgrade

COUNTERTOPS

Buyers Initials: _____

- Quartz and/or Granite options with eased edge in “Silver Package” are included (see Tile for backsplash information if applicable)
- Various countertop material, edge style, and colors available in upgraded packages

TILE

Floor Tile

- Tile floors are included in all Owner’s Bathrooms, 1st & 2nd floor full bathroom, and laundry room (Powder rooms to receive hardwood floors)
- Multiple included selections to choose from in “Silver Package” available – See selection sheets for colors & sizes

Wall Tile

- Owner’s Bath showers receive tile from floor up to 108”, exceptions are clipped ceilings
- Secondary Bath Showers receive tile from floor up to 96”, exceptions are clipped ceilings

Backsplash

- Kitchen backsplash comes with included tile backsplash above countertop starting from the countertop and installed up to the bottom of the upper cabinets (Per plan, if applicable)
- Tile backsplash at range/cooktop installed up to bottom of hood (If applicable)

General

- Brick Joint pattern is standard for installation, unless otherwise noted
- Alternate install patterns available for upgrade

INTERIOR TRIM

General

- Five (5) rows of solid MDF 16” shelving included in kitchen pantry
- Windows include wood jambs, unless designed otherwise
- Drop zone included – see selection sheet for details
- Additional interior trim styles and designer details are available to add at Design Stage

Craftsman Trim Package

Casing

- Windows: 1x4 MDF casing on all sides & stool with 7” 1-piece decorative header
- Doors: 1x4 MDF casing with 7” 1-piece decorative header
- Openings between rooms: 1x4 MDF cased openings with 6” decorative header

Base

- First floor: 1x8 MDF baseboard (11/16”x7 ¼” actual dimensions)
- Second floor & Garage: 1x6 MDF baseboard (11/16”x5 1/4” actual dimensions)
- Shoe mold installed at all hardwood and tile floors

Crown

- 7 ¼” MDF cove crown – all first floor. Excludes closets, vaults, and second floor
- 5 1/4” MDF cove crown – second floor. Excludes closets and vaults

INTERIOR DOORS

- 8' solid 3 panel shaker style doors on first level, unless otherwise noted per plan
- 6'8" solid 3 panel shaker style doors on second level

INTERIOR STAIRS

- Oak treads with standard ¼" round nosing
- Paint grade stringers, risers, and wood rail cap
- Colonial oak handrail with 5 ½" poplar boxed newels
- Square wrought iron balusters – Flat black
- Staircases vary per plan

CARPET

- Mohawk Portico – Sensational Flair Collection - "Fleece" installed at secondary bedrooms & closets on second floor
- All carpet installed on 6 lb pad
- One carpet selection included
 - Upgrades to carpet style, color and padding available

APPLIANCES

- KitchenAid 36" Smart Commercial- Style Dual Fuel Range with 6 burners
- KitchenAid 36" Wall-Mount, 3-Speed Canopy Hood
- Sharp 24" Microwave Drawer
- KitchenAid Dishwasher in PrintShield Finish with FreeFlex Third Rack
 - Upgrade options available

LIGHTING

- An allowance of \$5,000 will be provided for all interior and exterior decorative fixtures, bulbs, ceiling fans, and puck lighting
- All Lighting to be selected from Barringer Homes Trade Partner
- Only UL approved fixtures will be installed
- Recessed LED Disc lights, under cabinet lighting and flood lights, as noted in Electrical, are included per plan

Buyers Initials: _____

DOOR HARDWARE

- Front Door – Yale Marcel Entry Set with Nils Lever handle set with electronic Z Wave deadbolt – Flat Black
- Interior – Kwikset Halifax Lever – Matte Black
 - See selection sheets for finish

SPECIALTIES

Bath Hardware

- Tissue holder at each toilet included
- Towel ring included at each lavatory sink
- Towel bar(s) included in Owner’s Bathroom, sized to fit per plan
- Bath hardware selected to best match style and color scheme of home by Builder

Closet Shelving

- Owner’s Closet includes custom designed closet system composed of a drawer stack, shelves, and hanging rods
- 14” Laminate shelf with hanging rod included in Secondary Closets
- Alterations to included closet systems available at Design for an upgraded cost

Mirrors

- Plate glass mirrors included

Shower Enclosures, per plan

- Owner’s Bath – Frameless shower enclosure using 3/16” clear glass with matching hardware to plumbing fixtures
- Secondary bath/Full Showers- Semi-frameless shower enclosure using 3/16” clear glass with matching hardware to plumbing fixtures

MISCELLANEOUS

- Model numbers can change frequently due to manufacturer. Specific model numbers are not guaranteed. If model number changes, builder will substitute with equal quality or upgrade to a superior one.
- Builder reserves the right to make changes to the selected building materials without notice or obligation to inform the buyer. These changes must be of similar quality or higher.
- Ceiling heights, windows, doors, and room sizes may vary depending on site conditions, elevations, and options selected.
- Any contract addendum and/or change order overrides the specifications in this document

- Barringer Homes Selections Cut Off Matrix provides outline for which options and selections can be selected at which stage of construction
- Builder reserves the right to deny any change order after selections have been selected with buyer & designer. Change order fees after selection period are \$250 for the first one and \$500 for each one after. This is in addition to the cost of the upgrade
- The standards mentioned in this document supersede the plans in the event of a conflict between the plans & specifications
- The selections document may indicate different finish materials that the builder or buyer has selected depending on the stage of construction. Therefore, the selections document supersedes this standards document in the event of conflict
- Refrigerator, washer & dryer are not included
- Fencing is an optional upgrade
- Owner's responsibility to maintain and replace HVAC filters per manufacture recommendations.
- New home buyer orientation much be scheduled during normal business hours with no exceptions prior to closing
- All homes include a 2-10 Home warranty.
- Barringer Homes operates on normal business hours from 9am to 5pm, Monday through Friday.

Important Client Note: Buyer acknowledges the importance of the detail this document provides as an Exhibit to the Agreement for Sale of a Home built by Barringer Homes. By signing and initialing this document, Buyer acknowledges they have reviewed, approved, and understand the Specifications for the home.

In the event a discrepancy occurs between the house plans and the specifications, the overriding document to be used to determine the correct path for construction of the house will be the Specifications.

Builder Signature

Home Buyer Signature

Home Buyer Signature

Buyers Initials: _____