

EXHIBIT A  
Pre- Construction Specifications  
OAK FOREST  
Riverstone Homes LLC  
Standard Features  
Revised 1/1/2016

**Flooring**

- \*3 ¼ Hardwood Floors (site finished): Foyer, Living Room, Kitchen, Dining Room, Breakfast Room, Keeping Room (per plan), and any Hall to Master Suite
- \*Hardwood Steps leading to second floor
- \*Iron Pickets on Stairs leading to second floor
- \*Tiled Bath Floors, Master Shower, Master Tub Surrounds and Laundry Room Floors
- \*Carpet (6 lb pad) in all bedrooms, bonus & upstairs hall

**Kitchen**

- \*Tiled Kitchen Backsplash
- \*Granite Countertops throughout Kitchen and Baths (certain colors may vary in price)
- \*Custom Built Stained Cabinetry (Raised panel additional cost)
- \*Oil Rubbed Bronze Delta or Brushed Nickel / Peerless Plumbing

**Bathrooms**

- \*Framed Mirrors in all bathrooms
- \*Oil Rubbed Bronze or brushed nickel Delta / Peerless Plumbing
- \*Frameless Shower in Owners Bath
- \*5 ft Garden Tub (Can be a 6 ft. tub with smaller shower)
- \*Oversized Tiled Shower with bench with a 5 ft. tub

**Fireplace**

- \*Stone fireplace accents and stone hearth (Stone up to mantle is standard)
- \*Additional stone \$15 a sq. ft.

**Lighting**

- \*Oil Rubbed Bronze, brushed Nickel Lighting Fixtures
- \*Ceiling Fans are standard in Owners Suite & Family Room
- \*10 to 15 Can Lights (per plan)

**Trim**

- \*5 ¼ in crown in Foyer, Living Room, Kitchen, Dining Room, Breakfast Room, Keeping Room (per plan), any Hall to Master Suite, and Master Suite (Entire Main Level excluding closets, secondary bedrooms)
- \*7 ¼ Base on main level, 5 ¼ on upper level

## **Paint**

### **Interior:**

\*2 interior wall colors

\*1 trim color

\*1 ceiling color

\*All other paint changes are an upcharge of \$150

\*Sherwin Williams, flat. Any colors darker than the top 3 chart colors may incur an additional charge.

### **Exterior:**

\*2 exterior wall color

\*1 trim color

## **Basement**

\*Stubbed for bath

\*4 Windows (Standard) Extra Windows \$250 each.

\*Double Door (Solid Metal Utility) with 3 x 5 pad.

\*Exterior Door (Half Lite) with 3 x 3 concrete pad.

\*9 foot walls

## **Allowances**

\*Appliances: Stainless (Wall Oven w/Microwave, Drop in Range, Dishwasher)

\*Appliance Allowance: \$3000

\*Lighting Allowance: \$3000 Includes doorbell, smoke and carbon monoxide detectors

\*Carpet Allowance: \$16 per yard (6 lb pad)

\*Bathroom Tile Allowance: \$2.00 per square foot

\*Kitchen Backsplash Allowance: \$4.00 per square foot

\*\$250 Allowance for Tile Extras (soap dishes, accent pieces, corner shelves in shower, etc)

Tile:

\*Diagonal / specialty designs for tile is an additional charge for installation

\*Travertine / marble is an additional charge for installation

## **Exterior**

\*Concrete Siding and Shake on exteriors. Shakes or vertical in front gables, Main exterior walls: Horizontal / Vertical mix

\*Exterior Stone (exposed foundation concrete on sides and front) Average 2 feet

\*Columns: Rock base approx. 3 ft with tapered or square top column. (Stained columns are an upgrade \$200 per column) Stained rails available priced per plan.

\*Double Hung Low-E Wood Windows with non-rot sills

\*Window grids on the front (Top of window only) Side and rear are clear over clear

\*Carriage Style Garage Doors (Insulated) Light panels are an upgrade

\*Garage Door Openers

\*Landscaping Sod in front & side yards (up to 12 pallets) Seed & Straw in back

\*All lawns will include a pinestraw island

\*Shutters are custom made in house.

## **Systems**

- \*Dual HVAC Systems 14 Seer
- \*50 Gallon Water Heater, Plumbed for Circulating System

## **Electrical**

- \*200 AMP Electrical Service
- \*Outlets wired per code. Additional interior outlets \$75 each
- \*Floor outlets are \$250 each
- \*All bedrooms are wired for fans
- \*Toggle switches (Rocker switches are an upgrade)
- \*Three exterior outlets (per code) additional ext. outlets are \$100 each
- \*Screened porch wired for ceiling fan
- \*Phone Outlets 1 Standard
- \*Cable in Family room & all bedrooms
- \*Pre-wired for security
- \*Two spigots included \$100 each for additional

## **Framing**

- \*9 ft ceilings on main level
- \*8 ft ceilings on second level
- \*Dining room with coffered ceiling
- \*Trey ceiling in owner's suite
- \*Transom windows over dining room & front door
- \*Mudrooms and Keeping Rooms (per standard)
- \*Decks and Screened Porch (per standard)
- \*Approx. 150 sq ft for screened porch & 200 +- sun deck
- \*To extend covered screened porch \$35 a sq. ft.
- \*To extend open deck \$20 a sq. ft.
- \*Additional windows in finished space \$350 each
- \*Cased openings instead of rounded \$250 each

Pre-sales are priced with the standard features listed above, the following, if shown on the plan, would be an additional cost.

Built in cabinets

Bookshelves: Standard cost per lineal foot is \$400 this includes base and wall cabinets

Desk \$350 a lineal foot with granite top

Coffered ceilings other than dining room

Bay windows (any bay showing will be priced squared off)

Oversized spans that would include additional beams

Cooktops (See standard appliance allowance)

Information deemed accurate but not warranted.

Builder reserves the right to change standard features without notice.