



12914 North Topping Estates, Town and Country 63131
 The “Kingsport” (5 Bedroom, 5 and 2 ½ Bath, 1 ½ Story, Finished Lower Level)

General Specifications

Dated May 14, 2014

Site Work

Sod: Bluegrass sod or equal shall be applied to the lot, except for wooded and undisturbed areas. The sod shall be installed prior to or after closing only when weather permits, in order to be properly maintained.

Lawn Irrigation System: Lawn sprinkler system is included. Only those lawn sprinkler systems installed by Seller’s designated contractor will be allowed to be installed before closing. The lawn irrigation system shall be designed to cover the lawn of all disturbed areas.

Living Areas

Main Floor	3,561
Second Floor	1,830
Finished Lower level	<u>1,272</u>
Total Living Area	6,663 sqft

Foundation and Lower Level

Foundation: 8’-10” reinforced concrete walls with a lower level walkout.

Finished Lower Level: The finished lower level of shall have approximately 1,272 square feet of living space and includes a bedroom, family room, wet bar, sink and dishwasher, and full bathroom.

Waterproofing: 10-year limited warranty on waterproofing membrane on exterior of foundation wall below finish grade with interior water channeling system draining to the sump buckets.

Sump Pump: Two (2) standard sump pumps and buckets shall be installed and discharged to the exterior.

Framing

Exterior Walls: Exterior walls to be framed predominately with 2x6 and 2x4 studs.

Subfloor: TJI “Silent Floor” joist system with ¾” tongue and groove decking, nailed and glued.

Wall Sheathing: 7/16” O.S.B. w/ Advantech Zip System ® wall sheathing system.

Roof Sheathing: ½” C.D.X. plywood sheathing with ply clips.

Ceilings: 10’-0” high ceilings @ 1st floor with 9’-0” high ceilings @ 2nd floor.

Decks: Decks and stair system shall be constructed with low maintenance composite decking material.

Exterior Doors and Windows

Entry Door: Custom double door with glass insert.

Patio Doors: In-swing French doors

Windows: Pella Pro-line double hung windows, with insulated Low-E argon glass.

Exterior Finishes

Siding: Siding shall be James Hardie ® prefinished cement board and trim siding.

Exterior Soffits and Overhangs: Soffits at side and rear elevations shall be enclosed with paint grade hardboard material. Soffits at all elevations shall be enclosed with painted hardboard with painted hardboard fascia.

Exterior Trim: Exterior fascia and freeze boards shall be hardboard, primed and painted. Exterior corner boards, bay window trim and garage door trim shall be hardboard trim boards, primed and painted.

Gutters: 6" O.D. prefinished aluminum gutters w/ 3"x4" downspouts.

Roof Shingles: 30-year architectural shingle.

Masonry

Brick and Stone Elevations: Brick shall be "Brown Tweed," closure size, and stone shall be "Harvest Mix." All masonry features shall be installed per plan.

Fireplaces

There shall be (2) fireplaces units per plan. The Great Room fireplace shall have an approximately 36" wide firebox furnished with gas logs and custom wood mantle surround. The hearth room fireplace shall have an approximately 42" firebox furnished with gas logs and masonry mantel extending to the ceiling. The optional outdoor living area shall be masonry and wood burning and have an approximately 42" firebox.

Concrete Flatwork

Driveways: Driveway shall be asphalt.

Patios: The front walkway and porch shall be exposed aggregate concrete. All secondary walkways and patios shall be concrete with brush finish, and basement and garage floors shall be smooth finish.

Garages

Interior: Garage interior shall be finished taped and painted.

Garage Doors: There shall be two (2) Delden Ovation Colonial Embossed 18'x8' garage doors with openers.

Plumbing

- Gas to furnaces
- Gas to fireplaces
- Gas cook top
- (2) Anti-freeze faucets
- (2) 50 gallon direct vent water heaters
- Floor Drains as required per plan.
- (2) Sump Pumps

Master Bathroom

- Master Bath Tub –Freestanding white, oval soaking tub with spout and handheld shower head.
- Shower:
 - (4) Moen #TS1320 ORB Flushmount body sprays
 - (1) Rain Head-Moen #S112 “Waterhill” 10” shower head
 - (1) Moen #S14EP “Felicity” ORB Single function shower head with wall bracket
 - (1) Moen #TS8115 “ExactTemp” ¾ shower controller
- Lav Faucets – (2) Moen #TS6205 “Rothbury” ORB widespread lavatory faucet
- Toilet – (1) elongated commode.
- Coffee Bar- Hook-up sink w/ (1) Moen #5985 ORB “Brantford” single handle pullout faucet

Powder Room

- Lav Faucets – (1) #69000 Kingsley ORB, 4” spread lav.
- Vanity – (1) custom furniture piece vanity cabinet
- Toilet – (1) white elongated commode.

Mud Room Bath

- Lav Faucets – (1) Moen #TS6205 “Rothbury” ORB widespread lavatory faucet
- Toilet – (1) white elongated commode

Bedroom #2, #3, #4 Baths (3 upstairs baths)

- Lav Faucets – (1-2) Moen #TS6205 “Rothbury” ORB widespread lavatory faucet
- Bathtub – white, 5’, steel tub with Moen #TS2212 “Rothbury” ORB shower and trim and overflow
- Toilet – (1) white commode

Laundry Room

- (1) Moen single hand pull-out faucet
- Wash Machine tap and drain box

Second Floor Laundry Room and Wet Bar

- (1) Moen handle pullout faucet
- Wash Machine tap and drain box

Kitchen

- Hook-up Sink with Moen #7068 “Vestige” two handle faucet with spray
- ¾ horsepower garbage disposal
- Hookup Dishwasher
- Water line to refrigerator space

Wet Bar

- Hook-up sink w/ (1) Moen #5985 ORB “Brantford” single handle pullout faucet
- Waterline and gravity drain for ice maker

Lower Level Baths

- Hook up shower w/ Moen #3570 shower valve and #7-3124 chrome trim kit.
- Lav Faucets – (1) Moen #TS6205 “Rothbury” ORB widespread lavatory faucet
- Bathtub – white, 5’, steel tub with Moen #TS2212 “Rothbury” ORB shower and trim and overflow
- Toilet – (1) white commode

Lower Level Bar

- Hook up sink w/ Moen #5995 ORB "Arbor" faucet.

Water Service

- PEX water delivery system

Heating and Air Conditioning

The main heating and air conditioning systems shall consist of three zones (Master bedroom/study, first floor living area, second floor) with gas 93% efficiency forced air furnaces and electric air conditioners.

Electric

Service: 400 Amp Service

Devices: White rocker switches with white electrical outlets throughout.

Phone and TV Jacks: Builder 6 & 6 +2 package (Includes: 6 RG-6Q TV Jacks, 6 category 5 phone jacks, 1 Levitron 14" structured media enclosure).

Light Fixture Allowance: \$9,000.00

Insulation

2x4 walls: R-13 Kraft faced bat

2x6 walls: R-19 Kraft faced bat

Ceilings: R-38 blown-in insulation

Interior Walls and Ceilings

Drywall: Interior surfaces of finished areas shall receive one layer of 5/8" drywall, finished taped for smooth painted walls and smooth painted ceilings. The garage common wall to house and garage ceiling shall receive one layer of 5/8" type X, fire code drywall. The remainder of the garage shall receive one layer of standard drywall.

Painting: Exterior painted surfaces shall be primed with one coat of primer then painted with one coat of acrylic latex low luster paint.

Interior walls shall be painted with two coats of flat latex paint in standard off white color.

Interior ceilings shall be painted with one coat of paint in standard white color.

Interior painted woodwork shall be primed with one coat of primer and then painted with one coat of acrylic based semi-gloss enamel in standard white color. All interior woodwork is to be painted except for those items specifically designed as stained.

Custom paint color for interior wall and or trim (any color than standard off white) is available as an option. The interior of the garage be painted white eggshell finish.

Stained Woodwork: Stained finishes shall be applied on all wooden handrails study millwork.

Millwork and Interior Trim

Interior Doors: Interior doors at the first floor shall be 8'-0", smooth, 2-panel solid core door units. Interior doors at the second floor and lower level shall be 6'8", hollow core, smooth, 2-panel door units. All interior doors shall have finished hinges.

Baseboards: All baseboards shall be 7 1/4".

Casing: Interior casing shall be 3 1/2". The interior of windows shall be picture framed with 3 1/2" casing. Interior doors, closet doors and openings shall be cased w/ wood jambs and 3 1/2" casing.

Special Casing: The first floor openings in foyer, kitchen, wet bar, dining room, and master bedroom gallery shall be opening to the library and dining room shall be cased with 3 1/2" casing. 5 1/2' casing shall also be applied to the interior of the foyer entry door and the windows above.

Built-ins: The first floor great room shall have built in shelving with base cabinets.

Chair rail: The dining shall receive 1-piece, 2 5/8" chair rail and "picture framed" wainscot.

Crown Mould:

- Foyer: 3-piece.
- Dining Room: 3-piece in tray ceiling and 1-piece around perimeter.

- Study: 1-piece inside box beam ceiling.
- Great Room: 1-piece inside box beam ceiling.
- Master Bedroom: 1-piece inside both tiers of tray ceiling.
- Master Bathroom: 3-piece around perimeter and 3-piece inside tray ceiling.
- Powder room: 3-piece.

Locksets: All locksets shall be Kwikset with oil rubbed bronze or nickel finish. The entry handle shall be lever style.

Optional Decorative Trusses: Two decorative beam trusses made out of knotty alder are optional in hearth room.

Staircases: Standard staircases will have oak treads, where open, oak handrail; 3 ½" oak newels and 1 ¾" painted taper top balusters or wrought iron look metal.

Closet Shelving

Closet shelving at the master bedroom walk-in closets, kitchen pantries shall be professional closet systems in a melamine standard color.

All other closets shall be white wire ventilated with type shelving with free slide feature at hanging closet rods and tight mesh in linen closets.

Cabinets and Vanities

Kitchen: Dynasty Renner AB Portobello Maple (perimeter), Kemper Herrington Maple Storm (island), and custom 60" wooden hood.

1st Floor Wet Bar: Kemper Herrington Maple Storm with clear glass installed in wall cabinet doors.

Butler's Pantry: Dynasty Renner AB Maple Black with clear glass installed in wall cabinet doors.

Great Room: Dynasty Renner AB unfinished maple base cabinets.

Master Bath: RiverRun Hampton Linen Birch.

Coffee Bar: RiverRun Hampton Linen Birch.

Bedroom #2: RiverRun Dalton Birch Cocoa vanity.

Bedroom #3: RiverRun Mount Vernon Birch White vanity.

Bedroom #4: RiverRun Dalton Birch Cocoa vanity.

2nd Floor Laundry: RiverRun Mount Vernon White Cabinetry.

1st Floor Laundry: RiverRun Mount Vernon White Cabinetry.

1st Floor Half Bath: RiverRun Dalton Birch Cocoa vanity.

1st Floor Powder Room: 42" furniture vanity.

Lower Level Wet Bar: Charleston Saddle Birch.

Lower Level Bath: Charleston Saddle Birch.

Kitchen and Wet Bar Countertops

All kitchen countertops shall be 3cm granite with square, eased edge with Category "A" allowance. The laundry room counter top shall be a Category "A" 3cm granite top with eased edge and have a stainless under mount laundry sink. Category "A" granite tops will be optional at finished lower level wet bar.

Vanity Tops

All bath vanity tops shall be granite in Category "A" with under mount sinks. The master bathroom vanity top shall be Category "A" granite with under mount bowls.

Mirrors and Shower Doors

The shower door at the master bath shall be a 3/8" thick frameless glass enclosure. The mirrors at the master bath vanities shall be ¼" plate glass mirrors with wood framing. The mirrors at bedroom #2, 3, and 4 and mudroom and lower level baths (if applicable) shall be ¼" plate glass mirror, 42" high. The powder room mirror shall be a decorative oval or rectangular frame mirror.

Bathroom Accessories

The master bath shall have (1) paper holder and (2) 24" towel bars in oil rubbed bronze or nickel finish. The powder room shall have (1) paper holder and (1) 18" towel bar in oil rubbed bronze or nickel finish. The mud room (if applicable) shall have (1) paper holder and (1) 18" towel bar in oil rubbed bronze or nickel finish. Bedroom #2, 3, 4 and 5 and lower level baths (if applicable) shall each have (1) paper holder and (1) 24" towel bar in oil rubbed bronze.

Ceramic Tile

- Master Bath Floor.
- Laundry Room.
- Mudroom Bathroom.
- Private Bedroom Bath Floors.
- Lower Level Bar and Bath Floors.

On all wood sub surfaces, the ceramic tile shall be applied over the ½" Durock underlayment.

Finish Flooring

Standard flooring in the general locations as follows:

- Kitchen, Breakfast Room, Great Room, Hearth Room, Dining Room, Foyer, 1st and 2nd story Halls, Den/Study, Powder Room: T&G Oak standard species hardwood.
- Bedrooms w/ adjacent closets, quality stain resistant carpet with 5 lb re-bond carpet pad.
- A carpet center runner on the stairs is optional.

Appliances

MAIN KITCHEN		
WOLF	DF486G	48" DUAL FUEL RANGE - 6 BURNERS & GRIDDLE
WOLF	PL462212	48" CUSTOM HOOD INSERT
WOLF	814421	600 CFM INTERNAL BLOWER
SUB ZERO	BI-48SID/O	48" SIDE BY SIDE - WOOD FRONTS - INTERNAL DISP.
ASKO	D5534XXLFI	24" DISHWASHER
WOLF	MWD24TE/S	24" MICROWAVE DRAWER
BUTLER'S PANTRY		
SUB ZERO	424G/O	24" DUAL ZONE WINE COOLER - WOOD TRIM
1ST FLOOR WET BAR		
SCOTSMAN	SCCG30MA-1SU	15" ICE MAKER - GRAVITY DRAIN - WOOD PANEL
U-LINE	2175RCGOL	24" GLASS DOOR FRIDGE - WOOD TRIM
COFFEE BAR		
U-LINE	1075BEVS	15" BEVERAGE CENTER
LOWER LEVEL BAR		
WHIRLPOOL	WDF530PAYM	24" BUILT-IN DISHWASHER-STAINLESS STEEL