

# *Standard Specifications - Exhibit B*

## *Vista at Blacksmith Run*

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### **Exterior**

- 1 Cement Fiber Board Siding & Shingles  
(Hardie Plank or similar)
- 2 Cultured Stone around Front Entry Door  
and 3' apron around Home
- 3 Six panel Front Door, Sidelights, Transom
- 4 Shutters
- 5 Low E Single- Hung, Tilt Sash Windows  
10 year warranty, "energy efficient"
- 6 Trim
- 7 30 Year Architectural Shingles
- 8 Concrete Front Patio
- 9 Concrete Walkway to Front Door
- 10 Stained Deck or Patio (site specific) in rear
- 11 Concrete Driveway
- 12 Sod front and side, Seed and straw back yard
- 13 Up to Ten 3- Gallon plants, 1 Tree
- 14 2 Outdoor Light fixtures (Front porch ceiling & Back/Side Door on wall)
- 15 Electric Outlet at each Exterior door
- 16 16' X 7' Insulated Steel Garage Door (windows & openers) - FRONT ENTRY STANDARD
- 17 Radon Abatement, Termite Treatment
- 18 Mailbox on post
- 19 Stucco Finish on Exposed Foundation
- 20 Exterior Walls 7/16" OSB Sheathing

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### ***Flooring***

#### **Foyer, Living Rm, Dining Rm, Kitchen & Breakfast**

- 1 Hardwood - Century
- 3/4" Thick, 2 1/4" Wide
- (Pre-finished)

#### **Master Bedroom**

- 1 Carpet - Shaw - Queen
- 2 8 ounce padding included as standard

#### **Second Bedroom**

- 1 Carpet - Shaw - Queen
- 2 8 ounce padding included as standard

#### **Third Bedroom**

- 1 Carpet - Shaw - Queen
- 2 8 ounce padding included as standard

#### **Fourth Bedroom - If applicable**

- 1 Carpet - Shaw - Queen
- 2 8 ounce padding included as standard

#### **Master Bathroom**

- 1 Ceramic Tile Floor (12"x12" Daltile)

#### **Second Bathroom**

- 1 Ceramic Tile Floor (Daltile)

#### **Third Bathroom - If applicable**

- 1 Ceramic Tile Floor (Daltile)

#### **Staircase**

- 1 Carpet - Shaw - Queen
- 2 8 ounce padding included as standard

#### **Laundry**

- 1 Congoleum Flooring

### **Paint Selection - ICI Glidden**

- 1 One Color Throughout House

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### **Cabinetry: Kitchen & Bathrooms**

1 Hanley Maple Style

### **Countertops:**

#### **Kitchen**

1 Granite Level 1

#### **Master Bathroom**

1 Cultured Marble Vanity with Sink  
approx. 14" x 17"

#### **Second Bathroom**

1 Cultured Marble Vanity with Sink  
approx. 14" x 17"

#### **Third Bathroom - If applicable**

1 Cultured Marble Vanity with Sink  
approx. 14" x 17"

### **Fixtures:**

#### **Kitchen**

1 Drop- in 8" Double- Basin Sink S11402-4, or equivalent

2 Pull out spray Moen ExtensaFaucet M7560, or equivalent

3 Food Waste Disposer In- Sink- Erator

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### **Master Bathroom**

- 1 Bath Whirlpool K1630 - 5', or equivalent
- 2 Shower Receptor Proflo PFSF26303232, or equivalent
- 3 Moen Monticello M4551, MT2444, MT951, or equivalent
- 4 Elongated Kohler Toilet K3422, or equivalent
- 5 Bathroom Hardware
- 6 Bathroom Mirrors over Vanities

### **Second Bathroom**

- 1 Lascoat Tub/Shower Combo 5', L2603-SG, or equivalent
- 1 Moen Monticello M4551, MT2449, or equivalent
- 2 White Elongated Kohler Toilet K3422, or equivalent
- 3 Bathroom Hardware
- 4 Bathroom Mirrors over Vanities

### **Third Bathroom - If applicable**

- 1 Lascoat Tub/Shower Combo 5', L2603-SG, or equivalent
- 1 Moen Monticello M4551, MT2449, or equivalent
- 2 White Elongated Kohler Toilet K3422, or equivalent
- 3 Bathroom Hardware
- 4 Bathroom Mirrors over Vanities

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### **Kitchen Appliances**

- 1 Kenmore 25 Cu. Ft. Side by Side Refrig.  
46-56582/89, or equivalent
- 2 Kenmore 30" Radiant Range 22-96212/19, or equivalent
- 3 Kenmore Microwave- Hood Comb. 22-80412/19, or equivalent
- 4 Kenmore Dishwasher 22-74362/69, or equivalent
- 5 Electric Water Heater ProMax 50 G Cap., or equivalent

### **General**

- 1 Brushed Nickel Round Knobs or Levers
- 2 Knockdown Textured Ceiling
- 3 36" Ventless Fireplace with Log Set
- 4 Stone façade on front of Fireplace with 6" raised Hearth
- 5 4 1/4" Colonial Base Trim
- 6 2 1/4" Case
- 7 3/4" Shoe
- 8 Phone Jacks in Kitchen, Great Room, all Bedrooms & Bonus Room
- 9 Cable in Great Room, all Bedrooms, & Bonus Room
- 10 Ceiling Fans in Great Room & All Bedrooms
- 11 Walk- In Attic Storage from Bonus Room, if applic.
- 12 Tray Ceiling in Dining Rm, Master Bedroom
- 13 Vaulted Ceiling in Great Room
- 14 Raised Six Panel Doors - Interior
- 15 Wire Shelving with Slide Bar in closets