

Plaza Row Standards: Exhibit A

All Townhomes Include Quality Builders Warranty

Common Area

- Sod and irrigation included in private backyard and common areas
- Designer landscape plan for common area with irrigation

Framing

- Entry level 9' ceilings, Main/ 2nd Level 10' ceilings, Bedroom/ 3rd Level 9' ceilings

Roofing

- 30-year Architectural Asphalt Shingles

Windows & Exterior Doors

- Single Hung Vinyl Windows, Low E, low maintenance with screens (per elevation)
- Garage Door 16'x8', steel uninsulated, long panel insert, operator(s)
- Exterior Doors fiberglass, insulated, low maintenance with Low-E, tempered glass

Exterior Finishes

- Fiber cement siding and brick
- Gutters: 5" OG with 5" round downspouts
- 5' x 3' concrete rear walk-out (per site conditions)

Appliances

- Appliances: stainless steel, electric range, stainless vent hood, built-in microwave and dishwasher

Plumbing

- Kitchen Sink: Stainless Undermount
- Bath Sink(s): White Undermount, Rectangle
- Master Walk-In Shower: shower head, tile walls to ceiling, one tile niche (per plan)
- Master Bath Walk-In Shower: framed glass enclosure, shower door (per plan)
- Secondary Bath: acrylic tub, one shower head and tile surround walls up to 84", one tile niche
- Faucets: Chrome, whole house
- Garbage Disposal: Insinkerator, ½ HP and heavy-duty motor
- Powder Room, pedestal sink (per plan)
- 50-Gallon electric water heater

HVAC

- Heat pump with multi zone system with 14 SEER air conditioners
- Thermostats, Digital and Programmable

Cabinetry

- Cabinets: Kitchen and Full Bath; Shaker-style Full Overlay, Solid Wood Recessed Panel, soft close drawers, chrome pulls
- Countertops: Kitchen and Full Baths; Quartz
- Kitchen Backsplash; Designer selected
- Laundry Room; washer and dryer shelf installed at 6'

Flooring, Stairs & Rails, Walls

- First Floor: Engineered Hardwoods; Entry and office
- Second Floor: Engineered Hardwoods; throughout
- Third Floor: Engineered Hardwoods in common area
- Third Floor: Carpet with 7 lb Spill Blocker Pad; bedrooms, bonus / flex rooms have (per plan)
- Tile Floor: Master Bath, Guest Bath, Laundry
- Stair Treads, Landings, Handrails: White Oak, stained, Painted Risers on first to second and second to third levels
- Carpet Stair Treads and Landings: Carpet on third to fourth level
- Stair Balusters: Wrought Iron (per plan)
- Paint: Walls - Flat; Trim - Semi-Gloss
- Paint: Garage - Flat; Base - Semi-Gloss

Electrical

- Recessed Can lighting whole house, per electrical plan
- Decorative Chrome Light fixtures, per electrical plan and selections
- Prewire for fans in living room and master bedroom, fans not included
- Standard doorbell included

Low Voltage

- Living Room - (1) HDMI prewire 15-20' cable and electrical outlet 5' 6" above the floor
- TV/Data cables are in Living Room, Master Bedroom, Office and Family Room/ Bonus (per plan)
- TV cable in all secondary bedrooms

Doors, Interior Trim and Finishing Touches

- First Floor: 6'8", 2 Panel Hollow Core Doors
- Second Floor: 8', 2 Panel Hollow Core Doors
- Third Floor: 6'8", 2 Panel Hollow Core Doors
- 1 x 6 baseboard
- Door Trim: 1 x 4 Headers and sides
- Window Trim: 1 x 4 Headers, sides and bottom
- Knee Wall: Waterfall, White Oak Cap
- Door Hardware, Chrome
- Closet Shelving: Laminate Shelves - Pantry; Laminate with Rod - Closets (per plan)
- Bath Mirrors: Sheet, channel and clips
- Bath Accessories: Match Plumbing Fixtures