



THE RESERVE AT RAINTREE FOREST

EXTERIOR SPECIFICATIONS

Brick

Queen size brick is standard.

Painted brick and mortar rubbed brick is an additional charge depending on a crawl space or basement home.

Exterior Accents

Cultured Stone, Hardy Plank, Stucco, Cedar Shake (per plan)

Roof

Lifetime Dimensional shingles with 30lb. felt. Roof decking to be 7/16" OSB.

Metal Roof used as needed (per plan)

Vents

Shingle overlay ridge vents on rear roof line. Continuous venting in soffits.

Covered Patio or Deck - Determined by grade – Size TBD – per plan.

If there is a deck required for the lot, the deck is pressure treated wood wrapped in Trex or similar product to create a nicer finish. Stair treads are Trex or similar product. Inside a covered porch area would be bead board ceiling that is stained or painted (buyer to select).

Exterior Concrete

Brushed Concrete or exposed Aggregate (upon request)

Gutters

Full 6" aluminum gutters & downspouts

Hydrants

Three-Four outside hose bibs (Frost Free) Locations to be determined

Outlets

Three-Four outside outlets. Locations to be determined.

Mailbox

Included. Cluster type mailbox at the amenity area.

Landscaping

Professionally designed landscape package with full yard irrigation.

Full yard sod. Larger yards will be front, sides and any remaining sod will be placed in the back and some areas to remain natural. Any remaining areas that are not sod - to be seed and straw. Plant allowance is \$3,500. \$3,500 is for plant material only - irrigation and sod are separate items.





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Garage Entry

Three car garage with Carriage Style Doors – (1) 2 car door and (1) 1 car door (insulated)

Exterior Lighting

Decorative lighting per plan (fixtures come out of lighting allowance).

2 rear corners-double eve lights

Hardware

Delaney

FRAMING SPECIFICATIONS

First and second floor

$\frac{3}{4}$ " LP Legacy or Huber Advantech sub-floor with engineered I joist floor system. Basement homes may have open web floor trusses.

Ceiling Height

10' Ceilings on first floor and 9' Ceiling on the second floor unless otherwise noted.

Vaulted, coffered or tray ceilings through-out (rooms determined per plans)

Windows

Pella Lifestyle Series Low-E wood interior, aluminum clad exterior Tilt-In Double Hung Windows. SDL grills on front, clear on sides and rear

Doors

Interior: 8' two-six panel (four options) paint grade on first floor & second floor (and basement)

Exterior: Front door to be single or double solid wood, wood and glass or aluminum clad doors per plan. Steel doors are an upgrade. The metal/iron doors are a special order item and require a 4 month order time. All other exterior doors to be steel & glass doors per plan. Should a pedestrian door be on the plan, the door is a steel & glass door.

INTERIOR SPECIFICATIONS

Professional Interior Design Assistance

20 Hours with Aspen Construction's in-house interior decorator. Should buyer exceed 20 hours, the designer's overage fee is \$125 per hour.

Insulation

R 13 batt insulation on exterior walls

R 38 blown ceiling/attic

Insulated & conditioned crawl space unless Buyer specifies otherwise.

Heating and Air Conditioning

Heating: Gas & electric. Air Conditioning: Electric

Split system between first and second floors with programmable thermostats for each unit





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Fireplaces

Woodburning with gas log lighter or ventless with gas logs insert firebox with granite, marble, slate or tile surround. Wood mantel (Options to select from).

Electrical

Service size dependent on size of home. Additional electric items added to home by buyer may result in having to upgrade service size.

Ceiling fan pre-wire in all bedrooms, family room and bonus room

Floor outlet in Family Room – can be installed after furniture is placed for your convenience.

Under cabinet wiring in kitchen included. Light fixtures are part of the lighting allowance.

Low Voltage Wiring

Cat VI & coax wiring throughout. Number dictated on size of home.

Bonus Room prewired for Surround Sound

Speakers prewired in approx.. 6 locations on main level.

Smoke Alarms

Per state code requirements

Utility Room

Dryer to be wired for an electric dryer

Water Heater

Tankless water heater with recirculation system

Kitchen Appliances

Monogram Stainless Steel Appliance Package includes 36” or 48” range (per plan), Built-in microwave, Dishwasher, warming drawer, hood vent insert and Garbage disposal (½ HP)

refrigerator not included

Bathroom and Kitchen fixtures

Hall Baths: Enamel Steel or fiberglass tubs with tile surround

Master Bath: freestanding or drop in tub with tile surround

Master Shower: Tile surround, upgraded “frameless” shower door, one shower head and one hand-held sprayer

Kitchen: Stainless steel under-mount sink

Water closets: Mansfield white elongated commodes

Plumbing Fixtures: Kohler

Cabinets

Kith Custom Raised Panel Maple Cabinets (Buyer to select color) “Soft Close” drawers. Kitchen has pull-out trash can. 42” Upper Kitchen height cabinets with cabinets above to ceiling. Butlers pantry to have 42” tall wall cabinets. 36” Base Cabinets for the Kitchen, butlers pantry, laundry room and





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bathroom vanities. Kitchen, butlers pantry, laundry room and all bathroom vanities to have tier 1 quartz or granite counter tops with under mount sinks.

Powder Room Cabinet

Decorative furniture piece with solid surface counter top

Mirrors

Decorative plate glass or framed mirrors throughout.

Moldings

Baseboards: 7 1/4" base

Case Moldings: 3 1/4" on all casings

Built-ins per plan (location to be determined)

Vaulted, Coffered or Tray ceilings in Study, Dining, and Master (per plan)

Tray or decorative Ceilings in all secondary bedrooms

Cubbies/locker area per plan

All molding to be paint grade

Stairs

Wood Treads with painted risers (unless otherwise noted)

Solid iron handrails or wood handrail with wrought-iron spindles.

Mantle

Painted wood mantle with granite, marble, slate or tile surround

Closets

All bedrooms, hall closets and pantry areas to have handcrafted custom wood closet shelving. Closets to have closet organizers and two built-in drawer systems (8 drawers total) in master closet painted to match trim. Buyer may work with the trim guy to determine the best layout if they desire to do so.

Paint

One ceilings color – flat finish

Three wall colors – flat latex paint (each additional color is \$500 per color)

One trim color – Semi-gloss latex enamel

Floor covering

Hardwood Flooring: 3/4" thick x 3 1/4" wide solid, sand & finish and stained

Throughout the main level including master bedroom and upstairs hallway. Wood to be White or Red Oak (per builder's sole discretion on wood that is available at the time the wood is needed).

Stone, Marble or Ceramic Tile:

All bathrooms, utility room and mud room areas

Carpet in all secondary bedrooms and any remaining areas not noted above.





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|--|------------------------|
| Lighting allowance | \$ <u>20,000.00</u> |
| Tile allowance (Bathrooms & laundry rm) | \$ <u>8.00 sq ft</u> |
| Tile allowance for kitchen backsplash | \$ <u>8.00 sq ft</u> |
| Carpet allowance through out | \$ <u>25.00 sq yd</u> |
| Brick allowance (grey mortar & brown sand) | \$ <u>300 per 1000</u> |

75 -recessed 6" can light fixtures (*location TBD by customer*) additional charge for recessed lights over minimum (*prices will vary according to size of recessed can 6" \$195.00 ea, 5" \$215.00 ea, 4" \$225.00 ea, 4" low voltage \$295.00 ea*)

Allowances are only for use at vendors approved by Aspen Construction.

ALL ITEMS BELOW ARE SUBJECT TO CHANGE PER BUILDER DISCRETION. PLEASE NOTE THIS LIST BELOW IS A TYPICAL STANDARD FOR ASPEN CONSTRUCTION

Additional Options

Builder will price any additional item. Purchaser will have the choice to proceed with the option and pay additional cost or not accept/pass on the option.

Witness our hands _____, 20 _____

Witness _____ Purchaser _____

_____ Purchaser _____

Witness _____ By: _____

Aspen Construction, LLC. - Seller





GE APPLIANCES
a Haier company

Aspen Construction



Model#: ZDP486NDTSS

Monogram 48" Dual-Fuel Professional Range with 6 Burners and Griddle (Natural Gas) - Coming Spring 2021

Approx Dimensions (HxDxW):
35 1/4 in X 28 1/4 in X 47 7/8 in

- Versatile Gas Burner Configuration - Delivering exceptional cooking flexibility, the two 23,000-BTU multi-ring brass burners and dual-stack burners offer a range of heat settings, from gentle simmer to intense flame
- 3-Piece Grates with Reversible Wok Feature - Reversible grates are easy to clean and complement different culinary techniques, with a flat side for traditional cooking and contoured side that perfectly holds round-bottom woks
- WiFi Monitoring and Remote Control with the SmartHQ™ app - Perfect for a busy lifestyle, built-in WiFi capabilities allow for the remote activation of cooking functions, like preheating the oven, setting timers, activating Chef Connect and more
- Dynamic Oven LCD - Functional and stylish, the LCD shows which oven mode is currently in use and other helpful information, like oven temperature, timer and probe temp

Warranty Information:

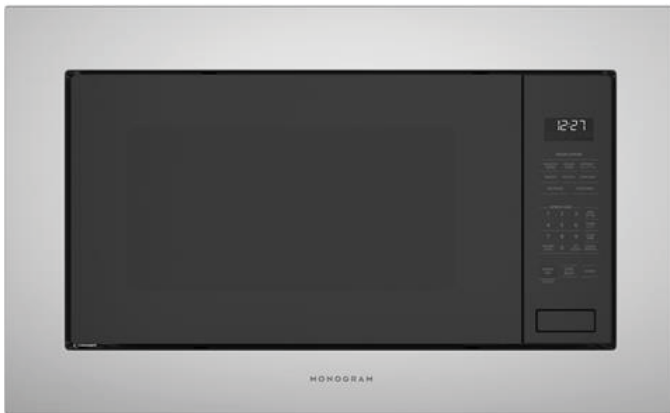
- Parts Warranty : Limited 2-year entire appliance Limited 5-year gas surface burners Limited lifetime of oven racks
- Labor Warranty : Limited 2-year entire appliance
- Warranty Notes : See written warranty for full details



GE APPLIANCES
a Haier company

Model#: ZEB1227SLSS

Monogram 2.2 Cu. Ft. Built-In Microwave Oven



Approx Dimensions (HxDxW):
13 5/8 in X 19 3/4 in X 24 1/2 in

- Optional built-in trim kit - Allows custom appearance and built-in convenience, must be purchased separately
- Glass touch controls - For a high-end appearance and easy cleaning
- 2.2 cu. ft. capacity with 1100 watts of power - Provides the maximum in cooking capacity and performance
- Sensor cooking controls - Automatically adjusts time and power for delicious cooking results
- Steam cooking controls - Perfectly prepare your steamed favorites
- Extra-large 16.5" turntable - Rotates food throughout the cycle and accommodates large cookware
- Instant On controls - One-touch instant operation

Warranty Information:

- Parts Warranty : Limited 2-year entire appliance Limited 5-year magnetron tube
- Labor Warranty : Limited 2-year entire appliance
- Warranty Notes : See written warranty for full details

Model#: ZX2130SLSS

30" Built-in Kit for Monogram ZEB1227SL





GE APPLIANCES
a Haier company



Model#: ZDT925SPNSS

Monogram Smart Fully Integrated Dishwasher

Approx Dimensions (HxDxW):
34 in X 24 in X 23 3/4 in

- The Monogram Statement Collection - Polished stainless steel, and hand-finished edges convey a sense of solidity and beauty
- Advanced wash system - Designed to achieve the ultimate clean, this advanced wash system with over 90 powerful jets delivers complete washing coverage to every corner of the dishwasher
- Third rack - Convenient and adjustable, this expansive third rack easily accommodates an entire flatware collection, plus carving knives, soup ladles and other cooking/serving tools for the ultimate clean
- Steam + Sanitization - Eliminate the need to pre-wash dishes at the end of every meal, thanks to a Steam + Sani feature that easily loosens lingering traces of food with an added bonus of complete sanitization
- 42 dBA with LED status indicator on door - A dishwasher this quiet has a status indicator to tell you if the dishwasher is Washing, Drying or Clean

Warranty Information:

- Parts Warranty : Limited 2-year entire appliance Limited 5-year racks/electronic control board Limited lifetime of product tub/door liner
- Labor Warranty : Limited 2-year entire appliance Limited lifetime of product tub/door liner
- Warranty Notes : See written warranty for full details



GE APPLIANCES
a Haier company

Model#: ZTW900PSNSS

Monogram 30" Stainless Steel Warming Drawer



Approx Dimensions (HxDxW):
10 1/2 in X 23 3/4 in X 29 3/4 in

- The Monogram Statement Collection - Edge-to-edge handles, polished stainless steel, and hand-finished edges convey a sense of solidity and beauty
- Large-Capacity Warming Drawer - Experience the luxury of perfectly heated dishes with this spacious 1.9 cu. ft. warming drawer
- Variable Degree Control - Perfect for freshly-made meals or reheated dishes, variable temperature control offers heating options from 80- to 210-degrees for exceptional results every time
- Variable Humidity Control - From crispy to moist, achieve exactly the right texture with variable humidity control that enhances every culinary creation
- Frameless Front - Expertly engineered for style, simplicity and functionality, the drawer's frameless front blends in seamlessly with its surroundings
- Indicator Light - Convenient and tastefully unobtrusive indicator light illuminates when the drawer is on, for a functional yet contemporary aesthetic

Warranty Information:

- Parts Warranty : Limited 2-year entire appliance
- Labor Warranty : Limited 2-year entire appliance
- Warranty Notes : See written warranty for full details