



The Reserve at Raintree Forest

Feature Sheet

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 decorator'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 & 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

Appliances

Thermador Stainless Steel Appliance Package includes 48” range, Built-in microwave, Dishwasher(s) and refrigerator. Tradewinds hood vent insert and Insinkerator Garbage disposal (½ HP). Other appliances TBD per plan

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





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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 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

