



BARTLETT FARMS
SIGNATURE STANDARDS
Exhibit A (Version 5)

Items to be installed as stated below. Signature Standards (Specifications) will supersede the Plan. If there is a discrepancy between the Plan and the Specifications, the Specifications overrule unless otherwise stated in Construction Contract. If upgrades are made, both parties shall approve said item in writing.

EXTERIOR SIGNATURE STANDARDS

Foundation

- 8" poured concrete walls – full concrete foundation basement with bulkhead
- 4" concrete slab

Exterior Walls

- Advanced framing, 2x6 wood studs at 24" centers
- 7/16" ZIP System Wall Sheathing
- CertainTeed MainStreet/CertainTeed Wolverine American Legend vinyl siding with aluminum wrapped trim to be chosen from builder's line, please refer to our Standard Selections (Exhibit B).

Roof

- 5/8" OSB Roof Sheathing with Ice & Water Shield on eaves and rakes, Roof Guard over the rest of the roof under asphalt roof shingles
- Landmark Roofing Shingles to be chosen from builder's line, please refer to our Standard Selections (Exhibit B).

Doors and Windows

- Insulated fiberglass front door
- Metal panel garage doors and garage door opener per plan
- Exterior windows with low E glass, tilt in sash and full screens, double hung, grills between glass
- 3 1/2" window casing on front windows. Applied J channel on side and rear windows – no casing.

Garage

- Interior of garage is unfinished except fire sheetrock to code – garage wall adjoining house only.

Insulation

- Exterior wall – Fiberglass batt with poly vapor barrier – per local and state building codes (R21)
- Roof and attic – Fiberglass batt with blown in above – per local and state building codes (R49)
- Basement – Floor joists to be insulated – per local and state building codes (ceiling R30)



Heating and Hot Water

- Mitsubishi hyper heat pump system throughout for primary heat and air conditioning (size and quantity of evaporator heads and condensing units based on plan) and 50 gallon hybrid heat pump hot water heater.

Light Fixtures

- Wall mounted exterior at front and rear entries to be chosen from builder's line, please refer to our Standard Selections (Exhibit B) – \$1,200 total allowance for all light fixtures (interior and exterior).

Rear Deck

- 12' x 12' Rear deck with pressure treated framing, composite deck boards and vinyl rails

Utilities

- Underground electric, cable and phone
- Septic per HHE-200
- Well – Potable water meeting primary conditions per state code.
- Standard water test performed consists of Coliform, E. coli, Nitrate, Iron, Manganese, Sodium, Chloride, Hardness, pH and Arsenic.
- Point of use system at refrigerator and kitchen sink to be installed, if arsenic is found to be unsatisfactory per EPA limits.

Landscaping

- Up to 100 SQFT paver hardscape walkway. Pavers to be chosen from builder's line, please refer to our Standard Selections (Exhibit B).
- Loam and seeded, disturbed areas with maximum 30' perimeter. Buyer is responsible for watering, fertilization and nurturing the growth of the lawn. Buyer is also responsible for any loam/seed washout post closing.
- Two water spigots

Electric

- 200 amp service
- Circuit breaker panel
- Three (3) exterior weatherproof outlets
- Wired in up to four (4) rooms for cable TV outlets

Driveway

- Up to 1,400 SQFT paved driveway



INTERIOR SIGNATURE STANDARDS

Interior Walls

- 2x4 wood studs, 16" on center
- 1/2" Sheetrock with taped seams everywhere except 5/8" Sheetrock between shared wall of garage and house for fire rating and 1/2" Blue Board Moisture Resistant (MR) Sheetrock in bathrooms.

Ceilings

- 8' high
- Flat ceiling

Interior Doors

- Solid core interior doors, choice of doors from our Standard Selections (Exhibit B)
- Barn doors (when indicated on a plan) to be selected from our Standard Selections (Exhibit B)

Interior Trim

- 5 1/2" speed base
- 3 1/4" Windsor door and window trim
- Casing, window sill and apron

Interior Light Fixtures

- 6 recessed lights included, additional recessed lights can added at an additional cost of \$75/each
- Fanlight in bathrooms
- Interior Light Fixtures to be chosen from builder's standard line, please refer to our Standard Selections (Exhibit B) – \$1,200 total allowance for all light fixtures (interior and exterior).

Kitchen

- Kitchen cabinetry to be chosen from builder's line, please refer to our Standard Selections (Exhibit B).
- Granite countertops with under mounted stainless steel single sink to be chosen from builder's line, please refer to our Standard Selections (Exhibit B).
- Kitchen appliances including refrigerator, dishwasher, range and hood to be chosen from builder's line, please refer to our Standard Selections (Exhibit B) or choose \$3,500 allowance.

*** NOTE: There is a \$18,000 TOTAL allowance which covers all of the cabinets, countertops and cabinet hardware in the home (total for kitchen and bath combined). Cabinet and countertop orders exceeding \$18,000 allowance will be considered and charged as an upgrade. ***

Hissong Properties, LLC

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Bathrooms

- Water saving Mansfield toilets
- 5' fiberglass tub/shower as per plan
- Vanities to be chosen from builder's line, please refer to from our Standard Selections (Exhibit B).
- Granite countertops with under mounted sink.
- Client to supply own vanity mirrors. Builder will install mirrors, if provided, prior to closing.

*** NOTE: There is a \$18,000 TOTAL allowance which covers all of the cabinets, countertops and cabinet hardware in the home (total for kitchen and bath combined). Cabinet and countertop orders exceeding \$18,000 allowance will be considered and charged as an upgrade. ***

Kitchen & Bathroom Fixtures and Accessories

- Kitchen Faucet, bathroom faucets and bathroom tub/shower controls to be chosen from builder's standard line, please refer to our Standard Selections (Exhibit B) – \$1,500 total allowance for kitchen and bath fixtures and accessories.
- Accessories as provided by builder to match faucets – includes one toilet paper holder per bathroom, one 24" towel bar per full bathroom and up to one towel ring per sink.

Hardware

- Hardware (door knobs, door stops, etc.) to be chosen from builder's standard line, please refer to our Standard Selections (Exhibit B).

Hardwood Flooring

- 2 1/4" x 3/4" maple from builder's line in common space (living room, kitchen¹, dining, mudroom¹, office and upstairs hall) to be chosen from builder's standard line, please refer to our Standard Selections (Exhibit B) or choose allowance based on plan.

¹ Kitchen and/or mudroom may be done in choice of ceramic tile from builder's line as an optional upgrade. Additional cost will vary with plan and ceramic tile selection.

Stairs

- In two story homes, hardwood treads on stairs to match hardwood flooring (primary stairs only—not basement stairs).

Ceramic Tile

- All baths and laundry in ceramic tile to be chosen from builder's line, please refer to our Standard Selections (Exhibit B) or choose allowance based on plan.

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Wall-to-Wall Carpeting

- All bedrooms² in carpet – to be chosen from builder’s line, please refer to our Standard Selections (Exhibit B) or choose allowance based on plan.

²Bedrooms may be done in hardwood from builder’s line as an optional upgrade. Additional cost will vary with plan and hardwood selection.

Shelving

- White wire frame in all closets and pantry

Paint

- Two (2) coats washable latex paint (eggshell) on walls and two (2) coats white semi-gloss on trim with two color choices for walls.
- Additional colors are subject to an \$200 up-charge per color.

Life Safety

- Interconnected smoke detectors
- Carbon monoxide detectors as per plan
- Sprinkler system per local and state building codes
- Radon system piping roughed in – Buyer, at buyer’s expense, may test for radon prior to closing. If radon level is above 4.0 pci/L, a full radon mitigation system will be installed including vent and fan by seller, at seller’s expense.

To ensure appropriate quality control management, timely delivery, seamless installation and appropriate warranty resolution, the Builder will supply all materials in the case of Allowances. Buyer must request approval to supply own products. If Buyer elects to source products after Builder approval, they will be responsible for acquiring the product, delivering it to the job site on the Builder’s schedule and ensuring the quality and safety of the product until installation. If the product is found to be defective, the Buyer will pay for removal and reinstallation of a new product, as well as returning the damaged product for credit as available. The Builder will only supply a one-time installation of the product and not the full service that would otherwise be provided for materials that we handle from beginning to end.

The Builder reserves the right to determine which materials may be sourced by the Buyer.

Standard materials subject to availability.

Our specification list is to provide details on the quality of construction.

Builder reserves the right to make comparable substitutions.

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