

## Construction Specifications for Belmont Village

Foundation~ 10 inch poured exterior walls, exposed exterior brick

Framing~ Wood frame construction with structural sheathing. Selinger Homes reserves the right to use pre-engineered trusses, wall and floor components.

Sidewalk, stoops & patio~ Smooth finish brushed concrete or exposed concrete  
Front porches will have brick rowlock

Windows~ Double hung vinyl with screen, energy efficient low E windows

Decks~ 3/4 by 6 inch pressure treated wood stained deck.

Exterior Doors~ Painted or stained fiberglass front, all other doors metal with glass

Stairs~ Stained oak treads with painted pine risers, stained oak handrails with post to post stained newels and painted pickets

Roofing~ 30 year architectural fiberglass shingles color to be determined, front and back porches to be copper

Plumbing~ Kohler stainless steel sink in kitchen 33X22X8, Delta waterfall stainless steel faucet with side spray and soap dispenser, Powder Room Mansfield toilet elongated bowl, Proflo white pedestal sink with Delta brushed nickel faucet, Baths/Tubs/Showers Aqua glass, white Mansfield elongated toilets. Electric water heater is 50 gallons. Ice maker box

Central Vacuum~ Nutone with 5 or more outlets with kit

Fireplace~ 36 inch vent free gas fireplace Kingsman brand with 24 inch log set

Security System~ Pre-Wired for homeowners installation

HVAC~ Install 2 units of 2 ton heat pumpsystem (13 Seer), Janitrol equipment, exhaust fans in all bathrooms

Laundry Room~ Washer box and electric dryer connections provided

Gutters~ Baked aluminum prefinished white only

Cabinets~ 3cm. Venetian Gold Granite countertops installed in all three models with 4 inch granite backsplash, Choice of 3 Merillat?? Classic deluxe woods this includes: Portrait Maple Toffee, Portrait Cherry Paprika, Ashlynn Creek

Appliances~ Kitchen appliances include dishwasher, electric range, built-in microwave and garbage disposal. All appliances will be stainless steel as a standard package. Refrigerator is not included.

Electric~200 Amp Service with integrated structured wiring package.

Structured Wiring~ All bedrooms will have integral? Structured wiring package. Telephone locations are in kitchen and all bedrooms with rewiring

Cable TV~ Pre wire installation in kitchen and all bedrooms

Installation~R30 blown in flat areas, R13 3 ½ inch batt in walls, R19 6 inch batt in floors where applicable

Interior Trim~ Two piece crown in living room and dining room area, one piece in master bedroom, 3 ½ inch baseboard throughout with 2 ¼ inch casing

Painting~ Interior trim will have one coat prime and two coats semi-gloss, wall will be antique white, ceilings will be shell white and trim color white

Floor covering~ Real hardwood ¾ inch thick oak floors on main floor and hallway upstairs, all other areas to be carpet with 6 pound rebound pad

Light Fixtures~ selected by builder

Final Grading and landscaping~ All disturbed areas will be graded and seeded, other landscaping will meet minimum ARB requirements. Final grade and number of steps to house will be determined by terrain. Due to weather conditions, grading and seeding may occur after settlement. (Builder does not warrant plants and seeds).

Warranty~ Selinger Homes Incorporated provides one year builders warranty covering materials and workmanship.

Two-Zone heating & cooling system