EXHIBIT

DOGWOOD TRACE

Standard Features & Pre-Construction Specifications

Flooring

*5" x 3/8" Engineered Hardwoods: Foyer, Living Room, Kitchen, Dining Room, Breakfast Room, Keeping Room (per plan), and any Hall to Master Suite
*Hardwood steps leading to second floor
*Iron Pickets on Stairs leading to second floor
*Tiled Bath Floors, Master Shower and Laundry Room Floors
*Carpet (6 lb pad) in all bedrooms, bonus & upstairs hall

Kitchen

*Tiled Kitchen Backsplash

*Granite Countertops throughout Kitchen and Baths (certain colors may vary in price)

*Custom Built Cabinets (Raised panel additional cost)

*Oil Rubbed Bronze or Brushed Nickel

*Soft Close Doors & Drawers

*Cabinet Knobs or Pulls

*Wired for under cabinet lighting

Bathrooms

*Framed Mirrors in all bathrooms

*Oil Rubbed Bronze or brushed nickel

*Framed Shower in Owners Bath

*Custom Cabinets w/Soft Close Drawers & Doors.

*Tiled Bench in Shower (if plan allows)

*Secondary bathrooms tile surrounds

Fireplace

*Stone fireplace accents and stone hearth (Stone up to mantle is standard)

*Stubbed for propane starter

Lighting

 *Oil Rubbed Bronze, brushed Nickel Lighting Fixtures

*Wired for Ceiling Fan in Owners Suite, secondary bedrooms, bonus & back covered porch, Family Room

*6 Can Lights

 Trim

*4 1/4 in crown in Foyer, Living Room, Kitchen, Dining Room, Breakfast Room, Keeping Room (per plan), any Hall to Master Suite, and Master Suite (Entire Main Level excluding closets, secondary bedrooms)

 *7 1/4 Base on main level, 5 1/4 on upper level

Paint Interior:

*2 interior wall colors

*1 trim color

*1 ceiling color

 *Paint Exterior:

 *2 exterior wall color

*1 trim color

*Porch ceilings & Exterior Doors painted either wall or trim color.

*Exterior basement doors painted trim color.

*Basement (Basements are not stubbed in Dogwood Trace)

 *Stubbed for bath

 *4 Windows (if lot allows)

 *Double Door (Solid Metal Utility) with 3 x 5 pad.

 *Exterior Door (Half Lite) with 3 x 3 concrete pad.

  *9 foot walls

 Misc.

 *Bedroom, Bonus and Back Porch Wired for Ceiling Fan

  *5 Data or Phone jacks CAT 5

  *Smurf Tube over Fireplace

Allowances

*Appliances: Stainless (Microwave Venthood, Drop in Range, Dishwasher) *Appliance Allowance: $3000 for homes with wall oven $2500 single range.

*Lighting Allowance: $3000 Includes doorbell, smoke and carbon monoxide detectors

*Carpet Allowance: $16 per yard (6 lb pad)

*Tile Allowance: $2.00 per sq. ft.

*Kitchen Backsplash Allowance: $4.00 per sq. ft.

Framing

 *9 ft ceilings on main level

 *8 ft ceilings on second level

 *Dining room with coffered ceiling

 *Trey ceiling in owner's suite

 *Transom windows over front door

 *Mudrooms per plan

 *Covered Back Porch *Approx. 150 sq ft covered porch

 *2 Car Garages (16 x 9 door)

Pre-sales are priced with the standard features listed above.

The following, if shown on the plan, would be an additional cost.

 Built in cabinets
Coffered ceilings other than dining room Bay windows (any bay showing will be priced squared

Tile:

*Diagonal / specialty designs for tile is an additional charge for installation

*Travertine / marble is an additional charge for installation

Exterior

*Concrete Siding and Shake on exteriors. Shakes or vertical in front gables

Main exterior walls: Horizontal / Vertical mix

*Exterior Stone: Front only - From beauty band and below

*Columns: Rock base approx. 2 ft with tapered or square top column.

*Single Hung Low-E Vinyl Windows

*Carriage Style Garage Doors (Insulated)

*Light panels are an upgrade

*Garage Door Openers

*Landscaping: Sod in front yards, Seed & Straw back & sides. $7000 allowance. (Includes prep)

*Shutters are custom made in house.

*Windows- Grills in front. Clear over Clear-side and back.

Systems

*Hi-efficiency HVAC Systems 14 Seer

*50 Gallon Water Heater

Electrical

*200 AMP Electrical Service

Laundry Room

*Include Sink

*Wire Shelving.

Information deemed accurate but not warranted.

Builder reserves the right to change standard features without notice.

Purchaser Initials:

Purchaser Initials:

Seller Initials: