

EMERALD HOMES

THE OAKS

Select Features

LOW MAINTENANCE EXTERIOR

- 10-year structural warranty through Residential Warranty Corporation
- Brick veneer foundations
- 3/4" OSB subfloor
- Dutch-lap vinyl siding; white vinyl trim; raised-panel vinyl shutters
- Porches, decks, stoops and steps are treated wood
- Safety rail with treated band is standard in the rear
- Front porch/stoop posts and railings are maintenance free components
- Closed risers on the front steps and the band board on the porch will be painted white
- White vinyl windows with grills between the glass (screens at operable windows)
- Smooth-star front door (painted to match shutters)
- Insulated steel at other exterior doors
- All exterior doors have rot-free clad jambs (sheds excluded)
- Schlage brushed nickel knob at all exterior doors
- Garage overhead door is white raised panel steel
- Three-tab shingles
- Brushed concrete sidewalk
- Deluxe landscape package for front yard
- Mailbox installed
- Two water spigots

- Two electrical outlets
- Black decorative exterior light fixtures

INTERIOR

- Raised six panel colonial doors with brushed nickel hinges and knobs
- Sherwin Williams DuShell White latex flat paint on walls and ceilings
- Sherwin Williams Emerald White latex semigloss paint on trim and doors
- Vinyl flooring installed over luan
- Shoe molding throughout vinyl areas, painted or stained where applicable
- Carpeted pine stairs with open risers at the bottom
- Stained rails and painted balusters
- Brushed nickel lighting package
- Smoke detectors on each level and in every bedroom (hardwired with 9-volt battery backup)
- Standard phone jacks in kitchen and master bedroom
- Standard cable pre-wires in family room and master bedroom
- Pull down stairway to access attic

KITCHEN

- Birch kitchen cabinetry with brushed nickel pulls
- Deep stainless kitchen sink and chrome faucet
- Wilsonart laminate countertops
- Whirlpool electric appliances: self-cleaning range, microwave/hood with light, dishwasher and disposer
- Connection for icemaker hookup provided at refrigerator location

BATHS

- Chrome faucets
- Nickel towel bar and paper holder
- Polished edge plate glass mirror with nickel channel above vanities, oval mirror above pedestal sink (if applicable)
- White toilets
- One-piece fiberglass tub/shower unit in full bathrooms unless otherwise specified
- Fiberglass soaking tub with custom designed tub skirt and separate fiberglass shower in certain home designs

ENERGY SAVING/COMFORT FEATURES

High efficiency 13-seer heat pumps (all two-story houses have a **two**-zone system)

Purchaser's choice of following color selections within builder's allowance*

- | | |
|-------------------------------------|--|
| 1. vinyl flooring | 4. cabinet stain |
| 2. carpet | 5. kitchen counter tops and bath vanity tops |
| 3. exterior siding and shutter/door | 6. appliances |

*On homes already under construction, available selections must be made (and upgrades paid for) within **five** days of contract acceptance or builder may make selections and/or void the contract (at his sole discretion).

LOT _____ BLOCK _____ SECTION _____ SUBDIVISION _____

PURCHASER(S):

SELLER: Emerald Homes

Signature

Date

Signature

Date

Signature

Date

Title

6/10/2010