

Dock Street at The Market Common
Single Family Cottage Homes at Sweetgrass Square
Features and Specifications

August 12, 2010

Exterior Features

- Classic Single Family Homes designed by **Allison Ramsey Architects and Moser Designs**, award-winning architects with many neo-traditional single family homes in walkable villages throughout the Carolinas.
- **15** different floorplans to select from, ranging from 1240 square feet to 2200 square feet, most with porches NOTE: see Builder Representative for determination of which floorplans fit on which lots (“Plan/Lot Matrix”)
- Private two car garages (except Garden District).
- **Fiber-cement siding**
- Architectural shingles with manufacturer’s 30 year limited warranty
- Six Panel Fiberglass front entry door (color determined by Architect).
- Thermal insulated “Low E” vinyl windows (screens not included; not allowed on front)
- Choose from a palate of pre-approved **Sherwin Williams** exterior siding and trim colors (except Garden District where all homes are to be white)
- 36” white picket fence along front or park side of homes (Garden District and Porches District only) as determined by Architect
- 42” tall fences along front or garden side of homes (Urban District only), as determined by Architect

Interior Features

- **Smooth-finished ceilings**
- Ceilings in flat areas are approximately **9 feet high (nominal)** on first and **9 feet high (nominal)** second floors (on a per plan basis, there may be exceptions in closets, laundry areas, bathrooms or halls) NOTE: many plans include 10’ ceilings on first floor: contact your Builder Representative for details.
- **BALDWIN brand satin nickel lever** door hardware w/matching hinges
- **BALDWIN brand** front door fixture and dead bolt lock (single cylinder) on all other exterior doors except garages
- **Granite** countertops in kitchen with **undermounted stainless steel double bowl sink** with **pull-out faucet** in kitchen; selection from 3 standard colors
- **Cultured Marble** vanity tops in bathrooms—brushed nickel fixtures
- **Deluxe interior trim package**, including crown molding in downstairs foyer, living room, dining room and kitchen. Two piece chair rail in dining room with “picture framing” below. Baseboards – 5 ¼” and 7 1/2” depending on ceiling height.
- Pre-finished 3 inch “engineered” **hardwood** flooring throughout the downstairs (per plan) with the exception of bedrooms
- Stair parts in the living area included stained oak handrail and painted newel posts with painted balusters; special classical design starter post
- \$50 LOWES gift certificate for towel bars and toilet paper holders
- Interior walls receive latex flat white finish; trim receives a contrasting latex white semi-gloss;
- 42” (upper) maple cabinets with crown molding in kitchen; selection of three standard finishes
- Kitchen wall cabinets are open above (unless it is necessary to run HVAC ducts through the area) for use as decorative plant shelves, etc.
- Interior **8 foot** doors on the first floor (where ceiling heights are at least 10’) and 6’8” foot doors elsewhere.
- 42” high mirror over vanity cabinets in upstairs baths
- Tray Ceilings in all Master Bedrooms
- Ventilated vinyl coated closet shelving
- Owner’s suite and guest bath flooring is **ceramic tile**
- Wear resistant and stain resistant carpet (25 oz. min.)
- 3/8” re-bond carpet pad (6 lb.)

- Interior garage walls and ceilings have unpainted sheetrock. Each garage will have one exterior light, one interior light, one GFI electrical outlet and are wiring-compatible for garage door openers.

Plumbing and HVAC

- **Pedestal sink** in powder room: Mirrors by buyer
- Energy efficient gas heat and air conditioning (13 SEER)
- Cultured Marble Shower and tub deck in Master Bath
- 50 gallon energy efficient gas water heater
- Temperature controlled “pressure balancing” shower heads in all showers
- Elongated “comfort height” commodes in all bathrooms
- Ice maker connection
- Water lines will be PEX or equivalent and drain lines will be PVC or equivalent
- Two exterior hose bibs per home

Electrical

- 10 total telephone/data/television drops as located by the owner. No more than 8 of these drops can be of one type.
- Ceiling fan in living room; prewire only for ceiling fan in all bedrooms
- Designer five-light candelabra dining room chandelier, wall mounted sconce in the powder room, recessed kitchen lights, and vanity strip lighting in bathrooms (3 finish selections)
- Smoke detectors per code
- GFI outlets in kitchen, bathrooms, garage, and exterior
- 2 exterior waterproof receptacles

Appliances

- GE “**Stainless steel**” **radiant top** self cleaning oven and electric range (Model #JBP66S or equal)
- GE “**Stainless steel**” **microwave** (Model #JVM1441S or equal)
- GE “**Stainless steel**” 5-cycle dishwasher (Model #GLD4260 or equal)
- Garbage disposal

Quality Construction Features

- **Residential Fire Suppression System**
- Pre-engineered floor truss system for a sturdier, quieter floor
- 3/4” tongue and groove sub-floor glued and nailed
- Pre-engineered roof truss system except roof areas requiring stick framing
- Vapor barrier under all concrete floors
- R30 ceiling insulation; R-13 exterior wall insulation with vapor barrier and R-11 sound batts around all bathrooms, laundry, and bedrooms
- Initial certified termite treatment
- Mold Stoppers 20 year warranty

Unseen Quality Features

- **Fee simple ownership**
- **Exterior lawn maintenance by HOA**, except areas within fenced yards
- **Ten year limited warranty (2-10 Home Buyers Warranty or equal)**
- Home orientation and walk-through prior to closing with Builder
- Homeowners Association, with monthly dues (approximately \$85/month includes common area landscaping, cable TV, and High Speed Internet Service). NOTE: AN AMOUNT EQUIVALENT TO SIX MONTHS DUES WILL BE COLLECTED AT CLOSING (INCLUDING OPERATING CAPITAL CONTRIBUTION PLUS REQUIRED DUES PRE-PAYMENTS).
- Restrictive Covenants

