



HEARTHSTONE
LAKES
by **FORINO**

HEARTHSTONE LAKES
EXHIBIT "B" TRADITIONAL
SPECIFICATIONS

FOUNDATION

Turn-down style footers with steel reinforcements
Termite protection under slab
Mechanical Fasteners set in concrete for anchoring (exterior & bearing walls only)
6mm Vapor Barrier under slab
3000 psi concrete slab with fiber mesh

FRAMING

Open web floor trusses
2 x 4 exterior walls
7/16 OSB sheathing wall & roof
Trusses on 2' center (where applicable)
House wrap system whole house with taped window flashing
All sub flooring is concrete or ¾ OSB glued
All framing in compliance with coastal zone standards

ROOFING

Ridge vent main roof
15 lb. felt paper
30-year Charcoal architectural shingles
Fully flashed

EXTERIOR

Premium horizontal vinyl siding w/ Board & Batten vertical siding on front elevation per plan
Vinyl soffit & fascia (white)
Non-insulated garage doors
2-panel fiberglass front entry door (white) w/
Half-glass sidelight per plan
Steel entry all other exterior doors (white)
Raised panel or closed batten shutter per plan
8' x 10' concrete patio or covered (per plan)
8" x 8" Square Hollow Porch Columns per plan
Sodded lawn with irrigation system

DOORS & WINDOWS (MAINTENANCE FREE)

Single hung windows w/ 2 over 2 grids & ½ screens - no casing, rated DP-50 with low-e glass
Vinyl slider- Screens included rated DP-50 with low-e glass
Deadbolts on all exit doors (not door from house to garage)

ELECTRIC

Doorbell
200-amp service
Meets or exceeds National Underwriters Code
Front and rear outside receptacles (2)
All permanent light fixtures included per plan
Disc light on ceiling over kit. sink
Switched receptacle in all rooms without a light
3 prewires for cable
1 ethernet connection
Prewire and garage door opener per plan
Lights - exterior per plan
Smoke detectors - hardwired/battery back-up (one smoke detector on each floor and each bedroom)
Carbon monoxide detector
Electric washer hook-up
Electric dryer hook-up with vent
Vented fan light per plan in baths
2 ceiling fan/light fixtures (Great Room and Master Bedroom)
Ceiling fan/light prewire w/2 switches in bedrooms

PLUMBING

One -piece fiberglass tub/shower units (no door)
Shut-off valve for all fixtures
Pex piping or similar interior waterlines
Water line for icemaker with shut off valve & hammer arrester
PVC drain lines
Front & rear spigot
Washer lines with hammer arrester
55gal QuickRecovery electric hot water heater

INSULATION

R-19 in floor over garage
R-13 all exterior walls above foundation finished areas only
R-30 blown-in ceiling insulation
Insulated ductwork

INTERIOR WALLS & CEILINGS

9ft ceiling height (8ft ceilings on 2nd floor of 2 story models)
½ " drywall/ completely finished
Drywall screwed, nailed and glued
Garage walls insulated and drywalled
Bullnose corners on drywall

INTERIOR TRIM & DOORS

Paint grade trim
2 panel Hollowcore Masonite doors
Standard trim package
5 ¾" first floor baseboards, 3 ½" 2nd floor baseboards
Steel fire door between garage & house
Wainscoting and Chair Rail in Foyer per plan

FLOOR COVERINGS

LVP per plan in living area
Plush wall-to-wall carpeting in all other bedrooms and closets
Tile in wet areas

KITCHEN AND VANITY

Wall cabinets 36" with crown molding & decorative hardware
Smooth top electric range, stainless, self-cleaning
Microwave hood, stainless
Builder's Choice countertops with 4" backsplash (choice of colors) in kitchen and baths
Stainless steel kitchen sink - double bowl
Dishwasher, stainless
Garbage disposal
Framed bath mirrors
Pedestal sink in all powder rooms

HEATING

14 seer electric heat pump with central air

OTHER

Cluster Mailboxes
All materials installed to meet Coastal Zone requirements
Full two-year builder warranty program provided by Forino Co., LP

No above ground pools, no large commercial vehicles, motor homes, or trailers not garaged.

No on-street parking per subdivision plan.

Street and buffer trees to be planted per subdivision plan.

Open space is subject to POA discretion and may be developed in the future into, but not limited to, playgrounds, walking trails, etc.

Association Fee of \$800 is to be paid yearly. Assessment of fee can be paid quarterly at \$200.

Fee covers: Amenity Center and Maintenance of common space

Initial working capital assessment of \$800 will be collected at closing.

LIFESTYLE PACKAGE:

Customers building a home in Hearthstone Lakes have the option to upgrade to a Lifestyle Package for their home. A Forino Lifestyle home features stunning upgrades that make your home the perfect fit for you and your family.

The price for a Lifestyle Package upgrade is as follows:

- \$18,000 for a one-story home
- \$14,000 for a two-story home

Instead of picking individual items with an added cost for each, we offer a reduced package price to give you the most value and curb appeal to make your home stand out from the rest. The Lifestyle Package upgrade includes:

- Ten-foot ceilings in one-story homes
- Nine-foot ceilings in two-story homes
- Transoms above all doors and windows to add a touch of natural light
- Drystack stone on the front façade adding to your home’s curb appeal
- Premium LVP or RevWood in all main living areas
- Builder Choice granite selections for kitchen and baths
- 42-inch kitchen cabinets

COMMUNITY FEATURES:

Fully landscaped & irrigated entrance with accent lighting

Walking trails with benches and trellises

Trees to be planted in accordance with Development Tree Planting Plan (location at Builder's discretion)

AMMENITY CENTER FEATURES:

Fitness Center

Wireless Access

Pool

NOTE:

BUILDER RESERVES THE RIGHT TO SUBSTITUTE MATERIAL OF EQUAL OR BETTER QUALITY AT ITS SOLE DISCRETION.

BUYER: _____ DATE: _____

BUYER: _____ DATE: _____

SELLER: _____ DATE: _____

FORINO CO., ANTHONY FORINO, GENERAL PARTNER