



**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 2<sup>nd</sup> 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 \$2,000 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:

- \$24,000 for a one-story home
- \$20,000 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., JOHN G. SMITH, GENERAL PARTNER