



## RIDGELAND 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 shingles  
Fully flashed

#### EXTERIOR

Vinyl siding per plan  
Aluminum soffit & fascia (white)  
Insulated garage doors (white)  
Smooth, 2 panel fiberglass front entry door (white)  
Steel entry all other exterior doors (white)  
Paneled shutters, front only (per plan)  
8x10 concrete patio or covered (per plan)  
Porch Columns per plan  
Sodded lawn and bedding plants front elevation only

#### DOORS & WINDOWS (MAINTENANCE FREE)

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

#### ELECTRIC

Doorbell  
200 amp service panel  
Meets or exceeds National Underwriters Code  
Front and rear outside GFCI protected receptacles  
Decorative permanent light fixtures included per plan  
Disk light over kitchen sink  
Disk lights standard in kitchens, tub showers, walk-in closets, front porches, hallways, and laundry rooms  
3 prewires for cable  
1 ethernet connection  
Prewire 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  
Vent Fans in all baths  
Ceiling light per bedroom  
Two ceiling fan prewires

#### PLUMBING

One -piece fiberglass tub/shower units  
Shut-off valve for all fixtures  
Pex piping interior water lines  
1/3 hp garbage disposal  
Water line for icemaker with shut off valve  
PVC drain lines  
Front & rear spigot  
50-gal Quick Recovery 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

8ft ceiling height  
½ " drywall/ completely finished  
Drywall screwed and nailed  
Warm garage walls insulated and drywalled only  
One color throughout

#### INTERIOR TRIM & DOORS

Paint grade trim  
2 panel Hollowcore Masonite doors  
Standard trim package : 2  
¼" casing and 3 ¼ " base  
Fire door between garage & house  
Corona Brushed nickel hardware throughout

#### FLOOR COVERINGS

LVP in entry and wet areas – Kitchen, Laundry, Dining Room and Bathrooms  
Wall to wall carpeting in all other rooms

#### KITCHEN AND VANITY

Smooth top electric range self-cleaning , stainless  
Range hood (non-vented)  
Laminate countertops with 4" backsplash (choice of colors)  
Stainless steel kitchen sink - double bowl  
Dishwasher, stainless  
Cultured marble vanity top  
Frameless Bath mirrors  
Pedestal sink in all powder rooms  
Cabinets with choice of hardware

#### HEATING

14 seer electric heat pump with central air

#### OTHER

All materials installed to meet Local Code requirements  
One year limited builder warranty program provided by Forino

No above ground pools, no commercial vehicles. Motor homes, boats, or trailers not garaged must be licensed and operational.

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** – please review POA documents prior to signing your contract.

**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