



TEAL BLUFF

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 3/4 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
Vinyl soffit & fascia (white)
Garage doors (white)
Smooth, 2 panel fiberglass front entry door (white)
Steel entry all other exterior doors (white)
Batten style shutters, front only (per plan)
8x10 concrete patio or covered (per plan)
Porch Columns per plan
Sodded lawn 20' beyond rear of home and bedding plants front elevation only

DOORS & WINDOWS (MAINTENANCE FREE)

Single hung windows w/grills & 1/2 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

Four-piece fiberglass shower units per plan
Four-piece fiberglass tub/shower units per plan
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
On-demand gas 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
1/2" 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
1/4" casing and 3 1/4" 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

Gas range appliance
Gas range hood (non-vented)
Builders grade granite countertops
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/GAS

90% efficiency gas furnace 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.

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., JOHN G. SMITH, GENERAL PARTNER