



Schedule "A"
Specification Sheet

Warranty Coverage

- **1-year builders warranty**
- 8-year Lux Residential Home Warranty

Interior Finishing

- Interior passage doors no bi-folds: Smooth
- Doors and Window casings: 4 inch painted MDF Maple Isle Exclusive
- Baseboards: 6 inch painted MDF Maple Isle Exclusive
- Door Headers: 5 inch full cap crown mould with plinths in common areas
- Hinges, knobs & deadbolts in antique nickel
- Flooring: Allowance – \$6.00/ft²
- Railings: Birch Railing with Wrought Iron Spindles up to 25'
- 9' ceilings on main floor
- Soft corners on drywall
- Painting – Prime + 2 coats. 3 wall color and 1 trim color.

Kitchen and Vanities

- Birch Cabinets: Allowance \$6.00/ft²
- Walk-in pantry (plan dependent)
- Countertops: Flat lay with bevel edge
- Water line to fridge

Plumbing

- Kitchen sink: stainless steel double compartment sink with pull-out chrome faucet
- Vanity sink: white china with chrome, single-lever vanity faucet
- Tub/Shower: White one-piece fiberglass unit and single-lever faucet
- Ensuite – Soaker Tub
- Lawn Service: 2 non-freeze hose bibs
- Rough-in for 3 piece bathroom in basement
- Towel bars and toilet paper holders

Heating and Ventilation

- Heating: High Efficient Propane Boiler
- In floor heat: Throughout
- HVAC System

Electrical and Lighting

- Panel: 100-AMP service, 60-circuit capacity
- GFI safety protection outlets for all bathrooms and for 2 exterior weatherproof outlets
- Lighting allowance: \$0.75/ft²
- Central vacuum rough-in
- Decora switches and plugs

Windows and Exterior Doors

- Windows: PVC single hung and picture units
- Front Door: Insulated, 6-panel including one side light
- Low E

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Exterior

- Maintenance-free vinyl siding
- 8 "Fascia/soffit/capping in pre-finished aluminum
- Cultured Stone on 2 front columns
- Pressure treated front porch
- 25 Yr asphalt shingle
- Topsoil and Seeding
- 30' Asphalt Driveway

Foundation and Framing

- Steel-reinforced concrete foundation @ 8'-0" in height
- Engineered truss, beam, and floor systems
- Exterior walls: 2X6 R20 fiberglass bat insulation from floor to ceiling
- R50 blow-in insulation in the attic area

Extras included as standards in pricing:

- 9' ceilings on main floor
- Soft corners on drywall
- Wrought iron spindles on interior railings
- Custom shelving unit in closets
- High efficient propane boiler
- In floor heat: Throughout
- Decora switches and plugs
- Towel bars and toilet paper holders