

Exhibit D

[The Reserve at Ashewood]

Buyer: _____; Lot/Unit: _____

Model: _____ Elevation: _____

STANDARD SPECIFICATIONS

- Clearing:** For lots with trees and vegetation, all trees and vegetation will be removed up to 15' from the side of the house and up to 25' behind the house (if easements do not preclude). Additional clearing may be purchased by the Buyer at the discretion of the Seller.
- Foundation:** Slab on Grade per lot determined by builder. Front elevation per home design.
- Front Steps & Front Porch:** Porches and front steps will be brushed concrete and will include railing only if required by municipality.
- Framing:** Steel I-beams with wood frame construction and structural exterior sheathing, energy efficient house wrap, and 3/4" OSB subflooring glued, nailed with rim shank nails. Engineered roof trusses, wall and floor components. Ceiling height to be 9' on first and 8' or 9' on second floors per elevation. Some exterior walls will be constructed with 2 x 6 framing. In those cases, room dimensions may vary from the dimensions shown on the brochure insert. All dimensions are approximate and subject to field variations.
- Windows:** High performance single-hung, low-E, vinyl windows with white grills between the panes of glass. Screens included on all operable windows.
- Shutters** Per elevation.
- Exterior Doors** Front door two-panel insulated fiberglass with sidelight or transom if shown on elevation. Rear patio door will be an insulated full light glass door or two panel vinyl slider, depending on plan. Other exterior doors are insulated fiberglass.
- Roof:** 30-year architectural shingles.
- Gutters:** Pre-finished, seamless aluminum. Downspouts empty into yard.
- Standard Front Elevation Exterior:** Front elevation will be as indicated on the brochure insert or as modified on an Exhibit B. All areas above the foundation will have vinyl siding, soffit, and aluminum fascia to match siding color.
- Siding:** Board & batten vertical, shake or horizontal siding depending on elevation, porch ceilings are to match soffit trim.
- Rear Patio:** Per plan.
- Garage:** All Garages will be front entry garages. All single garage doors will be 9' wide, all double garage doors will be a min 16' wide. Garage doors are aluminum with panels Carriage style. Garage walls and ceiling will be insulated drywalled and painted. Pressure treated wood steps from home to garage slab railing if required by code. The number of steps and access location is at Seller's sole discretion.
- Insulation:** Will follow all applicable Building codes.
- Heating/Air Conditioning** Electric heat pump and air conditioning system. The unit will be located in the garage or attic at a location determined by the Seller, the exterior condenser will be located outside in a location chosen by the Seller. Registers and returns are installed in locations determined by the Seller. Exhaust fans in all baths vented to exterior.

Countertops:	Level 1 granite countertops in kitchen with 3X6 subway tile back splash on walls behind granite, (except at kitchen desks), up to bottom of the hood vent. Level 1 cultured marble vanity tops with integrated sinks in master & hall bathrooms. Except powder room will have a pedestal sink.
Cabinets/ Vanities:	Standard depth 36" upper kitchen cabinets and Standard vanities per the samples in the design center, or equivalent. 36" wide refrigerator spacing. Standard height vanities in all full baths. All vanities come in standard sizes depending on model and location. Single plate glass mirrors over each vanity sink.
Floor Coverings:	Level 1 pre-finished Vinyl wood flooring in foyer, kitchen/breakfast, Family Room, laundry, mud and powder rooms. Level 1 ceramic tile in master bath, and all secondary baths floors wet area walls to 7 feet in height. All floor tile in baths will be laid diagonal to walls. Level 1 carpet in all other finished areas
Telephone/ Cable TV:	CATV, CAT5 to each bedroom and family room maximum 5 locations, with home runs to a centralized location determined by Seller.
Laundry Room:	Washer and dryer connections and floor/wall mounted acrylic laundry sink with pullout sprayer.
Stairs/Rails:	Main stairs will have oak treads and oak handrails with painted risers (matched as close as possible to floor color) and half walls with painted top. Secondary stair if per plan will be fully carpeted. If applicable basement stairs are boxed stairs & painted.
Interior Doors & Trim:	Two panel smooth interior doors. 3 1/2" window and door casing all other areas. 5 1/4" baseboards throughout entire home Square style with eased edge. Brushed Nickel hardware on all interior doors.
Painting:	Interior trim will have one coat primer and one coat semi-gloss white. Walls and ceilings will have two coats flat finish in Shell White. If applicable, basement stairs will be painted gray and handrails will be painted.
Plumbing Fixtures:	Kitchen sink is an undermount single bowl stainless steel sink with a pull-out faucet. All bathrooms will have chrome or brushed nickel hardware and plumbing fixtures, unless otherwise specified. Master bath included soaking tub (per plan) and framed clear glass shower stall with level 1 ceramic tile walls (7 feet) and fiberglass shower pan. Standard height elongated commodes in all baths. Pedestal sink in powder room. All secondary baths include fiberglass bathtubs fiberglass surround.
Appliances:	Gourmet 30" electric slide-in range, Stainless steel hood vent, built-in microwave, and dishwasher. Water line for future refrigerator included. (Excluded are washer, dryer, and Refrigerator)
Fireplace:	Designer electric fireplace, beam style mantle, and slate/tile hearth and surround. Note: the exterior projection for the fireplace (dog-house style) will have siding and will be cantilevered from the foundation of the home if applicable.
Electric:	200-amp service. Two standard exterior G.F.I receptacles; one on the front of home, one on rear (per building code).
Lighting:	Ceiling fan junction box wiring in great room capped and bedrooms flush mount LED provided; Standard hanging chandeliers in 2-story foyer, dining room/breakfast area; wall mounted vanity light centered over each bathroom vanity sink; coach lamp near rear entry doors, and one above the garage; 5" recessed can light with white trim in hallway, master shower, master private toilet room, and kitchen ceiling (approx. 4-7 per plan); Ceiling mount LED light in walk-in bedroom closets, walk-in pantry, master closet(s) and laundry room. Exposed bulb fixtures in garage 1 per bay & basement (if applicable). Smoke & CO2 detectors located on each level and in all bedrooms.

- Plumbing: PEX (or equivalent) water supply lines and PVC waste lines. High efficiency electric 50-gallon hot water heater will be located in the garage. Two exterior hose bibs, one in the garage, one on rear located per sellers discretion.
- Shelving: White coated wire shelving in all closets, pantry etc. with integrated wire hanger rails in closets.
- Sidewalks/
Driveways: Front walk is concrete, approximately 3' wide, concrete from garage to front stoop/steps. Driveway is approximately 10' – 12' wide per bay, with approximately 16' width on 2 car side-entry garage homes.
- Landscaping: Professional landscape package including shrubs, pine straw, and sod in the front and sides of the home. Rear yard to be raked and seeded up to 20' off the rear corner of the home 1 time only. Due to weather conditions, landscaping may occur after settlement Note: landscaping and the growth of grass is the responsibility of the homeowner after settlement.
- Final Grading: Front, sides and rear of home will be fine graded. Slopes deemed too steep by Seller will be stabilized to prevent erosion using appropriate materials using case-by-case methods. Final grade and number of steps to home will be determined by terrain and Seller's judgment. Due to weather conditions, grading and seeding placement may occur after settlement.

Note: The Seller. reserves the right to remove any trees necessary to complete construction of the home and/or final grading on the home site. Seller will not be responsible for removing additional trees during construction or the survival of trees left remaining on home site after settlement.

In event of conflicts between displays, brochure inserts, other exhibits and endorsements, this Exhibit D takes precedence.

Please sign below that you have reviewed the above at the time of your Agreement of Sale. All items are subject to availability.

BUYER: _____ DATE: _____

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