

R.W.S. Builders, Inc.
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Buyer: _____ Address: 209 Brittany Ln.

Community: Forest Ridge Lot#: 11 Plan: Forester

All specs below are standard to homes built in Queens Harbor. See attached addendum for all changes to standard specs specific to the house listed above

<u>Exterior</u>	
Foundation Type	Crawlspace
	Brick Veneer finish
Driveway	Concrete driveway 18" wide
Porches	All porches Trex with brick or row lock
	Covered Rear Porch with ceiling fan
Exterior Color Choices	Choose from a variety of ARC approved colors
Siding	Vinyl Siding per elevation
Front Columns	White PVC wrapped columns
Roof	Owens Corning Architectural Shingles
Soffits	Vinyl
Fascia	Aluminum
Exterior Doors	Custom Wood Front door with sidelights
	Rear-Double slider
	Garage pedestrian door included
Windows	Single hung white vinyl with choice of 4 standard grid patterns
	Screens included

Shutters (if applicable)	Per Color Scheme and elevation
Gutters	Whole house gutters in white (UPGRADE FEE APPLIES)
Landscaping	Fully sodded front yard with foundation shrubbery and pine straw
Exterior Electrical	4 Flood lights included
	Outlet on front porch and back porch
	Level 1 Exterior Lights (coach and/or Flush)
Exterior Plumbing	2 exterior cold water hose bibs
Garage	Garage style per schematic
	Chain motor garage door opener with 2 remotes
	Concrete Floor
	Drywall, Trim and Painted Walls
	4 electrical receptacles
Interior	
Ceiling Height	10' Ceiling height with 11.5 tray ceiling in primary bedroom
Insulation	R-15 in walls; R-38 in ceiling, R-19 in crawlspace
HVAC	Heat Pump sized per plan with programmable thermostats
Fireplace (per plan)	Electric fireplace
Water Heater	Tankless gas water heater
Interior doors	2 panel interior hollow core doors
	Oil Rubbed Bronze hardware with kwikset lever handles
Interior Trim	5 1/2" speed base baseboards throughout

Buyer initials: _____

Seller Initials: _____

	1x4 casing on all windows and doors
	4 5/8" crown molding in foyer, great room, kitchen, breakfast nook, dining and master bedroom
Stairs	N/A
Closet	White wire shelving in linen and pantry closets (3 in linen; 4 in pantry)
Paint	(2 colors); Flat white ceiling paint; semi gloss white trim
Flooring	Level 2 Engineered Hardwood or LVP in all common areas (per plan)
	Level 1 carpet in all bedrooms, bedroom closets
Kitchen	36"-39" cabinets
	Soft close drawers and doors
	Choice from level 1 cabinet knobs and/or pulls in Oil Rubbed Bronze
	Single basin stainless undermount sink
	Level 1 single hole faucet with integrated sprayer in brush nickel
	Level 1 Granite Countertops
	Level 1 Tile Backsplash
Bathrooms	Raised Height Cabinets in all bathrooms
	Granite countertops
	Choice of square or round sink bowls

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	Level 1 8" spread faucets in master; guest and powder baths in Oil Rubbed Bronze
	Custom framed mirrors in all bathrooms
Primary Bathroom	Level 2 Tile shower and frameless shower door in brushed nickel with built in seat per plan and built in tile niche
	shower combination in all guest bathrooms. Tile walls and fiberglass pan
	17" comfort height toilets in all bathrooms
	Level 1 Oil Rubbed Bronze bath accessories
Laundry	Cabintry over washer/dryer hook up
	Electric dryer hook up
Appliances	Flat Cooktop with Range Hood
	Stainless Steel Double wall oven or wall oven and microwave (per plan)
	Stainless Steel Dishwasher
Interior Electrical	Level 1 lighting package in Oil Ribbed Bronze
	Level 1 Ceiling fan included in living room, master bedroom and all other bedrooms/office/bonus room(s)
	Can lights 10 included in lighting package
Warranty	1 year home warranty (see manual for details)
	6 Year structural warranty

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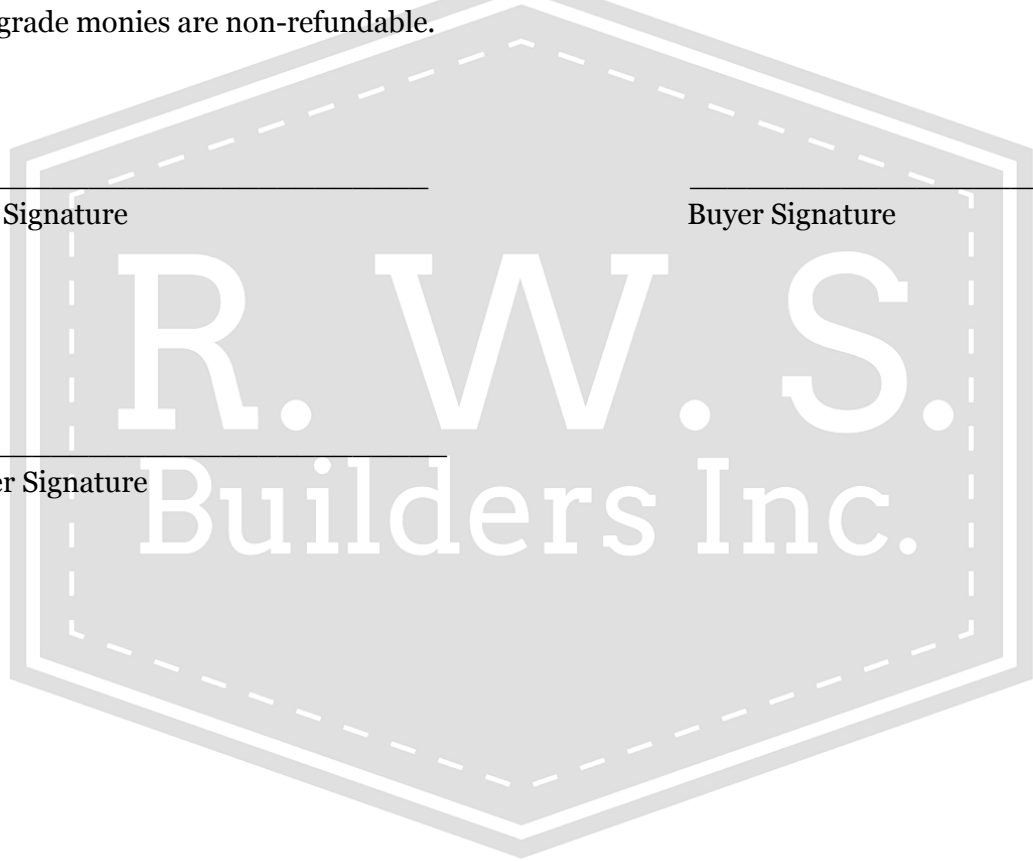
Standard Features as of April 1, 2026

The standard features listed above are exclusively for the neighborhood of Forest Ridge. Additional upgrades and selections may be available, however a \$200 change order fee for any changes/upgrades will be applied in addition to the cost of change/upgrades. All buyer changes and/or upgrades are to be paid in full prior to materials being ordered and work is performed. All upgrade monies are non-refundable.

Buyer Signature

Buyer Signature

Builder Signature



Buyer initials: _____

Seller Initials: _____