



Project Summary & Specifications

Project Name: 17 Bellemonte Ave., Lakeside Park, KY 41017

Exhibit- A

STANDARD FEATURES LIST

WARRANTY & CUSTOMER PKG.

- Pre-closing builders walk-thru with buyer
- 1 year Builders Warranty Program & Owner's manual
- Manufacturer Warranties per product
- Custom Online customer project portal for selections, communications, photos, files

GENERAL CONSTRUCTION

- 2 x 10 Floor joist construction in floor system
- ¾' tongue & groove OSB sub floor, glued & nailed
- Exterior wall sheathing 7/16" OSB around entire house walls
- Engineered roof truss system at 24" o.c. , with 7/16" OSB roof sheathing
- Washer / Dryer connection with 220 volt outlet
- HVAC spec. loaded designed gas 92% system- Bryant Equipment
- 50 gallon electric hot water heater
- Smoke detectors in all bedrooms & hallways
- Two (2) phone jacks
- Six (6) cable outlets
- Garage door opener
- 200 Amp Electric Service
- Wall Insulation R-13 (2x4 walls), Ceiling Insulation R-40

FOUNDATION

- Poured concrete footings & walls with steel reinforcement
- 4" thick 4000 psi – exterior driveways & walkways with broom finish
- Drainage system with 4" perforated drain tile with pea gravel filtration
- Sump pump / Natural drainage system (vary with lot elevations)
- Waterproofing spray on system to foundation walls with 10 year manufacturer warranty
- 7'-10" Full height foundation wall around foundation wall

EXTERIOR

- Low maintenance vinyl siding
- Upgraded 6" Aluminum gutter & 4" downspouts
- Vinyl maintenance free shutters
- Raised paneled steel insulated garage door with glass
181 Raised long panel vinyl backed insulated, (4) Long panel windows in the top with Prairie 2 Similar to rendering
- Fiberglass entry door(s)

CUSTOMER INITIALS _____

DATE _____



potterhousegroup

BUILD . REMODEL . RESTORE

EXTERIOR (cont.)

- Stone Veneer (per plan)
- Two (2) exterior frost free hose bibs
- Two (2) GFI protected electrical outlets
- 30 year dimensional shingles- by CertainTeed Landmark Series
- Maintenance free white Low-E Silverline vinyl windows by Anderson with tilt sash & screens, grids in front elevation
- Professional landscape package; Seed & straw in all disturbed areas of lot
- 12' x 12' Deck (steps not included)
- 10' x 12' concrete patio (lower level patio)

INTERIOR

- Wall to Wall carpet with 6 lb. Pad (Allowance \$18/yd)
- 4-1/4" Pine wood base boards & 2-3/4" casing painted with semi gloss white paint
- Smooth Painted drywall ceilings & walls (3 colors allotted)
- Lever or Round door knobs & lock sets
- Ventilated dust free shelving in closets & pantry
- Hardwood- site finish 2-1/4" oak (stain color TBD)
- Handrail system stained railing with white banisters
- Designer light package & layout (per plan) (Allowance \$1,500)
Six (6) recessed can lights included in price
- Doors painted with semi-gloss white paint (door selection by buyer per Potter House Group selections)

KITCHEN

- Designer Birch cabinetry & door hardware (standard stain selection choice)
- Granite tops (level 1) selection choice
- Stainless steel double bowl sink with sprayer
- Appliance package- Electric Smooth top range, Dishwasher, Over the range Microwave (Allowance \$2,800)
- Garbage disposal
- Delta single lever polished chrome faucet
- Ice – maker hookup

BATHS

- Designer Birch vanity cabinets & door hardware (standard stain selection choice)
- Cultured marble white vanity tops
- Plate mirrors over vanity tops
- Tile Floors (Allowance \$2/ft. material)
- One piece white shower / tub unit (master & hall bath)
- Towel holder & paper holder (\$15 ea.)
- Delta polished chrome faucet
- Exhaust fan vented to outside

CUSTOMER INITIALS _____

DATE _____