

SITE IMPROVEMENTS

- Front Setback per Ember Oaks Subdivision Restrictions
- Broom Finished Exterior Concrete on Sand Base - 16' Wide Driveway with Cut-Out Curb; 4' Wide Lead Walk from Driveway to Front Porch; 5' City Sidewalk; Front Porch Cap per Plan
- Utility Connections for Natural Gas, Underground Electric, City Water and Sanitary Sewer including all fees and permits
- Sand Backfill for Garage and Utility Trenches
- Additional Cost for Trucking Dirt to or From Site if Required
- Machine Grading and Shaping Yard for Proper Drainage
- Additional Cost for Tree and Stump Removal From Site if Required
- 2" Conduit Below Drive, Lead Walk and City Walk for Future Irrigation System

STRUCTURAL INTEGRITY

- Basement Walls 9'-0" Poured Concrete with 10-Year Waterproofing
- Engineered Steel I-Beams and Support Posts
- Engineered TJI Silent Floor Truss Joist System
- O.S.B. Sub Floor, 7/8" First Floor, 3/4" Second Floor, Tongue & Groove, Glued and Nailed
- 1" Styrofoam S.I.S. Sheathing With Taped Joints on Exterior House Walls
- 1" Styrofoam With 1/2" Unfinished Drywall at Basement Concrete Walls in Unfinished Areas
- R-13 Wet Spray Cellulose Exterior Wall Insulation
- R-13 Open Cell Foam Insulation in Joist Bonds
- R-40 Blown Cellulose Ceiling Insulation with Vapor Barrier Primer in Heated Areas
- R-30 Fiberglass Batt Insulation at Vaulted Ceilings
- R-30 Open Cell Foam Insulation in Joist Overhangs
- R-11 Fiberglass Sound Batt Insulation at Interior Walls of Baths and Laundry and Below Plumbing Between Finished Levels
- Engineered Roof Trusses
- Roof Decking 1/2" O.S.B. with Clips between Trusses
- Andersen 400 Series Vinyl-Clad Wood Windows and Patio Door with Low-E4 Glass, White Screens & Hardware
- Internal Aluminum Contoured Window and Patio Grills per Plan
- Therma-Tru Fiber Classic Stained Fiberglass Insulated Front Door and Sidelights with Internal Grills
- Therma-Tru Traditions Series Steel Insulated Rear and Service Doors
- Schlage Accent Satin Nickel Door Knobs and Deadbolts at Service Doors
- Emtek Saratoga-Cortina Grip Handle, Deadbolt Lock and Kickplate at Front Door
- Steel Insulated Overhead Garage Door with Raised Panels and Wireless Entry Keypad
- Chain Driven Overhead 1/2 hp Wi-Fi Garage Door Opener for Each Door and Transmitter for Each Car Space
- Continuous Ridge & Soffit Attic Venting with Baffled Truss Bays
- Drywall Walls and Ceilings with Screw Application
- Knock Down Texture on all Ceilings, Painted White
- Primed Drywall on Garage Walls with Knock Down Ceilings
- Unfinished Drywall on Framed Walls in Basement at Unfinished Areas

EMBER OAKS

PLUMBING FEATURES

- Pex Water Piping with PVC Drain Pipes
- Kohler Villager Cast Iron Bath Tubs with Group 3 Tile to Ceiling, Recessed Soap Box and Stainless Adjustable Shower Head and Delta Classic Scald-Guard Valves at Secondary Full Baths
- Ceramic Stall Shower with Group 3 Tile to Ceiling, Recessed Soap Box and Stainless Adjustable Shower Head with Delta Classic Scald-Guard Valve at Master Bath
- Ceramic Stall Shower Floors Group 1 Selection
- Bi-pass Shower Door with Obscure Tempered Glass and Satin Nickel Frame on Stall Showers and Curtain Rod on Tubs
- Shower Enclosure Clear Tempered Glass and Satin Nickel Frame on Master Shower or per Plan
- Maax Whirlpool Tub with Group 3 Tile Platform and Backsplash with Delta Classic 2-Handle Stainless Faucet
- Kohler/Wellworth Elongated Bowl Toilets
- White Bathroom Plumbing Fixtures
- Equal Bowl Undermount Stainless Steel Kitchen Sink with 3/4 h.p. Waste King Disposal and Delta Collins Single Lever Stainless Faucet
- Water Piping for Ice Maker
- Laundry Connection, Plumbing and Electric for Washer; Electric and Gas for Dryer
- Mustee Laundry Tub Built into Cabinet with Delta #2133 Chrome Faucet, if on Plan
- Two Bradford-White 40-Gallon Power Vent Water Heaters
- Underground Rough-in for Shower Bath in Basement and Wet Bar if on Plan
- Two Exterior Hose Faucets
- Submersible Sump Pump with Discharge Connected to Storm Feed
- Sealed Sump Crock Lid with Vent through Roof for Radon Prevention
- Tie-in Lines for Future Sprinkler System

ELECTRICAL FEATURES

- Two 200 amp Electrical Service
- Copper Wiring for Lights, Plugs & Switches
- Decora Switches and Plugs
- Wiring for Door Chimes with Buttons at Two Doors
- Nutone Ventilation Fan in Baths with Broan Smart Sense Bath Fans where required by code
- Pre-wire for Two Telephone Openings
- Pre-wire for Cable TV in Living Areas and All Bedrooms
- Recessed Flush Lights in Kitchen, Hallways and Full Baths Per Plan
- Smoke Detectors Wired in Series with Battery Back-up
- Carbon Monoxide/Smoke Detectors Wired in Series with Battery Back-up at Halls Outside Bedrooms
- Electric Hook-up for Dryer
- Three Exterior GFI Weather Proof Outlets
- \$4,000 Light Fixture Allowance

EMBER OAKS

HEATING FEATURES

- Carrier Performance 2-Stage 96% Gas Furnace with ECM Motor, Comfort Zones Per Plan, Main Temperature Control Panel and Sensor or Two Furnaces with Carrier Digital Cor WiFi Thermostats per Plan
- Insulated Fresh Air Intake
- Carrier ABC 16 Seer Comfort Puron Central Air Conditioner
- Heatilator Caliber CD4236IR-C 36" Gas Fireplace with Black Simon Front, Weathered Brick Refractory Liner and Combustion Air Intake
- Fan and Wall Thermostat for Fireplace
- Carrier By-Pass 17 Gal/Day Humidifier #HUMCCLBP2417 with Outside Temperature Sensor
- Carrier Media Air Cleaner EZXCABCC
- Gas Piping to Cook-Top
- Gas Piping and Vent for Clothes Dryer
- Range Hood Vented to Outside with Make-Up Air up to 800 CFM

EXTERIOR FEATURES

- CertainTeed Landmark Roof Shingles with Limited Lifetime Warranty Applied over Synthetic Underlayment
- Cement Board Siding to Receive Two-Coat Pre-Stain System per Elevation
- Brick per Elevation with a Material Allowance of \$4.30 per Square Foot
- Manufactured Stone per Elevation
- Aluminum Eavestrough and Downspouts
- Pre-Engineered Wood Painted Fascia, Soffit and Trim per Elevation
- Treated Wood Deck 12'x16' or Size per Plan with 6" x 6" Posts, TimberTech Terrain Composite Decking on Walking Surfaces, Radiancerail Express with Post Sleeve Kit and Steps to Yard
- Brick or Manufactured Stone Mail Box with Two Limestone House Numbers per Plan

INTERIOR FEATURES

- Painted Woodwork
- MDF #411 (3") Casing and #813 (5-1/4") MDF Base
- Cased Openings
- Masonite Smooth Six-Panel Semi-Solid Doors
- Homecrest Kitchen, Laundry & Vanity Cabinets with Wood Veneer Panels on Exposed Ends (Wet Bar if on plan), Group 9 Selection
- Solid Wood Dovetail Drawer Box with SofTouch Guides and Full Extension Self-Closing Guides at Kitchen, Baths and Laundry (Wet Bar if on plan)
- Bottom Pull-Out Tray (RTF) on Kitchen Base Cabinets where available (Wet Bar if on plan)
- Builder's Choice Cabinet Door and Drawer Hardware Selection
- Peninsula Cabinets on Islands or per Plan
- 36" High Wall Cabinets with Crown Mold per Plan in Kitchen; 30" High with Crown Mold in Laundry
- Granite Countertop Group 1 or Quartz Group 0 Selection with Flat Eased or Round Over Edge in Kitchen
- Tile Backsplash Allowance \$1500 Labor & Material in Kitchen
- Cultured Marble One-Piece Vanity Tops with Oval Sinks, Standard Edge and Color, Matte Finish and Delta Classic Single Handle Stainless Faucet at all Baths
- Laminate Countertops with Standard Edge in Laundry and Wet Bar if on Plan
- Fireplace Mantle, Hearth and Surround Per Plan with Group 3 Tile Selection
- Heavy Over the Post Poplar Rail with Painted Balusters, Poplar Tread and Riser End Caps and Wood Skirt Boards
- Framed Mirrors in Baths to Match Vanity Cabinet, 36" High
- Satin Nickel Towel Bars and Paper Holders

EMBER OAKS

INTERIOR FEATURES

- Two Melamine Shelves and One Chrome Rod in Closets
- Schlage Accent Satin Nickel Door Hardware and Hinges
- Kitchenaid KDPE234GPS Stainless Steel Dishwasher or Allowance of \$650 inc. tax & delivery
- Kitchenaid KCGS550ESS 30" Stainless Steel Gas Cook-Top or Allowance of \$1032 inc. tax, delivery & installation
- Kitchenaid KODE500ESS 30" Stainless Steel Double Oven or Allowance of \$2241 inc. tax & delivery
- Kitchenaid KMCS3022GSS Stainless Steel Microwave Built into Base or Wall Cabinet or Allowance of \$545 inc. tax & delivery
- Kitchenaid KRSC503ESS Stainless Steel Counter Depth Refrigerator or Allowance of \$2028 inc. tax, delivery & installation
- Kitchenaid KVWB600DSS 30" Chimney Hood 600 CFM Vented Outside or Allowance of \$1120 inc. tax & delivery
- Shaw Stainmaster Carpet with 7/16" Pad, One Group 3 Selection
- Engineered Wood Tongue & Groove Floor in Entry, Kitchen, Nook, Half Bath and Rear Entry, Group 3 Selection
- Ceramic Flooring at Laundry and Full Baths (Wet Bar if on plan), Group 3 Selection
- Sherwin Williams Emerald Flat Paint, Two Coats with Primer, Three Color Selections

SPECIAL SERVICES

- Five Star H.E.R.S. Energy Rating
- Third Party Energy Consultant including Evaluation, Inspection, Testing and Certification
- All Selections Available through Schroeder Homes
- Guidance on Financing
- Copyrighted Plans
- Pre-Closing Customer Walk-Through Inspections with Completion Agreement
- Schroeder Homes Written 12-12 Limited Warranty
- Scheduled Walk-Through Inspections and Adjustments 3 Months and 11 Months after Closing
- Home Owner Manual with Maintenance Tips, Emergency Phone Numbers and all Consumer Warranties

Schroeder Homes reserves the right to make changes of equal or greater value based on code changes or product availability.

Customer

Date

Schroeder Homes Representative

Date

Customer

Date