

PARK'S EDGE

NAPERVILLE

EXHIBIT A

SELLER STANDARD DESIGN SPECIFICATIONS

7/14/2017

EXTERIOR FEATURES:

- 30 year warranty on laminated architectural roof shingles
- Ice and water shield at all valleys and eaves
- Stone masonry complimented with stucco
- LP® SmartSide® Trim soffit and fascia
- High performance divided-lite windows
- Concrete driveways and patios
- Aluminum gutters and downspouts
- Colored & stamped concrete entry walks
- Professionally designed & maintained landscaping

STANDARD STRUCTURAL & PERFORMANCE FEATURES:

- 9' deep concrete foundation with sump pit as necessary
- Engineered wood floor decks
- 2 x 6 exterior wall construction w/R-21 min insulation
- Wood truss roof framing
- High efficiency, furnace w/humidifier & wi-fi enabled programmable thermostat
- High efficiency, central air conditioning
- 50 gallon, high efficiency hot water heater
- 200 amp electrical service

STANDARD INTERIOR FEATURES:

- 9' first floor ceilings throughout. 9' tray ceilings in master bedrooms
- Open plan kitchen & family room with access to outdoor patio or deck, per plans
- Granite countertop package in kitchen and baths w/undermounted sink bowls
- Stainless steel GE appliances throughout
- Stainless steel double bowl undermount kitchen sink w/ disposal
- Site-finished Oak flooring in entry, hall, and kitchen
- First floor powder room w/ pedestal sink. Ceramic tile floor
- Crown molding in powder room and dining room
- Laundry room w/drop-in sink, granite countertop, base cabinet & ceramic flooring
- Custom oak stair with stained treads, risers and iron balustrade
- Kohler Devonshire plumbing fixtures
- 4 bedrooms, or a 3 bedroom option having two master suites

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- Master bathroom w/oversized soaker tub and separate oversized walk-in shower
- Solid core six panel doors with knob hardware and hinges in dark bronze finish
- Direct vent gas fireplace with ceramic tile surround and wood mantel
- 5-1/4" wood base, 3-1/2" wood casing around doors & windows, 2-1/4" wood casing in closets
- Ceramic tile on all bath floors and shower surrounds per plans
- 2 car garage with whisper-drive openers
- Smoke detectors on each floor and in each bedroom interconnected w/battery back-up
- Full 9' deep basements or optional 10' walk-out to Seager Park in units 4-10
- All walls, ceilings, doors, and trim painted Decorator White. Walls painted Navajo White.
- 30sf of mirrored glass (5) 2 x 3 mirrors
- Basement plumbing rough-in for toilet and sink
- 800sf of finished basement includes carpet and pad on floor, insulated perimeter walls, painted drywall exterior walls w/electrical outlets per code, and lay-in ceiling tile
- White wire closet rod and shelving

ALLOWANCES & POPULAR OPTIONS:

- **TILE:** \$3.00/sf for ceramic or porcelain tile material in the quantities designated in the base unit. Additional square footage of tile requires additional labor of \$6.00/sf. Marble, stone, travertines, etc. require additional labor. Patterns and, or specialty tiles, require additional labor. Buyer requests will be considered, and priced, upon signing of base contract.
- **CARPET:** \$18.00/sy for carpet and pad installed.
- **HARDWOOD:** 3-1/4" site-finished Red Oak. Additional Red Oak = \$10.50/sf installed. Other species and widths can be priced upon Buyer request upon signing of base contract.
- **APPLIANCES:** allowance \$5,500, per plans
- **CABINETRY:** allowance \$15,000, per plans
- **PATIO:** Additional broom finished concrete patio \$10.00/sf
- Additional colored & stamped concrete patio \$17.00/sf
- **DECK:** Replace standard 8' x 8' cedar deck with larger 18' x 10' cedar deck = \$7,500.
- **GARAGE FLOOR:** Epoxy coated garage floor \$1,500.
- **CROWN:** Additional 1pc painted crown molding is \$15.00/LF.
- **PAINT:** Buyer requests will priced according to quantity, color, and finish
- **BUILT-INS & TRIM:** Buyer requests will be priced.
- **LIGHTING:** \$1,500 allowance. Fixtures requiring assembly will require additional labor.

Fred Conforti is an award-winning Illinois-licensed Architect and LEED Accredited Professional. He will consult with each purchaser to customize homes to specific requests. Extensive alterations requiring City review of revised permit drawings will incur both design compensation, printing reimbursement, and reimbursement of any additional fees imposed by the City.

**Specifically excluded items are: towel bars, toilet paper holders, shower curtains and shower doors.*