

# PRICE AND STANDARD FEATURES FOR

## THE NORTH STAR COMPANIES, LLC MHBR #4582, MHIC #102933, DCRA #410517000132

### Plan Price:

#### I. ALLOWANCES

- A. Kitchen and Bath Cabinets and Counter Tops: \$
- B. Appliances: \$
- C. Light Fixtures: \$
- D. Well and Septic or Water and Sewer Connections: \$
- E. Storm-Water Management: \$
- F. Permit, Engineering and Impact Fees: Included

#### II. SQUARE FOOTAGE, SPECIAL FEATURES AND OPTIONS

- A. Finished First and Second Floor Square Feet
- B. Bedrooms, Full Baths and One Half Bathroom
- C. 9' Basement Wall Height, 9' Main Floor Wall Height, 8' High Second Floor Wall height
- D. 2" x 6" Exterior Wall Framing with Combination ATS Closed Cell Foam and R-21 Fiberglass Insulation
- E. Rubberwall Foundation Waterproofing with Lifetime Warranty
- F. 2 - Zone American Standard or Trane Heat Pumps with Returns in all Bedrooms and Main Rooms, Honeywell Pro 5000 Programmable Touch-Screen Thermostats and Exterior Units Hung on Galvanized Wall Brackets
- G. All Bathrooms and Enclosed Toilet Rooms have 110 CFM Fans
- H. Master Bathroom has Whirlpool Tub
- I. Garage Doors are Upgraded "Clopay" or Equivalent Brand, Insulated and Matched as Closely to the Architectural Plans as Possible, and Include Openers, Keypads and Remotes
- J. Tray Ceiling in Master Bedroom

#### OPTIONS

- A.
- B.
- C.
- D.
- E.
- F.

#### III. FOUNDATION

- A. 9' High 3000 PSI Poured Concrete Foundation Wall
- B. 3500 PSI Poured Concrete Footings Sized Per Foundation Wall Thickness
- C. 4" Poured 3500 PSI Concrete Basement and Garage Slabs Over 4" Gravel Sub Grade, 4 Mil. Polyethylene Vapor Barrier and Wire Mesh
- D. Concrete Slabs have Wire Mesh or Fiber Additive for Added Strength
- E. 4" Perforated Interior and Exterior Drain Tile, Interconnected Through the Concrete Footer, and Sump Pump Are Installed

- F. 6'0" French Door to Walk-up or Walk-out Basement, Dependent Upon Grade of Lot
- G. Basement Windows Per Architectural Drawings with Windows Heights Adjusted as Necessary Per Actual Grade
- H. Foundation Waterproofing is "Rubber Wall" with a Lifetime Warranty
- I. Termite Pre and Post-Foundation Chemical Soil Treatment

**IV. DRIVEWAY, WALKWAY, PORCHES AND STOOPS**

- A. Driveway and Garage Turnaround Area are 3" Hot, Rolled Asphalt Over Gravel Substrate Base Per Approved Site Plan  
Driveway is Installed to a Width of Ten Feet and the Turnaround Area is 35 Feet Deep from Garage Doors
- B. Lead Walkway is 4" Thick Poured Concrete and Formed to a Width of 48"
- C. Porches and Stoops are 4" Thick Poured Concrete

**V. FRAMING**

- A. Foam Sill Sealer and Pressure-Treated Lumber Sill Plate are Installed on Top of the Foundation Wall
- B. Steel Beams and Columns are Used and Sized in Compliance with Local Building Codes
- C. The Subfloor Joists are an Engineered TGI Floor Joist System
- D. Edgegold or Advantech 3/4" Subflooring with Lifetime Warranty is Installed Using Glue and Nails, and is Screwed Prior to Installation of Final Flooring Prevent Floor Squeaks
- E. 2" x 6" Dried Lumber is Used for Exterior Walls and Set at 16" on Center
- F. LVL (Laminated Veneer Lumber) Beams are Engineered and Used in Compliance with Local Building Codes
- G. Roof Trusses are Engineered Per the Architectural Plans
- H. Roof and Exterior Wall Sheathing is 7/16" Oriented Strand Board (OSB). Roof Sheathing is Spaced with Clips
- I. Tyvek or Equivalent House Wrap is Installed. All Seams are Taped and Sealed

**VI. DECKING AND FRONT PORCH**

- A. Deck Footers are 18" and 12" Diameter for 6" x 6" Deck and 4" x 4" Stair Support Posts, Respectively. Footer are Dug to a Depth of 30" and Filled with Concrete.
- B. Deck Support Posts are 6" x 6" and Stair Posts are 4" x 4" Pressure-Treated Lumber
- C. Support Posts Set at Grade and Attached with Base Cleats and 1/2" x 8" J-Hooks and Concrete is Poured to the Underside of the Cleat
- D. Deck Frame, Band Board, Beams and Joists are Constructed from 2" x 12" Pressure-Treated Lumber
- E. Galvanized Post Cleats, J-Hooks, Joist Hangars, Carriage Bolts, Nuts and Washers Are Hot-Dipped Galvanized. Exterior-Grade Deck Screws with Weather Resistant Coating Are Used.
- F. Decking is Fiberon "Protect" Series Composite Decking in Pre-Determined Colors
- G. Decking is Grooved to Accept Hidden Cleat Fasteners. End Boards and Stairs are Face Screwed.
- H. Railings are White Vinyl
- I. All Posts are Covered with White Vinyl Post Sleeves
- J. All Exposed Band Board and Outer Deck Stringers are Covered "Azek" or Comparable White PVC and Painted White

**VII. ROOFING**

- A. Shingles are CertainTeed "Landmark" or Equivalent with a 30-Year Warranty and in Pre-Determined Colors
- B. Ice and Water Shield are Installed for All Ridges and Valleys and Around Perimeter of Roofline Above Fascia
- C. Drip Edge is Installed Around Perimeter of Roofline
- D. Ridge and Soffit Vents are the Used for Passive Roof Ventilation
- E. Exposed Roof Flashing is Black

**VIII. BRICK AND STONE**

- A. Brick is Standard Size and in Pre-Determined Colors

- B. Brick Mortar Joints are Applied with Grapevine Striking Iron
- C. Stone is Manufactured of Irregular Shape and Available in Pre-Determined Colors
- D. Mortar Used is Type "S"
- E. Brick details Such as Quoin Corners, Jack Arches and Keystones are Per the Architectural Plans

**IX. EXTERIOR SIDING, TRIM, SOFFIT, GUTTERS AND SHUTTERS**

- A. Siding is CertainTeed "Mainstreet" or Equivalent in Straight or Dutch Lap Vinyl in .042" Gauge and in Pre-Determined Colors
- B. The Perimeter Soffit is Ventilated, Porch Soffit is Solid Vinyl in Pre-Determined Colors
- C. All Exposed Wood Trim is Wrapped with .019" Gauge Aluminum in Pre-Determined Colors. "Azek" or Comparable Thermoplastic Trim Board is Used Where Applicable Around Windows and Doors at Builder's Discretion
- D. Gutters are 5" Seamless Style, .027" Gauge Aluminum and Downspouts are 2" x 3", .019" Gauge Aluminum in Pre-Determined Colors
- E. Raised Panel or Louvered Shutters are Installed Per the Architectural Plans

**X. WINDOWS AND DOORS**

- A. Windows are JELD-WEN or Equivalent Vinyl Single-Hung with Screens, Internal Mullions, Low-E Coating and Argon Gas
- B. Interior Doors (Standard Entry and Pocket) are Six-Panel, Smooth-Skin, Solid-Core Style Masonite and Painted Semi-Gloss White
- C. Entry Doors are "JELD-WEN" or "Thermatru" Fiberglass Per the Architectural Plans. Windows in Doors are Matched as Closely as Possible to the Architectural Plans
- D. Entry Door is Fire-Rated Fiberglass, Six-Panel with Smooth Surface
- E. Windows and Exterior Doors are Sealed with 4-6" Wide Poly Butyl Flashing Tape Upon Installation
- F. Garage Doors are 8' High, Upgraded Clopay or Equivalent Insulated, Steel Door with Openers, Keypads and Two Remotes

**XI. WELL AND SEPTIC**

- A. Well is Installed to a Depth in Conformance with County Health Department Requirements for Aquifer Depth
- B. Pump Used is Stainless Steel and Installed to a Depth in Conformance to County Health Department Requirements. Minimum of a 3/4 Horsepower Pump is Installed
- C. Septic System Installed is Comprised of a 1500-Gallon, Nitrogen-Reducing Concrete Septic Tank, Washed Gravel, Solid and Perforated PVC Piping and Installed to a Depth and Length in Conformance to County Health Department Requirements

**XII. SPRINKLER SYSTEM**

- A. Sprinkler System with 300-Gallon, Gravity-Fed Holding Tank is Installed Per County Building Code Requirements
- B. PVC Piping is Used Above All Finished Areas; Iron Piping is Used in Unfinished Basement Areas

**XIII. ELECTRICAL**

- A. Electrical Service is Sized at 400 Amps with Two Panels
- B. All Wire Except Service Cable is Copper
- C. Light Fixtures are Selected by the Client Per the Lighting Fixture Allowance
- D. Ten 6" Recessed Lights are Installed: Eight in the Kitchen and Two in the Master Bath
- E. Electric Circuits are Provided for Furnaces, HVAC Units, Appliances, All Receptacles, Lights and Light Switches
- F. Exterior Lights are Placed at: Front Door (2), Garage Door (2) and All Other Exterior Doors (1 Each)
- G. Receptacles, Switches, Hall and Closet Lights are Installed in Compliance with Local Electrical Code Requirements
- H. Three Switches are Installed in All Bedrooms and Family/Great Room. One Switch Controls a Switched Receptacle, One Switch Controls a Ceiling Fan When Installed and One Switch Controls a Ceiling Light When Installed
- I. All Switches and Receptacles are White and Standard Style
- J. Three Exterior Outlets are Installed with Location Chosen by Client

- K. Three Receptacles are Installed in Unfinished Basement
- L. Garage is Pre-Wired for Garage Door Openers
- M. Garage and Basement have Keyless Light Fixtures Installed with a Quantity Based Upon the Size of Each Area
- N. Smoke and/or Carbon Monoxide Detectors are Installed in Compliance with Local Electrical Code Requirements
- O. One Bathroom Fan Installed in Each Bathroom, Two in the Master Bathroom with a Minimum CFM of 110
- P. A Chandelier Box is Installed in the Dining Room and Foyer with a 50 lb. Weight Capacity
- Q. Five CAT-5e Phone and Five RG-6 Coaxial Cable Wires are Installed and Placed Per Client at Electrical Walkthrough
- R. A Sump Pump is Installed

**XIV. PLUMBING AND BATH**

- A. Waste and Vent Pipes are PVC, Water Supply Lines are CPVC
- B. Bath Showers and Tub/Showers are White, One-Piece Acrylic or Fiberglass Inserts Per the Architectural Plans
- C. A Whirlpool Tub is Installed in the Master Bath
- D. Toilets are White, Upgraded American Standard, Comfort Height, Elongated Length and Soft-Close Composite Seat
- E. A White Pedestal Sink or Vanity is Supplied in the Powder Room
- F. Vanity Faucets and Tub/Shower Controls are Moen "Banbury" with Steel Lever Handles. The Kitchen Faucet is Moen with a Pull-Out Sprayer
- G. Water Heater is Electric, 60-Gallon "A.O. Smith" or Equivalent
- H. Three-Piece Rough-in Plumbing and Ejector Pit are Installed in the Basement (Ejector Pump Included with Finished Basement Bath)
- I. Three Hose Bibs are Installed with Location Chosen by Client
- J. A Sump Pump Is Installed

**XV. HVAC (HEATING, VENTING AND AIR CONDITIONING)**

- A. Main Heating Equipment is a Dual-Zone, American Standard or Trane 14-Seer Heat Pump System
- B. Two Units Are Installed: One Services the Basement/Main Level and One Services the Upper Level for Two-Story Homes, or Each Unit Services Half of the Home for One-Story Homes
- C. All Bedrooms and Main Rooms have Return Ductwork
- D. All Ductwork is Sealed with Mastic Sealant Where Accessible or Aluminum Foil Tape
- E. Exterior Condensing Units are Hung on Galvanized Steel Wall Brackets
- F. Electronic Honeywell "Pro 5000" Touch Screen or Equivalent Programmable Thermostats are Installed for Each HVAC Unit
- H. Unfinished Basement has HVAC Supply Vents and One Return Vent
- I. Bath Exhaust Fans Terminate Outside with a Metal Pipe. One Per Bathroom and Enclosed Toilet Room are Installed
- J. Dryer Vent Terminates Outside with a Metal Pipe

**XVI. FIREPLACE**

- A. One 42" Direct Vent or Vent Free Wood-Burning or Gas Fireplace is Installed with the Type Dependent Upon Location in the Home
- B. A Marble, Three-Piece Surround and 66" x 20" Hearth Plate are Included in Pre-Determined Colors
- C. A Mantle is Included, Painted Semi-Gloss White and Selected From Pre-Determined Styles

**XVII. INSULATION**

- A. Exterior Walls have Combination ATS Foam and R-21 Kraft-Faced Fiberglass Batt Insulation with a Combined R-Value of R-24 - R-25
- B. All Basement Walls have R-11 FSK-Faced Insulation
- C. All Ceilings have R-49 Blown Fiberglass Insulation
- D. All Ceilings Over Garages with Living Areas Above and Overhangs have R-38 Kraft-Faced Batt Insulation

- E. All Exterior and Interior Partition Walls are Air-Sealed with Caulking and Acrylic Co-Polymer Foam and Silicone Sealant or Foam Sill Sealer at the Top Plate Prior to the Installation of Drywall
- F. All Top Plates Protruding in the Attic are Air-Sealed with Caulking Prior to the Installation of Blown Attic Insulation
- G. Exterior Windows and Doors are Sealed with 4-6" Wide Poly Butyl Flashing Tape Upon Installation and Low-Rise Foam Prior to Installation of Drywall
- H. Attic Pull-Down Stairs are Enclosed in an Insulated Box
- I. Attic Sprinkler Piping is Insulated with R-19 Batts Prior to the Installation of Drywall and Blown Attic Insulation

**XVIII. DRYWALL AND PAINT**

- A. Interior Drywall is a 1/2" Thick, Nailed Around the Perimeter, Screwed in the Center and Glued in Place
- B. Interior Drywall is Taped, Blocked, Skim-Coated and Sanded Ready for Paint
- C. Garage has 5/8" Fire-Resistant Drywall on the Ceiling and Walls Adjacent to Living Space and 1/2" Drywall on All Other Walls and are Fire Taped and Spackled
- D. Interior Paint is Sherwin Williams "Pro Mar 200" Brand Acrylic in Eggshell Finish (Shell White to Antique White) on All Walls), All Ceilings Shall Receive Flat Ceiling White and Interior Trim Paint is Semi-Gloss Bright White
- E. Wall Paint is Rolled, Trim Paint is Brushed and Doors and Ceilings are Sprayed
- F. Exterior Paint is Sherwin Williams "Weathershield" Acrylic Latex House Paint
- G. All Surfaces to be Painted will be Primed and Shall Receive One Coat of Paint
- H. Exterior Metal Surfaces Shall be Primed and Painted with Alkyd Gloss Urethane Enamel
- I. Exposed Foundation is Painted to Match Siding

**XIX. STAIRS, INTERIOR TRIM, RAILINGS AND ARCHITECTURAL COLUMNS**

- A. Basement Stairs are Pine Box Stairs Per Architectural Plans
- B. Upper Staircase is Oak Per Architectural Plans
- C. Heavy Duty, Attic Pull-Down Stairs with Aluminum rungs and a 300-Pound Weight Capacity are Installed
- D. Railings are Stained and Sealed Oak with Oak Newel Posts and Wrought-Iron Balusters
- E. Base Trim is Upgraded, Colonial WM623 5 1/4" High
- F. Window and Door Casing Trim is Upgraded, Colonial WM97 3 1/4" High
- G. Window Sills are Installed Below All Windows
- H. WM31 3 1/2" Crown Molding is Included in Family and Dining Rooms
- I. Two-Piece, WM957 and WM302 Chair Rail Molding is Installed in Dining Room
- J. Hardwood 1/4 Round Shoe is Installed in Areas Receiving Hardwood or Laminate Flooring. White PVC Shoe Molding is Installed in Bathrooms
- K. 8" Tapered Fiberglass Columns are Installed and Matched as Closely as Possible to the Architectural Plans

**XX. KITCHEN AND BATH CABINETS AND COUNTER TOPS**

- A. Kitchen and Bath Cabinets are "Wolf Classic" or "Forevermark" with Raised or Recessed Doors in Pre-Determined Finishes and Colors
- B. Kitchen and Bath Vanity Cabinets are 34 1/2" High
- C. Kitchen Wall Cabinets are 42" High
- D. Cabinets Are Constructed with Plywood Sides and Shelves, Dove-Tail Drawer Joints, Soft-Close Door and Drawer Touch Glides, and Full Extension Glides
- E. The Kitchen Counter Top is Level 1/2 Granite
- F. Granite or Solid-Surface Counter Tops Include a 4" Backsplash and Side Splashes Where Needed
- G. Granite or Solid Surface Counter Tops Include Standard Edging
- H. Kitchen Sink is Under-Mount, Stainless Steel Single or Double Bowl Style
- I. Vanity Tops are White, Cultured Marble with Back and Side Splashes Where Applicable

J. Vanity Tops are Pre-Drilled for 4" Wide Faucets

**XXI. APPLIANCES**

- A. Installed Appliances Include Refrigerator, Stove and/or Wall Oven and Cook Top, Dishwasher, Microwave and Vent Hood
- B. All Appliances are Electric Unless Specified as Gas
- C. The Cooking Surface is Vented Outside with an Above-Surface Vent
- D. Washer and Dryer Electrical and Plumbing Connections are Provided with an Outside Vent Terminated at Closest Point from Laundry Room

**XXII. HARDWOOD FLOORING**

- A. Hardwood is Shaw, Mohawk or Equivalent Brand
- B. Hardwood is Pre-Finished, 3 1/4" Wide Plank with Eased Edges and Installed in Foyer
- C. Hardwood Flooring is Nailed in Place Over Saturated Felt Vapor Barrier
- D. Hardwood Matching 1/4" Round Shoe Molding is Installed in Areas Receiving Hardwood Flooring

**XXIII. CERAMIC TILE**

- A. Ceramic Tile is "Marazzi", U.S. Tile or Equivalent Brand and in Pre-Determined Colors
- B. 6"-12" x 24" Floor, 8" x 10" Wall and Tub Surrounds Sizes are Installed on Master Bathroom Floor, Tub Platform and 12" High Tub Surround
- C. 2" x 2" Shower Floor Tile is Installed When Applicable
- D. All Tile is Installed Over 1/2" Durock or Wonderboard, Unless Applied to Concrete Floor
- E. Tile is Laid Stacked not Staggered
- F. Grout Color is Chosen by Client
- G. Marble Door Thresholds will be Installed at Each Bathroom Door with Ceramic Tile Floors
- H. Bright Glazed Tile will be Used for Wall Applications and Crystal Glazed Tile Used for Floors

**XXIV. CARPET**

- A. Carpet is Upgraded Shaw "Passageway I" or Equivalent Brand with a Face Weight of 30 oz.
- B. Carpet is Installed in All Areas Not Receiving Tile, Hardwood or Vinyl Flooring
- C. An Upgraded 1/2" 8lb Rebound Pad is Installed

**XXV. RESILIENT VINYL FLOORING**

- A. Vinyl Flooring is Congoleum "Prelude" No-Wax
- B. Vinyl Flooring is Installed in the Laundry Room
- C. Vinyl is Installed Over 1/4" Luan Underlayment

**XXVI. HARDWARE**

- A. Exterior and Interior Handsets are Schlage "Georgian" or Dexter "J-Series" in Either Round or Lever-Style with Satin Nickel or Chrome Finish
- B. Front Door will have Single-Cylinder Deadbolt. Entry Doors will have Locking Handset and Deadbolt
- C. Bedroom and Bath Doors have Privacy Locking Handsets
- D. Double Closet Doors have Single Knob Handsets
- E. All Other Interior Doors have Passage Sets
- F. Shelving for All Closets and Pantries are Ventilated Wire with Powder-Coated White Finish
- G. A "Coral Industries" 3/16" Semi-Frameless Shower Door is Installed with Either Clear or Obscure Glass with Satin Nickel or Chrome Frame is Installed in the Master Bathroom
- H. Convex Shower Rods are Installed in All Other Bathrooms.

- I. Mirrors are Installed Above Each Vanity Sink
- J. A Satin Nickel or Chrome Delta "Greenwich" Collection Upgraded Towel Bar, Towel Ring, Toilet Paper Holder and Coat Hook are Installed in Each Full Bathroom

**XXVII. LAWN AND SHRUBBERY**

- A. All Disturbed Areas Will be Graded
- B. Seed, Lime and Fertilizer Shall be Installed and Covered with Straw

**XXVIII. CERTIFICATIONS, CLIENT SELECTIONS AND WALKTHROUGHS**

- A. Termite Certification Provided. Soil Injection is Done at Pre-Backfill and at Post Final Grade
- B. Well Bacterial and Chemical Analysis with Certificate of Potability Shall be Provided
- C. Final House Location Survey Shall be Provided
- D. Use and Occupancy Permit Shall be Obtained
- E. Exterior Siding, Roofing, Trim, Gutters, Garage Door Color, Paint Colors, Cabinets, Counter Tops, Flooring, Brick or Stone (When Selected) Hardware, Light Fixtures, Recessed Lighting, CAT-5e and Cable Line Placement are Selected and Chosen by Client
- F. Site Visit, Site Plan Meeting with Engineer, Framing, Electrical, Progress, Pre Final and Final Walkthroughs and Additional Walkthroughs as Requested by Client are Conducted
- G. One-Year Drywall Nail Pop Warranty is Included

**The North Star Companies Reserves the Right to Substitute Products of Similar Style and Quality**