



The Greenstones

Standard Specs, HOA Dues & Ceiling Heights

Item	Description
Air Infiltration	Advanced Sealing Package
Amp Service	150
Appliances: Dishwasher	Stainless Steel Frigidaire Pro Dishwasher FPHD2491KF
Appliances: Microwave	Stainless Steel Frigidaire Pro Over The Range Microwave FPMV189KF
Appliances: Range	Stainless Steel Frigidaire Pro Gas Range FPGF3081KF
Bath Accessories	Mirror, Delta Grail: paper holder, towel ring & bar in master. Towel ring, bar and paper holder at hall bath
Cabinets	PCS Cabinets with Signature drawers. \$175 allowance for pulls/knobs: ❖ Maple, Shaker-Style Doors ❖ Standard Stains: Natural, Harvest, Nutmeg, Chestnut, Brandy, or Vanilla ❖ Upgrade Stain: Java, \$500 upgrade charge
Ceiling Fan Prewires	One in master bedroom and 1 in family room
Counters & Backsplash: Kitchen	Granite slab level 1 with full glass mosaic tile backsplash in Bedrosians Eclipse Glass and Stone Blended Mosaics
Counters & Backsplash: 2 nd Full or 3/4 Bath	daltille Semi-Gloss Series Ceramic Tile, 6"x6" in almond or white with Arizona Tile, Skylights II, 1"x1" Mélange, 1"x1" Glossy, 1"x1" Matte, or 3"x6" Glossy Stag Joint 4" backsplash
Counters & Backsplash: Master Bath	daltille Fidenza Series, Glazed Porcelain Field Tile, 12"x12" with Florida Tile, PietraArt Bliss Series in 5/8 or Random Size Pattern Mosaic 4" backsplash
Decks	Composite material per plan.
Door: Front Entry Door	Therma-Tru Fiberglass: Solid two panel
Doorbell	Included
Doors: Interior	Two Panel Masonite, hollow core
Doors: Patio	Single Thermtu Full Lite Door or vinyl Slider, per plan
Doors: Master Shower	Framed glass
Drywall (1/2" standard)	Straight corners with knock down texture
Exterior Finishes, Columns & Porch Trims	Brick or Stone, stucco and/or Cementious composite siding or panel per plan
Faucets: Kitchen	Delta Trinsic Single Handle Pull Down Faucet in Arctic Stainless Steel
Faucets: Bathroom Sinks	Delta Compel Single Handle in Chrome
Faucets: Hall Bath Shower & Tub	Delta Grail single handle faucet Chrome
Faucets: Master Bath Shower & Tub	Delta Grail Chrome
Fireplaces	Optional. Some plans can not accommodate fireplaces, see last page for list.
Flooring: Master & 2 nd Full or ¾ Baths, & Laundry	daltille Fidenza Series, Glazed Porcelain Field Tile, 12"x12"
Flooring: Master Shower Floor	Poured pan with mosaic tile as specified per design center
Flooring: Bedrooms	Carpet, Shaw Powerball with 3/8" 5 lb. rebond pad
Flooring: Halls (1-Level Units)	Engineered Oak Hardwood, 3 1/4"
Flooring: 2 nd floor hall & stairs (2-story Unit #15)	Carpet, Shaw Powerball with 3/8" 5 lb. rebond pad
Flooring: Powder Bath in Unit #15 only	Engineered Oak Hardwood, 3 1/4"
Flooring: Kitchen/Living/Dining	Engineered Oak Hardwood, 3 1/4"
Foundation	Spread footing
Framing	2" x 6" exterior construction

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Garage	Underground secured parking garage with bike racks & storage lockers
Garbage Disposal	Insinkerator Badger
Gutters	Seamless, pre primed metal gutters
Hardware	Lever Knobs, Satin Nickel Finish
Hose Bibs	Ground level units only
HVAC: A/C	Carrier, 16 SEER
HVAC: Furnace	Ground Floor Units: Rinnai Water Furnace or equal Hydronic Air Handler. 2 nd Floor Units: Carrier 92% AFUE gas furnace
Insulation: Ceilings/Rims	R-13 Fiberglass, main levels. R-38 open cell foam, upper levels
Insulation: Exterior Walls	R-23 blown fiberglass
Insulation: Garage, front porch ceilings	R-30 Fiberglass
Landscaping	Per City approved landscape plan, irrigation provided by HOA
Lighting	CFL recessed cans per plan plus \$1,250 Allowance for remaining fixtures
Outlets: Cable	1 in each bedroom/study and living room
Outlets: Phone	1 in each bedroom/study and living room
Outlets: Electrical	Per code
Paint: Interior	Walls one color. Ceiling, doors and trim a 2nd color
Plumbing	Pex System Piping
Roofing	Flat roof white TPO
Sink: Kitchen	Stainless Steel 18 gauge undermount sink
Sink: Powder Bath	Sterling White Pedestal Sink (unit # 15 only)
Sink: Master Bath Sink(s)	White 17x20" Oval Bowl, 1 or 2 sinks per plan
Sink: Secondary Full Bath Sink(s)	Sterling White 17x20" Oval Vitreous China Bowl
Smoke & Carbon Monoxide Alarms	As required per code
Solar Ready	Pre-plumbed for Solar PV
Stair Railing Unit #15	Natural wood rail. Painted base, balusters (square or turned) & newel posts.
Storage	1 Storage cage per unit
Trim: Interior Baseboards	4" square Base Paint Grade
Trim: Interior Casing	2 1/4" square Case- Paint Grade
Toilets	Sterling Windham 1.28 GPF
Tub: Master Bath	Oval Tub per plan
Tub: Secondary Full Bath	Sterling White 5' Acrylic per plan
Wall Tile: 2 nd Full or 3/4 Bath	daltile Semi-Gloss Series Ceramic Tile, 6"x6" in almond or white with 4" deco strip of Arizona Tile, Skylights II, 1"x1" Mélange, 1"x1" Glossy, 1"x1" Matte, or 3"x6" Glossy Stag Joint in shower surround
Wall: Master Bath Shower & Tub Surround	daltile Fidenza Series, Glazed Porcelain Field Tile, 12"x12" with 4" deco strip of Florida Tile, PietraArt Bliss Series in 5/8 or Random Size Pattern Mosaic shower & tub surround
Wall & Ceiling Height	See table below
Water Heater	Tankless
Windows	Lo-e Dual Pane Windows. North Eastern elevations of Buildings A1 & A2, sound control glass.

(See HOA Dues Info & Ceiling Heights on next page)

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Monthly HOA Dues & Ceiling Heights

HOA Monthly Fee Covers the following:

- Maintenance of the following: Building exteriors, concrete, parking garage, heated ramp to parking garage, elevator, fire sprinkler & fire alarm system
- Common Expenses for the following: Utilities, landscaping & fencing
- Hazard Insurance: Hazard Insurance for structure of buildings
- Reserves for all common elements
- Snow removal
- Trash Service
- Management fees
- Water & sewer

HOA Closing Fees:

- Transfer Fee: \$275
- Capital Reserve Fee: 2 months worth of HOA dues

Total Square Footage: 36,964

Total Common Expense: \$65,068.61
Per Square Foot Annual Expense: \$1.76

Address	Unit #	Bldg.	HOA	SF	1st Floor Ceilings	2nd Floor Ceilings	Accommodates Optional Fireplace?	Accommodates Optional Exterior Venting for Range Hoods?
1820 Mary Ln	1	A1	\$236	1,610	10			
1820 Mary Ln	2	A1	\$232	1,584	10			
1820 Mary Ln	3	A1	\$236	1,610	10			
1820 Mary Ln	4	A2	\$240	1,634	10			
1820 Mary Ln	5	A2	\$238	1,624	10		X	X
1820 Mary Ln	6	A2	\$268	1,825	10			X
1820 Mary Ln	7	A1	\$236	1,610		10	X	X
1820 Mary Ln	8	A1	\$232	1,584		12	X	X
1820 Mary Ln	9	A1	\$236	1,610		12	X	X
1820 Mary Ln	10	A2	\$240	1,634		10	X	X
1820 Mary Ln	11	A2	\$238	1,624		12	X	X
1820 Mary Ln	12	A2	\$268	1,825		12	X	X
1820 Mary Ln	13	B	\$239	1,630	10		X	
1820 Mary Ln	14	B	\$239	1,630	10		X	
1820 Mary Ln	15	B	\$255	1,742	10	10	X	
1820 Mary Ln	16	B	\$239	1,630		10	X	X
1820 Mary Ln	17	B	\$239	1,630		10	X	X
1850 Yaupon	1	C	\$234	1,594	10	10		
1850 Yaupon	2	C	\$178	1,216	10	8		
1850 Yaupon	3	C	\$178	1,216	10	10		
1850 Yaupon	4	C	\$178	1,216	10	8		
1850 Yaupon	5	C	\$234	1,594	10	10		
1850 Yaupon	6	C	\$307	2,092	10	9		

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Buyers Initials _____