



"Greening The American Dream" Member

These condominiums are engineered and built to strict guidelines for energy efficiency set by the United States Environmental Protection Agency. Successful verification by a third party earns these condominiums an ENERGY STAR RATING.

In addition, application is pending for these condominiums to be certified "Green" by the Green Building Initiative. Criteria for this designation includes design; resource, energy and water efficiency; indoor environmental quality; ease of maintenance and homeowner education.

Townside Terrace Condominiums Specifications

1. Footing & Foundation

Footings: 3000 psi concrete **Reinforcing:** #4 REBAR
Foundation wall: excelite block **Reinforcing:** Durawall **Mortar:** Type 5
Waterproofing: Asphalt foundation coating
Footing drains: 4 in. perimeter pipe w/gravel
Termite protection: Clegg's treatment, 1 year warranty

2. Floor Framing

Girders: 2 x 10 in. or 2 x 12 in. Southern Yellow Pine
Joists: 2 x 10 in. or 2 x 12 in. Southern Yellow Pine
Subflooring: 3/4 inch tongue & groove Advantech

3. Wall Framing

Studs: 2 x 4 in. or 2 x 6 in., to be determined (TBD)
Exterior sheathing: 1/2 in. OSB
Structural sheathing (where required): 1/2 in. OSB

4. Roof & Ceiling Framing

Rafters: 2 x 8 in. or 2 x 10 in. Western Douglas Fir
Roof sheathing: 1/2 in. OSB

5. Roofing

Roofing: 30 YR. Certainteed "Landmark"
Color: Colonial Slate Gray
Underlay: 15 lb. felt paper
Flashing material: Copper and aluminum
Ridge vent: Low profile shingle over

6. Fireplace

Type: Direct vent gas log
Size: 36 inch
Hearth: Tile or slate
Chimney: Double walled metal bestos

7. Exterior Doors & Windows

Main entrance door: Solid wood, as per plan
Other entrance doors: Fiberglass raised-panel or glass single-panel doors. Door from garage to house will be steel raised-panel solid-core.. **Width:** As per plan
Windows: All windows Thermopane "Low E" w/screens **Brand:** Monarch or equivalent
Garage Doors: Thermacore 297 steel raised-paneled colonial-style garage doors w/electric door openers, infrared eye safety mechanism, separate light & lock switches, and two remotes

8. Siding & Exterior Trim

Siding: Hardi Plank smooth siding
Detail siding: HardiShakes, as per plan
Corner and frieze boards: LP SmartSide Trim (engineered to prevent rot and termite damage.)
Fascia and skirt boards: LP SmartSide Trim (engineered to prevent rot and termite damage.)
Other trim: Pine
Porch columns: Fiberglass
Porch rails (if necessary): Painted pressure-treated wood
Front porch floor: Pressure treated decking or exterior tile
Rear porch floor: Pressure treated decking or exterior tile
Gutters: material: Aluminum half-rounds **Size:** **Color:** TBD

9. Insulation

Insulation "R" values are determined by Southern Energy Management to qualify the house as Energy Star Rated. Fiberglass batts and rolls used in floors, walls and ceilings abutting all unheated area, with an approved vapor barrier installed on the interior. All holes, notches and seams will be filled with insulating foam caulking or other acceptable material.

10. Water Heater

Rinnai Tankless Continuous Hot Water on Demand Water Heater: R85IN

11. Heating & Air Conditioning

Energy Star-rated equipment: Trane 14 SEER/8.2 HSPF Heat Pump

12. Electric/Wiring

All wiring as per code, including GFI receptacles and separate appliance circuits

Service: 200 AMP underground. Location of meter socket and main panel to be determined by builder and electrician.

Locations of switches, fixtures and receptacles may vary from architect's plan and will be determined by the electrical code.

Smoke detectors: On every floor and sleeping areas as per code

13. Low-voltage wiring

Security system: Honeywell Security System. Completed security system ready for use with optional central station monitoring.

Numeric keypad with panic buttons

Control Panel with battery backup

All entrance/exit doors protected

Interior motion detector

Interior siren

Fire Protection: Each condominium unit will feature semi-recessed sprinkler-heads that offer 100% coverage of interior spaces. In the event the sprinklers are activated, the spray will be accompanied by an alarm and a strobe light to ensure a maximum level of warning. In addition, an automated alarm system will alert the fire department.

Home entertainment and central structured wiring: The structured wiring enclosure will be the central connection point for all TV, telephone and data outlets to incoming services. A router will provide hardwired network connections to the kitchen and bedroom data outlets with a wireless connection for other areas. The entire network will be set up and ready for use when an internet service is installed (DSL or roadrunner). For entertainment, the family room will be prepared for a home theater with a 5.1 surround sound and a flat panel TV above the fireplace. All wiring will be concealed behind the sheetrock for future installation. The master location for source equipment will be in the back corner of the living room.

TV: 3 high-definition-ready 3Ghz TV outlets (family room, master bedroom, bedroom 2)

Telephone: 3 category 5E telephone outlets (kitchen desk, master bedroom, bedroom 2)

Data/computer outlets: 2 category 5E data/computer outlets (kitchen desk, bedroom 2)

High definition video: 1 HDV cabling for flat panel TV over fireplace

Surround sound: 1 5/1 surround sound prewired for family room

14. Sheetrock

Material: 1/2 in. gypsum board

Ceiling finish: smooth

15. Interior Doors and Trim

All Bedroom Doors: Jeld-Wen raised panel

Door and window trim: 4 in. casing

Baseboard: 6 in.

Material: MDF

16. Paint

Interior Paint: Sherwin Williams's Low VOC (volatile organic compounds) paint

17. Appliances: Kenmore

Gas Range (cooktop and oven): 30" stainless steel, natural gas

Range Hood: 30" stainless steel recirculating hood

Microwave: 2 cubic feet capacity, stainless steel

Refrigerator: Energy Star-rated stainless steel 25 cubic-foot side-by-side refrigerator w/filtered water and ice in door

Dishwasher: Stainless steel 24" w/sani-rinse and delay start option & Quiet Guard

Disposal: One disposal provided in main sink

18. **Closet shelving:** Custom-designed melamine closet systems

Mirrors: Full mirrors over all bathroom sinks

19. Interior Furnishings and Finishes: Each condominium is being furnished in one of two design schemes—The Aero-clean, contemporary urban design; and The Loft-inspired by the restoration of some of our local tobacco warehouses. Below are some features from each design:

The Aero

- Natural bamboo floors
- Espresso Maple slab door cabinets with Giallo Ornamental granite kitchen countertops
- Carrera Marble bath countertops
- Polished Chrome hardware
- Vessel sinks

The Loft

- Dark, handscraped hardwood floors
- Antique White painted cabinets with New Venetian Gold granite in kitchen and baths
- Travertine (natural stone) tile in baths with custom accents
- Oil-Rubbed Bronze hardware

Other details that will be coordinated to match each scheme include paint colors, carpet, door styles & hardware, lighting fixtures, and more.

20. Toilets

Toto Aquia Dual-Flush. This toilet has two flushing modes: one button for a 1.6 gallon flush and another button for a 0.9 gallon flush. This conservation option substantially lessens a home's water usage .

21. Miscellaneous

1. "As Built" supersedes all plans and specification. Plans will serve as guidelines for construction and actual structure may vary.
2. There will be a 15 percent contractor's fee on all changes – with no exceptions. All changes will be executed with a "Change in Work Order" document signed by buyer and contractor with payment for the full amount before work will begin.
3. The parties agree to submit to arbitration under the Construction Industry Arbitration Rules of the American Arbitration Association any disputes arising out of this contract. Any disputes shall be submitted to an arbitrator selected from the panels of arbitrators of the American Arbitrators Association. The parties agree to faithfully observe this agreement and the rules, and abide by and perform any award rendered by the arbitrator and that a Judgment of the court having Jurisdiction may be entered upon the award.

In the event either party must retain an attorney to assist that party in the enforcement of the provisions hereof with respect to the other party, then the party retaining the attorney, if successful in said enforcement, shall be entitled to recover, as part of the costs of said enforcement, attorney's fees actually incurred and paid.