



SANDY SPRING CLASSIC HOMES

STANDARD SPECIFICATION HIGHLIGHTS (2/16/10)

7201 Exeter Road - 6 Bedrooms, 5-1/2 Baths

Exterior

Smooth fiber cement clapboard type siding, primed plus 1-coat factory finish and 1-coat field finish
Architecturally designed exterior trim package
Exterior Benjamin Moore (or equal) acrylic latex satin finish paint to cover on wood and trim surfaces
Top-line Anderson 400 series - high efficiency SDL low-E glass tilt-sash windows, vinyl clad exterior for low-maintenance
Architectural grade 40-year fiberglass composite roof shingles by GAF "SlateLine"
"Zip System"™ wall and roof sheathing panels with water-resistive barrier - 30 year warranty
Poured concrete foundation with "Tuff-n-Dri" (30 year warranty) waterproofing system
Solid wood composite shutters with urethane finish (10 year warranty) mounted w/faux hinges & shutter dogs
3 hose bibs (locations to be determined)
3 weatherproof electrical outlets
Mahogany entry front door - with 9 lites and painted side lites
Asphalt driveway - 2 1/2" base coat with 1 1/2" top coat
Straw and Seed all disturbed areas
Two double flood lights - 1 front and 1 rear
Copper window head flashings
Over-sized 6" seamless aluminum gutters with 4" round aluminum downspouts
Flagstone leadwalk
Approximate 20' x 20' flagstone rear patio

Two-car attached rear-load garage, 8'x16' wood garage door with masonite insert panels by Wayne Dalton (or equal) with one row of windows at top of panel and with door opener, 2 remotes and keypad entry. Garage can be detached if desired.

Covered Rear Porch

Flagstone porch over poured concrete; brick skirt (front only) and stair risers with flagstone treads
Oversized columns (moisture-resistant) with primed vinyl porch rails, if required by code
Recessed lights in porch ceiling
2 coach lights at entry door
Authentic tongue and groove painted porch ceiling

Interior

Approximate: 10' First floor ceilings, 9' Second floor, 8'9" lower level
Coffered ceiling in Family Room, Dining Room and Master Bedroom
Built-ins per Builder allowance
Benjamin Moore "Low-VOC" white interior latex paint on walls - 2 coats , prime coat in factory
Benjamin Moore "Low-VOC" latex semi-gloss on doors and trim to cover, one color
One to two side open stairs with oak treads and painted risers
7" - 8" over-sized starter box newel post on stairs
Over-sized interior trim throughout
8' interior solid core Masonite molded interior doors (1-3/4" thickness); 7' on second floor
Electronic smoke detectors on each level and in each bedroom
Security System standard (Monitoring not included)
Wood-burning fireplace (with gas hook-up), granite hearth and surround, custom wood mantle and entertainment cabinets
Field-finished 3 inch hardwood flooring throughout First Floor and Second Floor hallway, excluding Mud area
Low voltage package, prewired for surround sound (family room only) , CAT-5 TV (7 locations) & telephone (7 locations)
Additional conduit from basement through attic for future wiring needs
Interior sprinkler system with concealed heads in main house, basement and garage as required by code



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Trim Package General Specifications

Base Molding:

1"x8" base with ogee cap and plinth blocks at all doorways throughout First Floor, and electrical outlets in base
5-1/4" ogee base throughout Second Floor

Doors and Trim:

- 1) Solid interior 1-3/4" Masonite doors, with 3-1/4" Adams casing throughout
- 2) Other interior openings: trimmed and cased with head pieces

Window Trim:

- 1) Wood windows: 3-1/4" Adams casing

Interior Rails:

- 1) Rake rails: 6910 oak with stained and poly finish
- 2) Flat rails: 6910 oak with stained and poly finish
- 3) Handrails: Painted pine oval 2-1/2" wide to basement
- 4) Balusters: 1-1/4" square, painted trim color
- 5) 6" stock newels for all other
- 6) 7 to 8 inch over-sized box newel for starter, painted white

Closet Shelving:

- 1) All shelving to be shelving board
- 2) 16" deep in Linen closets
- 3) 12" deep in Pantry closets

Crown Molding:

Custom crown molding throughout First Floor (see samples at Display Center)

Hardware:

- 1) Exterior front door: Baldwin
- 2) Other Exterior Doors: Schlage
- 3) Interior Doors: Schlage

FIRST FLOOR

FOYER

Panel molding per plan
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Case and trim all openings
Custom crown molding
Hardwood flooring

DEN

1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Case and trim all openings
Custom crown molding
Hardwood flooring

DINING ROOM

Coffered ceiling
Panel molding per plan
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Case and trim all openings
Custom crown molding
Hardwood flooring

HALL CLOSET

Closet with shelf and closet pole
Hardwood flooring

* If optional elevator not installed, 2nd hall closet included



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POWDER ROOM

Kohler "Bancroft Black Forest" wood sink base with porcelain sink
Kohler "Wellworth" elongated toilet
Custom crown molding
Wood-framed mirror
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Kohler *Devonshire* plumbing fixture
Kohler *Devonshire* toilet paper holder and towel bar plus towel ring
Hardwood flooring

FAMILY ROOM

Coffered ceiling with crown molding
Wood-burning fireplace (with gas hook-up), granite hearth and surround, custom wood mantle and entertainment cabinets
Cased openings
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Anderson 400 Series *Frenchwood* 2 Panel inswing hinged patio door with low-e high performance glass, multi point lock
Hardwood flooring

KITCHEN

Full overlay wood stain finish *Brookhaven by Woodmode* cabinets with many features (maple standard) with choice of cabinet hardware
Cabinet desk with mid grade granite top
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Kohler stainless steel under mount sink
Sub-Zero side-by-side 48" built-in refrigerator
Wolf 48" sealed burner rangetop with 4 burners and grill
Wolf 48" range hood
Wolf 30" built-in double oven
Wolf 24" built-in microwave
Mid grade granite countertops with eased edge
Kohler "Simplice" pull down sink faucet with spray head, high arch spout, vibrant stainless finish
Under cabinet lighting
Hardwood flooring

BREAKFAST ROOM

Custom crown molding
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base
Anderson 400 Series *Frenchwood* sliding glass door with low-e high performance glass
Hardwood flooring

BUTLERS PANTRY

Full overlay wood stain finish cabinets (maple standard) with glass wall cabinets with choice of cabinet hardware
Mid grade granite countertops with eased edge standard
Under cabinet lighting
Mid grade granite countertops with eased edge standard
Hardwood flooring

MUD ROOM

Coat closet and cubbies
Ceramic tile floor
1"x8" base with ogee cap and plinth blocks at all doorways, with electrical outlets in base

SECOND FLOOR

HALL

5-1/4 ogee base
Custom crown molding
Hardwood flooring



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MASTER BEDROOM

Painted beam ceiling
Custom crown molding
Two walk-in closets with allowance for customizing
Carpet throughout

MASTER BATHROOM

Six foot soaking tub, 42" wide
Midgrade granite or marble top with 2 *Kohler* "Caxton" porcelain undermount sinks
Kohler Devonshire plumbing fixtures - choice of three finishes
Wood framed mirrors above vanity
12" x12" Carrera marble (or equal) flooring
Wood paneled cabinetry apron in front of tub to match vanities
Brookhaven by Woodmode Double vanity
Linen closet with 5 shelves
Tumbled marble shower floor with stone shower seat and 12'x12' marble walls to ceiling
Frameless glass shower door with stainless steel hinges
Separate toilet room
Kohler Devonshire towel bars and toilet paper holders to match plumbing fixtures
Schluter waterproof membrane system in all ceramic tiled areas

LAUNDRY ROOM

12"x12" ceramic tile floor
Brookhaven by Woodmode base cabinets with laminate top and drop-in sink
Washer and Dryer hook-up
Laundry shelf
Floor drain
Schluter waterproof membrane system in all ceramic tiled areas

HALL LINEN

Separate linen closet with 5 shelves

BEDROOMS 2 , 3 AND 4

5 1/4 one piece base,
Carpet throughout
Closet with shelf and one closet pole

SHARED BATH FOR BEDROOMS 2 AND 3 (BATH #1)

Double bowl cultured marble vanity top
Wood full overlay *Brookhaven by Woodmode* vanity cabinets
Kohler 5' porcelain tub/shower
6"x6" white ceramic tile on floors
White subway tile on walls around tub to ceiling
Kohler Forte fixtures and hardware to match plumbing fixtures
Schluter waterproof membrane system in all ceramic tiled areas

BEDROOM 4 BATH (BATH #2)

Single bowl cultured marble vanity top
Wood full overlay *Brookhaven by Woodmode* vanity cabinets
Kohler 5' porcelain tub/shower
6"x6" white ceramic tile on floors
White subway tile on walls around tub to ceiling
Kohler Forte fixtures and hardware to match plumbing fixtures
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FINISHED ATTIC

BEDROOM 5

5 1/4 one piece base,
Carpet throughout
Closet with shelf and one closet pole

BEDROOM 5 BATH (BATH #3)

Single bowl cultured marble vanity top
Wood full overlay *Brookhaven by Woodmode* vanity cabinets
Kohler 5' porcelain tub/shower
6"x6" white ceramic tile on floors
White subway tile on walls around tub to ceiling
Kohler Forte fixtures and hardware to match plumbing fixtures
Schluter waterproof membrane system in all ceramic tiled areas

BASEMENT

Insulated per code and grade
Finished Basement (Rec Room, Fitness Room, Guest Bedroom #1 with full bath, Optional Media Room)
1/2" drywall, 5-1/4" ogee base in finished areas
Kohler 5' porcelain tub, wood *Brookhaven by Woodmode* vanity with cultured marble top, *Kohler Forte* fixtures and hardware in Full Bath
6"x6" white ceramic tile on floors and tub walls in Full Bath
Carpet allowance

HVAC AND MECHANICAL System

Split hybrid heating system standard ("green") gas or propane, with electric cooling system, electronic air cleaner and humidifier
All bathrooms have over-sized "*Energy Star*" 80 cfm exhaust fans (Master Bath has 2 fans)
Kitchen cooktop exhaust vented to outside
Laundry Room dryer vent, venting to outside
One 75 gallon gas hot water heater
Hot water recirculation system to Master Bedroom

Every home comes with a 10-year Residential Warranty Corporation (RWC) home warranty on modular components

Builder reserves the right to substitute any items contained herein with products of similar quality at builder's discretion.