

### EXTERIOR FEATURES

- Private garages for each townhome are included (integral with townhome—park under):
  - Georgetown: Single car garage
  - Charleston: Two-car garage
- Townhomes feature brick exteriors on the front and sides, fiber cement siding in the rear.
- Self-sealing fiberglass reinforced asphalt shingles with manufacturer's "Limited Lifetime Warranty"
- Six panel fiberglass front entry door (color determined by Architect).
- Thermal insulated "Low E" vinyl windows (screens not included; not allowed on front or side elevations)
- All Townhomes receive a first and second level front porch (size specific per plan)

### INTERIOR FEATURES

- Smooth-finished ceilings, except in garages
- Ceilings in flat areas are approximately 10 feet high (nominal) on first and second floors (on a per plan basis, there may be exceptions in closets, laundry areas, bathrooms or halls)
- Deluxe interior trim package, including crown molding in downstairs foyer, living room, dining room and kitchen. Judge's panel in dining room and downstairs foyer. Baseboards - 4 1/4"
- 3" Hardwood throughout first floor excluding powder room
- Stair parts in the living area included stained oak handrail and painted newel posts with painted balusters; special classical design starter post
- Satin nickel finished "eggknob" door hardware w/matching hinges
- Dead bolt locks (single cylinder) on all exterior doors except garages
- All underground utilities
- Towel bars and toilet paper holders to match door hardware
- Interior walls receive vinyl latex flat white finish; trim receives a contrasting latex white semi-gloss
- 42" (upper) Maple cabinets with crown molding in kitchen; selection of eight standard finishes
- Kitchen wall cabinets are open above (unless it is necessary to run HVAC ducts through the area) for use as decorative plant shelves, etc.
- Interior doors are six-panel classic design
- Granite countertops in kitchen with undermounted stainless steel double bowl sink; selection from 10 standard colors
- Granite countertops with integrated bowl in hall and master bathrooms—satin nickel fixtures
- 42" high mirror over vanity cabinets in upstairs baths
- Ventilated vinyl coated closet shelving
- Owner suite and hall bath flooring ceramic tile
- Wear resistant and stain resistant carpet (25 oz. min.)
- 3/8" re-bond carpet pad (5.5 lb.)
- Interior garage walls are sheetrocked and painted. Each garage will have one exterior light, one interior light, one GFI electrical outlet and include garage door openers.



### PLUMBING AND HVAC

- Pedestal sink in powder room
- Fiberglass tub and shower for easy maintenance
- 50 gallon energy efficient electric water heater
- Energy efficient heat and air conditioning (13 SEER minimum)
- Temperature controlled “pressure balancing” shower heads in all showers
- Ice maker connection
- Water lines will be PEX or equivalent and drain lines will be PVC or equivalent
- Two exterior hose bibs per townhome

### ELECTRICAL

- Category 5 wiring, includes pre-wire for 4 phone outlets—one each in kitchen, living room and 2 bedrooms
- Pre-wire for 2 cable TV outlets in master bedroom and living room
- Ceiling fan in living room; prewire only for ceiling fan in all bedrooms
- Designer five-light candelabra dining room chandelier, wall mounted sconce in the powder room, recessed can lights in kitchen, and vanity strip lighting in bathrooms (2 finish selections)
- Smoke detectors per code
- GFI outlets in kitchen, bathrooms, garage, and exterior (refer to plan)
- 2 exterior waterproof receptacles

### APPLIANCES

- GE “36 inch Black Cooktop”
- GE “Slate” Oven (Wall mounted Range/Oven combo)
- GE “Slate” Microwave
- GE “Slate” 5-cycle dishwasher
- Garbage disposal

### UNSEEN QUALITY

- Fee simple ownership (NOT a condominium)
- 2 hour fire-rated wall between every residence, with sound deadening insulation and “airspace”
- Ten year limited warranty (2-10 Home Buyers Warranty or equal)
- Home orientation and walk-through prior to closing with Builder
- Restrictive Covenants

### QUALITY CONSTRUCTION

- Pre-engineered floor truss system for a sturdier, quieter floor
- 3/4” tongue and groove sub-floor glued and nailed
- Pre-engineered roof truss system
- Vapor barrier under all concrete floors (except garages)
- R30 ceiling insulation; R-13 exterior wall insulation with vapor barrier and R-11 on adjoining walls
- Initial certified termite treatment





### OPTIONS AND UPGRADES

A selection of optional and upgrade items are available, some of which may require additional non-refundable deposits. Please consult with your Dock Street Communities Sales Professional for additional information. Certain upgrades are not available except at pre-sale stage (prior to construction start).

- Additional pre-finished "engineered" hardwood plank flooring
- Upgraded kitchen and bath cabinets
- GE white, bisque or black appliances
- GE washer and dryer
- Upgraded carpet and pad
- Ceiling fans in secondary bedrooms
- Appliances come in slate, stainless steel, white or black (slate is standard)

### ACKNOWLEDGMENT

THESE TOWNHOMES ARE LOCATED WITHIN AN ANTICIPATED MIXED USE "URBAN VILLAGE" WITH VARIOUS PLANNED AMENITIES. THESE ARE NOT CONTROLLED BY THE SELLER AND ARE SUBJECT TO CHANGE. SELLER IS NOT RESPONSIBLE FOR SUCH "URBAN VILLAGE" AND THIS CONTRACT IS NOT SUBJECT TO COMPLETION OF SAID "URBAN VILLAGE" OR AMENITIES.

Developer or its agents reserve the right to substitute materials, appliances or equipment which are substantially equivalent to those mentioned herein or in the brochures, plans and specifications provided. All dimensions are approximate.

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Purchaser

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Date

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

