



Exhibit “A”

Base Grade Features

COKER HOMES

KITCHEN FEATURES

- Granite countertop
- Custom Amish cabinetry include stain or natural finish, soft close, base units with fixed shelving. 42” uppers and concealed hinges, 3/4” door and drawer fronts
- Large Pantry and eating bar
- Whirlpool Stainless steel appliances including:
 - 30” gas or electric Range/oven
 - microwave wall unit
 - Energy Star quiet multi-cycle dishwasher
 - Refrigerator
- Double compartment Stainless Steel drop in sink with gourmet pull down faucet/sprayer
- Durable ½ horse power garbage disposal
- Can lighting with lighting over island
- Ceramic tile recessed can lighting per plan
- Water supply at refrigerator

BATHROOM FEATURES

- Laminate counter tops
- One-piece shower combo, fiberglass, in Master bath includes base walls & glass door
- Clear glass door for master shower as needed
- White tub with wall tile wrap to 8ft
- Cabinets to match kitchen
- Designer faucets and light fixtures
- Comfort height toilets
- Ventilation fans in all baths
- Tiled floors in all baths
- Standard mirrors in vanities

DESIGNER INTERIORS

- 9’ ceilings w/ 5/8” sheet rock throughout
- Hardwood or tile flooring in entry, and kitchen
- Carpet living room, bedrooms, and closets

- Plumbed for Re-circulating hot water
- Recessed can lighting in front entry, foyer, water closets, kitchen, hallways and patios
- Designer plumbing fixtures
- Tile in bathrooms and laundry room
- Hand troweled texture
- Rounded drywall corners
- Designer lever door handles (choice of color)
- 6'8" interior doors (HC paint grade)
- 5 ¼ baseboards & 3 ¼ Paint Grade casing on all doors
- Hardie-backer tile backer board at all wet wall locations
- Structured wiring communication package
- 200-amp electrical service
- Low voltage wiring package
- Drywall finished and painted garage walls with interior trim
- Custom window sills
- Laundry sink (per plan)
- Ceiling fan/light in master bedroom
- Ceiling fan/light box in living room
- Decora light switches w/designer light fixtures (\$900 budget for all non-can light fixtures)
- Fireplace in living room
- Gas or electric plumbed to dryer, water heater, range and fireplace
- Delta plumbing fixtures allowance = \$1,700 for sinks/ faucets and trim, Package A (Chrome)
- Hand applied skip trowel walls and ceilings throughout
- Fluorescent lighting in laundry, walk in closets and garage

EXTERIOR FEATURES

- Dual Payne Low-E Mill guard Style line, Taupe or White exterior window trim
- 6'8" insulated stain grade fiberglass front door with raised panels
- 6'8" insulated fiberglass Sliding Patio Door (subject to plan)
- Recessed and surface mount exterior lighting
- Covered front porch and patio, per plan
- Hardie board porch and patio ceilings
- Landscape pkg. allowance \$6,500
- Insulated steel garage doors with garage door openers and key pad
- Over-sized 2 car garage
- Cement driveway, porch/patio
- Stucco with Stone for exteriors
- 30-year architectural shingle
- Gas and electric to barbecue
- Acrylic stucco finish
- Decorative stone on select elevations and entry
- Maintenance free exteriors on all or majority
- Aluminum or Hardie soffit, fascia and gutter system
- 16" Soffits
- 5 x 12 Hip Roof
- 4 x 12 Gable Roof

ENERGY SAVINGS FEATURES

- R-19 exterior walls bat insulation blown in
- R-38 insulation
- 92+% high efficiency furnace
- 50-gallon sealed water heater
- Air conditioning
- Ceiling mounted air returns with filters