

Exhibit B

Standard Specifications

The Cottages at Twin Pines

<u>location</u>	<u>description</u>	<u>color / style</u>	<u>notes</u>
EXTERIOR			
Siding	cement fiber shingles	gray, straight edge	Hardie
Trim	PVC, Boral or equal	white	
Roof	CertainTeed architectural shingle	weathered wood	30 year
Windows	Pella Encompass series	white	energy star certified
Front Door	3-0 solid FG, Therma Tru		
Rear door	3-0 vinyl clad, FG, Therma Tru		
Garage Door	Clopay, Gallery Collection, or equal	standard white	insulated, square window
front porch	decking 1" x 4" Mahogany		
rear covered deck	decking 1" x 4" Mahogany		
bulkhead to bsmt.	Bilco Type C with stairs		
BASEMENT			
	full basement - unfinished		
FIRST FLOOR			
<u>Dining</u>			
Floor	Hardwood	maple	including closet
Walls	2 coats latex paint	BM linen white	or other off white
Ceiling	1 coat latex paint	BM super white	smooth finish
Trim	2 coats latex paint	BM White	
Closet door	2-6 solid wood	White	
closet	Hardwood	maple	with pole
<u>Kitchen</u>			
Floor	Hardwood	maple	including pantry
Walls	2 coats latex paint	BM linen white	
Ceiling	1 coat latex paint	BM super white	smooth finish
Trim	2 coats latex paint	BM White	
Pantry door	2-6 wood		
Pantry	includes full wire shelving system		
cabinets	solid wood semi-custom		selected from Wolf Classic Dartmouth samples
counter	granite		selected from building standard samples
sink	stainless steel undermounted		Sterling Mcallister 32"x18"x9"
faucet	Kohler - single handle with spray		Bellera Pull-Down, Vibrant Stainless
Appliances - Standard Package includes the following, or equal:			
	GE 23.2 CF - Side by Side Refrigerator	stainless	
	GE 30 Free-Standing Range	stainless	
	GE 1.6 CF, over-the-range microwave	stainless	
	GE Dishwasher with front controls	stainless	

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Living Room

Floor	Hardwood	maple	including hall to MBR
Walls	2 coats latex paint	BM linen white	
Ceiling	1 coat latex paint	BM super white	smooth finish
Trim	2 coats latex paint	BM White	
Fireplace	Heatilator Direct Vent NDV4236	with Simon Front SIM4236	

Powder Room

Door	2'-6" solid wood	white	
Floor	Hardwood	maple	
Walls	2 coats latex paint	BM linen white	or other off white
Ceiling	1 coat latex paint	BM super white	smooth finish
Trim	2 coats latex paint	BM White	
Sink	pedestal sink	Kohler, Cimarron K-2362	
Faucet	Kohler, Refinia Series	Polished Chrome	
Toilet	Proflo	white	

Mud Room

Door from Kitchen	2'-6" solid wood	white	
Door to Garage	2'-6" solid wood	white	
Floor	Hardwood	maple	
Walls	2 coats latex paint	BM linen white	
Ceiling	1 coat latex paint	BM super white	smooth finish
Trim	2 coats latex paint	BM White	

Master Bedroom

Floor	Carpet		
Walls	2 coats latex paint	BM linen white	
Ceiling	1 coat latex paint	BM super white	smooth finish
Trim	2 coats latex paint	BM White	
Door to MBR	2-6 solid wood	white	
Closet doors	3-0	white	
Walk-in Closets	includes wire shelving system	white	

Master Bath

Door	2'-6" wood	white	
Walls	Tile & painted	selected from Building Standard samples	
Floor	Ceramic Tile	selected from Building Standard samples	
Walk-in Shower	Ceramic Tile with glass door	selected from Building Standard samples	
Shower	Kohler, CCN 2.5 1HDL LEV	Polished Chrome	
Double vanity	custom wood with stone counter	selected from Building Standard samples	
Sinks	Mirabelle 16"x19.5"undermount	white	
Faucets	Kohler Refinia Series	Polished Chrome	
Toilet	Proflo	white	

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Garage

Walls	Primed	BM White	
Ceiling	Primed	BM super white	smooth finish
Trim	Primed	BM White	
Floor	concrete		

SECOND FLOOR

Stairs

hardwood	maple
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Hallway

floor	Carpet		
Walls	2 coats latex paint	BM linen white	
Ceiling	1 coat latex paint	BM super white	smooth finish
Trim	2 coats latex paint	BM White	

Laundry

Door	2'-6" wood	white	
floor	Tile	selected from Building Standard samples	
Walls	2 coats latex paint	BM linen white	
Ceiling	1 coat latex paint	BM super white	smooth finish
Trim	2 coats latex paint	BM White	
Hookup	for washer & dryer	Gas Option	
Dryer Vent	vented to exterior		

Bathroom

Door	2'-6" wood	white	
Walls	2 coats latex paint	BM linen white	
Floor	Ceramic Tile	selected from Building Standard samples	
Tub	Kohler Sterling 60"	white	
Shower Control	Kohler Refinia Rite-Temp	Polished Chrome	
Vanity	custom wood with stone counter	selected from building standards	
Sinks	Mirabelle undermount 16"x19.5"	white	
Faucets	Kohler Refinia Series	Polished Chrome	
Toilet	Proflo	white	

Second Floor Bedrooms

Floor	Carpet		
Walls	2 coats latex paint	BM linen white	
Ceiling	1 coat latex paint	BM super white	smooth finish
Trim	2 coats latex paint	BM White	
Door	2'-6" wood	white	
Closet doors	byfold	white	
Closets	shelf & pole	white	