

Appendix A		
Forest Village Condominium		
Standard Building Specifications and Finish Schedule		
(See Purchase and Sale Agreement for unit specific specifications applicable to your unit.)		
Updated 9/18/2007		
Building Element	Specification	Manufacture & Model # and Comments
Utilities	Connect to district facilities located as shown on engineering plans.	
Foundation and Basement	5 ft or 7.5 feet +/- high poured concrete per plan Drainage: Positive drain - 4" pipe in stone inside and out	Specific to unit
Building Materials		
Wall Sheathing	1/2" plywood	
Roof Sheathing	5/8" CDX Advantec	
Sub-Floor Deck	3/4 " Advantec	
Vinyl Underlayment	1/4" plywood	
Doors		
Exterior	Fiberglass insulated	Smoothstar by Therma-Tru
Interior	6 panel hardboard-hollow core	Huttig prehung with solid jambs
Interior Hardware	Lever--Accent	Schlage-Antique Brass # 609 F Series
Main Door Hardware and Deadbolt	Plymouth-Lever-Accent	Schlage-Antique Brass F 300 Series
Kitchen-Deck Entrance	Lever--Accent	Schlage-Antique Brass # 609 F Series
Kitchen-Garage Entry	Lever--Accent	Schlage-Antique Brass # 609 F Series
Garage Door	9 X7 steel insulated with electric opener	Model #2138 by New England Doors
Siding	Vinyl-Double 4"	Amcraft Ultra
Trim		
Casing	2-1/2" Colonial finger-jointed	8725 FJP
Baseboard	3-1/2 " colonial finger-jointed	8712 FJP
Deck	Pressure Treated	#1 grade decking and railing
Insulation	[Surfaces that enclose heated/cooled living area only: not storage areas]	
Exterior Walls	R19	
Ceiling and/or roof	R38-Flat, R30-Sloped	
Basement Walls	R-11 Vinyl Wrap	
Roofing		
Shingles	25 year, Architectural Ice and water shield to 3 feet	Elk Forest Green Grace
Windows	Double Hung, Double Glazed, Grills between glass, full-screens. Windows in 2nd and 3rd bedroom are casement for Egress.	High performance by CertainTeed
Skylight	Ventilating	Velux-VS 306
Painting	Sherwin Williams or Equal	
Exterior	1 prime, 2 finish	Trim only
Interior (all off-white)	1 prime, 1 finish, (bath & kitchen washable egg shell or flat)	
Stairs	Plywood tread with carpet Wall mounted railing	Oak C-6010
Flooring		
Carpet	100% nylon + Scotchguard. 6 lb pad	Royalty Carpets-Ballard
Vinyl in Kitchen & Baths		Congoleum Prelude
Cabinets	Natural Oak Panel Fronts Mica Counter Tops	Aristokroft Standard
Appliances (White)	FRIGIDAIRE	
Refrigerator	21 Cu.Ft. top fr. W ice maker	FRT21HS6D

Dishwasher	24 in built-in	FDB126RB
Range/Cooktop	30 in electric free-standing	FEF352DW
Disposal	3/4 Heavy Duty	GFC720F
Over Range Microwave	1.4 cf with Vent	FMV156D
Heating System	Air-Handler	UNICO High Velocity
	propane fired boiler	LUNA by Baxi
	Propane tank leased from gas vendor; individual unit meters	
Plumbing (Fixtures White)		
Fiberglass Showertub (Upstairs)	60"	Lasco # 2603-SG w/Moen Chateau # L2353 Valve
Fiberglass Shower (MBR)	48"	Lasco # 1363-C w/Moen Chateau # 2352 Valve
Lavatories	One piece marbleized	Rynone
Water Closet	Basic elongated	Gerber Maxwell # 21-412
Faucets	Single Lever	Moen-Chateau # L4621
HWH	On Demand	LUNA
Kitchen Sink	Double bowl stainless with spray	Kohler Marcato K-3199 w/Moen Chateau # 7430 Faucet
Exterior Hose Bib	1 by drive, 1 by deck	
Meter	Each unit metered separately	
Water Lines	PEX Polyethylene to copper @ fixtures	
Electrical	Service size 100 Amp with disconnect at meter	
Telephone Outlets	Bedroom, loft and Living Room	
Cable TV Outlets	Bedroom, loft and Living Room	
Basement	Switch, light and boiler service	
Light Fixtures	Sea Gull	
Hall Foyer	D on plans	Polished Brass # 5232-02
Exterior Lantern	A on plans	Polished Brass # 8503-02
Ceiling Fixture	F on plans	Polished Brass # 7777-02
Fluorescent Ceiling Fixture	H on plans	White
Dining Room Chandelier	E on plans	Polished Brass # 3410-02
Other	Dryer Vent to Exterior	
	Vinyl Coated Wire Shelving	
Bathroom Accessories	1 towel bar per bathroom	Chrome
	1 paper holder per bathroom	Chrome
	1 mirror per bathroom	30H X 24W
	Medicine cabinet in master bath.	16" X 22" Mirror faced.
Basement & Garage	Unfinished	
Exterior		
Walkways	Stamped Concrete	Used brick pattern
Mailbox	1 per unit per Forest	
Driveway	Asphalt 1- 1/2 " in 2 coats	
Landscaping (Common Property)		
	Sod in front of unit to Road	
	Hydroseed side and rear of unit	
	Planting per Developer's Plan	Available for review
	Irrigation System	
Options	Air-Conditioning	
	Enclosed screen porch	
	Fireplace (Gas + Mantle)	NOVUS 30
	Corian Counters	
	Granite Counters	
	Oak Flooring	Prefinished Adams Oak by Columbia
	Stackable Washer Dryer	Frigidaire FEX831C
	Screen/Storm Doors	Larson Solid Core Full View
	Ceramic Tile-Bath floors	6 X 6" Glazed Tile
	Upgraded Carpet	
	Basement Bulkhead	Wood Frame with Therma Tru Door
	Oak Stair Treads and Pine Risers.	3/4 Oak
The Seller reserves the right to substitute equal or better materials to improve quality of construction and/or to facilitate more efficient construction. Specifications for a specific condominium will be attached as an addendum to the Purchase and Sale Agreement		