

KeystoneResidences LLC

Building Modern America

Camelot West Estates

STANDARD FEATURES

LOT PREPARATION

- Placement and orientation of the home shall be at the sole discretion of the Seller.
- As per landscaping plan.

FOUNDATION AND FLATWORK

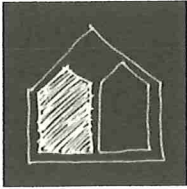
- Monolithic foundation system.
- Concrete lead walk from parking to front door.
- Concrete patio, per plan.

FRAMING

- Treated sole plates at exterior walls.
- Termite treatment.
- 16" o.c. exterior and bearing walls.
- Engineered roof system using prefabricated roof trusses.
- Raised and/or false ceilings, per plan.

ROOFING

- 7/16" O.S.B. roof decking or equivalent.
- Parapet wall roof construction, bitumen felt and silver paint, sloped to drain, per plan.
- Light cement roofing similar to clay tile in some roof areas, as per plan.



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STUCCO AND PAINTING

- Three coat synthetic and elastomeric stucco system.
- All exterior colors are pre selected by builder's architect. No change orders accepted.

WINDOWS

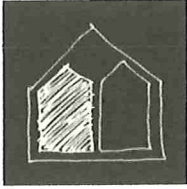
- Aluminum or vinyl windows, low E glass.
- Window color is pre selected by builder's architect. No change orders accepted.
- Screens included in all operable windows.

PLUMBING

- Qest-Pex house service line and water lines inside house.
- Short system, no cut-off panel.
- PVC or ABS soil and waste lines.
- Exterior hose bibs, per plan.
- Recessed icemaker valve at refrigerator location.

GAS PLUMBING

- Forced air furnace.
- Water heater. Placement subject to change at builders' discretion.
- Range.
- Washer/Dryer in Utility Room or per plan.

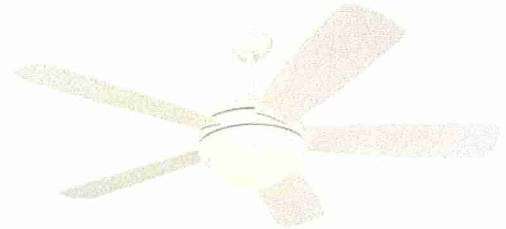


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ELECTRIC

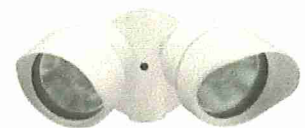
- Ceiling fan in the Great Room.
- Ceiling fan option (double switch) in every Secondary Bedroom and patio.



- Light fixture in every room, per plan.
- White Decora switches with standard outlets and cover plates.



- 220 volt to dryer.
- Under-sink garbage disposal.
- Kitchen and baths are on GFI circuits.
- Microwave/Hood included.
- Exterior lights included as per plan.



- Telephone jacks, per plan.
- 5 pcs cable-TV jacks, per plan.
- Surround system pre-wire in Great Room.
- Doorbell installed.
- Smoke and CO-detectors installed, per code.
- Exhaust fans installed in baths, per code.



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HEATING AND COOLING

- Central forced air gas heating and refrigerated air system. Placement subject to change at builders' discretion. Split unit, cooling unit placed on the roof on isolated pad.

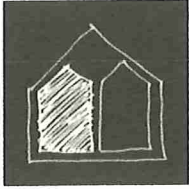
INSULATION

- R-13 batt insulation in exterior walls, per plan.
- R-30 blown/batt insulation in ceilings, per plan.
- Foam seal energy saver package at all exterior penetrations, doors, windows and outlets.
- Weather stripping around exterior doors.

DRYWALL FINISH AND PAINTING

- Light splatter drag wall texture.
- Light ceiling texture.
- Eggshell finish interior door and trim.
- Interior colors are pre selected by builders' architect.
- Sheen-level:
Ceiling – eggshell
Walls – satin
Trimming, doors and sills – semi-gloss





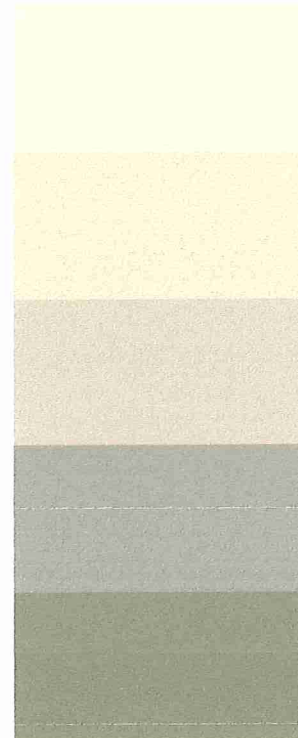
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COLOR SCHEME

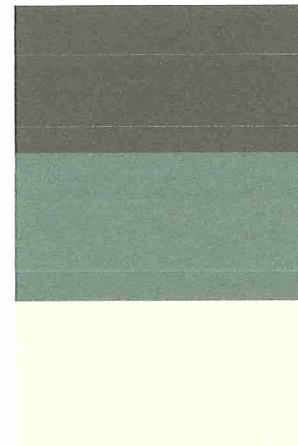
Interior Color Palette

- *Pure White*
Ceiling
- *Gorge Water*
Doors and trimming, W.I.C., Br, Utility
- *Filtered*
Walls
- *Siberia*
Walls in bedrooms', except Master Bedroom
- *In between*
Accent wall in Master Bedroom
- *Piper*
Kitchen cabinetry and built in shelves in Great Room



Interior Color Palette

- *Crow's head*
Gate
- *Anzac*
Front door
- *Powderface*
Walls





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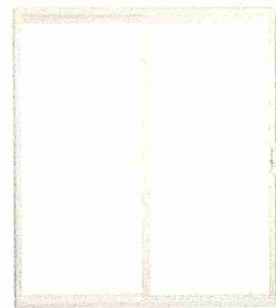
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DOORS

- Contemporary touch flush front door by builder's architect. No change order accepted.



- Patio door with clear glass, per plan.



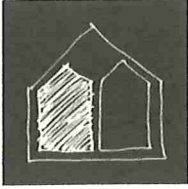
- Hardboard interior slab doors.



DOOR HARDWARE

- Single key deadbolt locks exterior swing doors that lock with keys from the outside and turn buttons from inside.
- Front door hardware has a brushed nickel look.
- Interior swing door lever handle also has a brushed nickel look. Hinges are not painted.
- Privacy locks on bedrooms and bath swing doors.
- 4" contemporary brushed nickel house numbers on exterior of each unit.





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MISCELLANEOUS

- Storage insulation and insulated storage door with flush panel design. No change order accepted.
- Solid wood / wrought iron gate to courtyard including single key deadbolt lock.
- Surround system pre-wire extension from Great Room to court-yard.
- Builder reserves the right to make substitutions as necessary.
- All construction changes and change orders must be finalized and approved prior to start of construction.



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BATHROOMS

- Contemporary style bathroom.
- Chrome faucets.



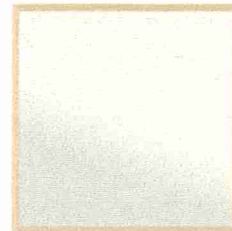
- European style bath cabinetry .

- Pure white solid surface single/double vanity top.

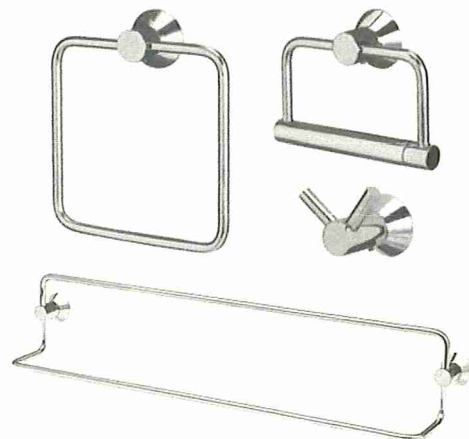


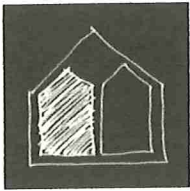
- Vanity mirror with oak frame, stained dark brown.

- Elongated white commode.



- Coordinated towel and tissue chrome accessories.





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KITCHEN

- Contemporary style kitchen finish.

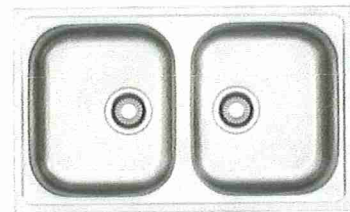
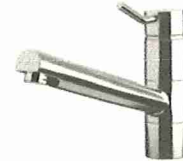


- Contemporary handles.



- Granite counter tops.

- Under-mounted stainless steel sink with double compartment and contemporary chrome faucet with sprayer or similar.

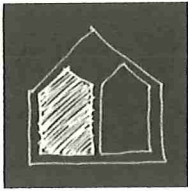


- Quality kitchen appliance package including dishwasher, microwave/hood and range.



- Refrigerator not included. Space reserved for 30" refrigerator.





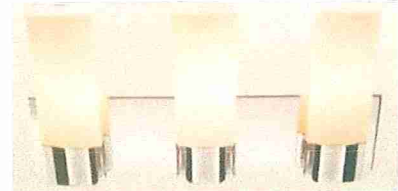
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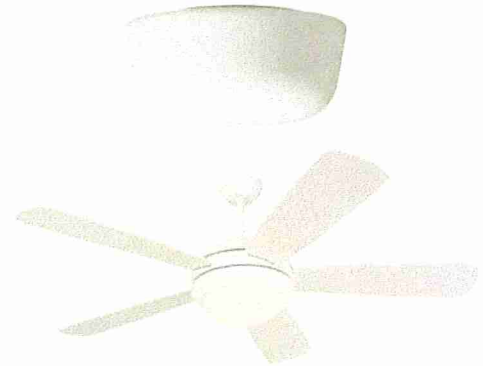
LIGHTING

- Builder's standard light package in contemporary style will be installed in each home.

Bathroom: Vanity light fixture



Bedroom: Ceiling light fixture
Ceiling fan



Storage: Fluorescent strip light



Laundry / WC: Ceiling light fixture

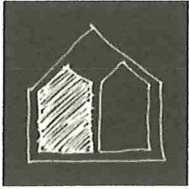


- Recessed lights in kitchen and in some other areas, per plan.



- Pendants installed above island / peninsula, per plan.

- All light fixture locations shown on plans (including recessed).
May vary due to structural or code issues.

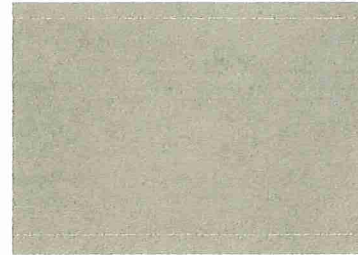


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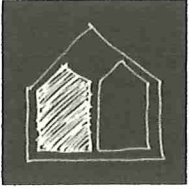
FLOORING

- Ceramic tiles ("*Smoke*") in all areas except bedrooms, stairs and 2nd floor, with coordinated grout color, as per plans.



- Carpeted areas ("*Moon Beam*"), in all bedrooms, walk-in-closets and stairs. One style / color per plan.





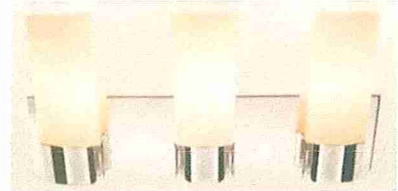
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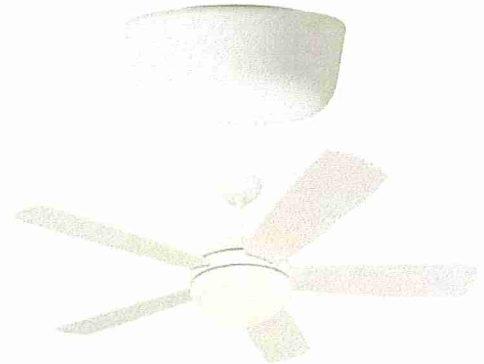
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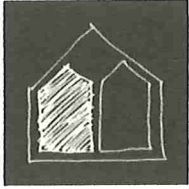


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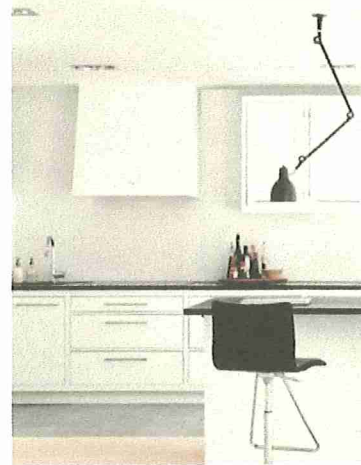


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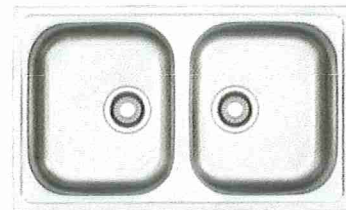
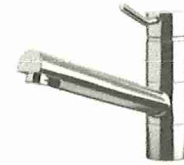


- Contemporary handles.



- Granite counter tops.

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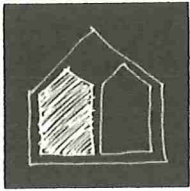


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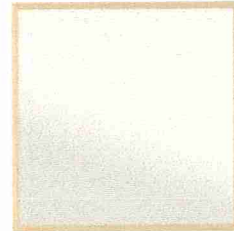


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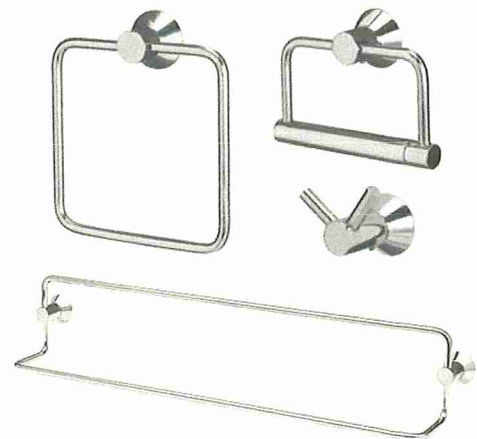
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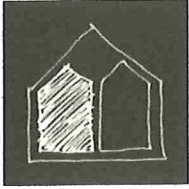


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