



SCI-Core Features-Tier 2 (Exhibit F)

Construction Features (*Not Included On Slab On Grade Homes)

- Waterproofing at Foundation*
- Interior Driantile w/Sump Basket*
- Attached Two Car Garage (440sf, 20x22)
- 16x7 Insulated Steel Raised Panel Garage Door
- Garage Walls & Ceiling Sheetrocked (No Finish Tape)
- 6/12 Roof Pitches (Per Plan)
- Architectural Roof Shingle w/Galvanized Flashing (No Color)
- 7/16" OSB Wall/Roof Sheathing
- Aluminum Soffit and Fascia w/Vinyl Siding
- Vinyl Shake and/or Board-n-Batten Accents at Front Elevation (Per Plan)
- 2x6 Exterior Walls at House
- 2x4 Exterior Walls at Garage
- Unfinished 5c or 12c Basement* (1 Egress Window on Rambler/2 Story, 3 on Split. 2 on Multi (Walkouts/Lookouts Additional) 5c foundation on Slab on Grade Plans
- Deadbolt at Front Door
- Final Machine Grade around house (Entire lot & Black dirt not included)
- 48"x16' Concrete Apron at front of Garage (Door jamb to door jamb)
- 18" Floor Trusses on most plans*
- Address Stone
- Rain Gutter at 1 Entrance
- Half High Cultured Stone Column at Entry Stoop on select plans
- Half High Stone at 2 Garage Piers
- 1 Garage Door Operator (WiFi) w/Keyless Entry and 2 Remotes
- Vaulted Ceilings on Select Plans
- Interior Cleaned after completion
- Builder Pre-Closing Walkthrough
- Builder 30 day Post closing Walkthrough
- Access to Co-Construct Industry Leading Online Construction Scheduling

HVAC/Plumbing/Electric/Appliance Features (*Not Included On Slab On Grade Homes)

- 96.2 % AFUE-Gas Forced Air 2 Stage Furnace w/Standard Ducting & ECM Blower
- Central Air
- Air Exchanger
- Kitchen Hood/Micro Exhausted to Exterior
- Programmable Thermostat (WiFi)
- Dryer Vent to Exterior (Location at HVAC Discretion)
- Plumbers Standard Fiberglass Laundry Tub
- Plumbers Standard 50 gallon Electric Water Heater
- Plumbers Standard Chrome Plumbing Fixtures
- 2 Exterior Water Spigots
- Plumbers Standard Sinks and Toilet (1 Sink per Vanity Standard)
- 1 Dishwasher & 1 Washing Machine Hookup
- Water line to Refrigerator
- ¾ Bath Rough In at Basement*
- Electric or Gas Range/Dryer Hook up (Customer Choice)

- Passive Radon Mitigation System
- Electrical Wiring Per MN Code
- 200 amp Electric Breaker Panel
- Electrical Walkthrough w/Electrician
- 4 TV/Phone/Ethernet Locations or combination of (See Low Volt Allowance)

Interior Finish Features (*Not Included On Slab On Grade Homes)

- Knock Down Ceiling Finish
- Poplar 3/8" x 3-1/4" Base Trim
- Poplar 7/16" x 2-1/4" Window & Door Casing
- Poplar Trim Kits (Jambs/Casing)
- Interior Doors: White 3 Panel MDF (Enameled)
- Skirt Boards at Finished Stairways*
- Rustic Alder Base Cabinetry-Custom
- Rustic Alder 30" Upper Kitchen Cabinets-Custom
- Choice of standard Cabinet Hardware
- Flat Panel Rustic Alder Cabinet Doors
- Center Island or Peninsula, up to 72" (Per Plan)
- Kwickset Polo Knobs at Interior Doors
- Kwickset Tustin Levers at Exterior Doors
- Shelving at all closets
- 2 Coats Flat Latex Wall Paint-1 Color Choice
- Stained or Enameled Millwork-1 Color Choice
- Stained Cabinetry-1 Color Choice
- Beveled Edge Mirror at Bath (Village Floor and Wall)
- Paper Holder and Towel Bar at Bath (Village Floor and Wall)
- Wood Caps at Half Walls* (Per Plan)
- Carpet-Stock Shaw Classics w/3/8" 8# Pad at Bedrooms, Hallway, Living Room
- Vinyl Flooring-Stock Benchmark Sheet Vinyl at Kitchen, Entry, Bath, Dining Rm, Main/Upper Laundry, Mudroom.
- Laminate Countertops-Standard Finish and Color

Energy/Insulation Features (*Not Included On Slab On Grade Homes)

- Energy Star Rating
- R-20 Fiberglass Batt Insulation at Exterior House Walls
- R-49 Fiberglass Blown Insulation at House Attic
- R-11 Fiberglass Batt Insulation at Exterior Garage Walls (Garage Attic not Included)
- R-10 Rigid Foam Insulation at Foundation Wall (Per Plan)
- R-21 Spray Foam Insulation at Exterior Rim* (Per Plan)
- R-6.85 Insulated Garage Door
- R-3.45 Vector Vinyl Glider Windows w/Loe-E2 & Argon (Internal Grids not included)
- Insulated Steel Entrance Doors at House and Garage
- 3rd Party Energy Audit (Only When Connected to Natural Gas)
- Blower Door Test

Allowances

- \$3500 Building Permit Allowance
- \$3500 Household Appliance Allowance
- \$1500 Light Fixture w/Bulbs Allowance
- \$2500 Driveway Allowance-2 Car
- \$3500 Driveway Allowance-3 Car
- \$4000 Driveway Allowance-4 Car
- \$7000 Excavation Allowance (Dig/Backfill/Grade)
- \$8000 Drilled Well or WAC/SAC Allowance
- \$1900 City Sewer and Water or Private Well and Septic Connection Allowance
- \$550 Erosion Control Allowance
- \$750 Utility Install Allowance (Power/Gas)
- \$550 Property Survey Allowance
- \$500 Floor Plan Drafting Allowance
- \$275 Low Volt Allowance
- \$0 Landscape Allowance (Sod, Irrigation, Trees, Edging, Mulch, Rock, Retaining, Etc.)
- \$0 Topsoil (Blackdirt) Allowance
- \$0 Tree Removal Allowance
- \$0 Septic Allowance

Warranty Features

- 1 Year Workmanship and Materials
- 2 Year Mechanical Systems
- 10 Year Major Structural
- Insured Transferable Warranty Policy from 2-10 HBW

X _____
Buyer 1 Date

X _____
Buyer 2 Date