

Forest Hills

STANDARD SPECIFICATIONS

Lookout/Loft Unit Per Attached Floor Plans and Elevations

1. Unit Dimensions/Floor Plan

A. 1st Floor (30' x 40')

- Great room - living, dining, kitchen
- Master bath with w/c, vanity, whirlpool and separate shower
- Master Bedroom
- Half Bath
- Foyer

B. Loft -

- Enclosed bedroom with closet (Bedroom 3)
- Bath with linen closet, w/c, tub and shower combination
- Storage area
- Open Area (Study)
- Log Railing

C. Lower Level – (30' x 40')

- Family Room
- Utility Room
- Bedroom 1
- Bedroom 2
- Poured concrete walls with vapor barrier on exterior stud walls

2. Unit Exterior

- Half log siding
- 25 year GAF timberline shingles - cinnamon
- Metal fascia and soffits
- Integrity windows - sand color
- 6' sliding glass door to deck – main level
- 6' slider to exterior – lower level
- Windows - main level – per elevation and floor plans
- Windows – loft level – trapezoids or cathedral at Buyer's option – per elevation and floor plans
- Window over kitchen sink
- 2 windows in master bedroom
- Window in master bath
- Lower level – 6' slider and 5 windows per elevation
- 8' x 30' deck with log railings

3. Unit Interior

A. Main Level

Great Room/Kitchen

- Taped sheetrock walls
- Tongue in groove paneling - finished ceiling area open to loft
- Flooring in kitchen and living room – per flooring allowance (wood, carpet or synthetic)
- Stairway – carpeted stairway – per allowance
- Kitchen cabinets – per allowance
- Kitchen sink - stainless steel; water line for kitchen refrigerator
- Kitchen cabinet countertops – per allowance

Master Bath

- w/c, vanity with countertop – per allowance
- Tub/shower combination
- Sheetrock and tape walls and sprayed ceiling
- Flooring – per allowance
- Delta chrome fixtures – per allowance

Master Bedroom

- Sheetrock and taped walls, sprayed ceiling
- Flooring – per allowance
- Walk-in closet

Half Bath

- w/c, vanity w/countertop per allowance
- Flooring – per allowance
- Delta fixtures – per allowance
- Sheetrock and taped walls, sprayed ceiling

Foyer

- Sheetrock and taped walls, sprayed ceiling
- Entry door from exterior
- Door to garage

B. Loft Level

Open Area/Study

- Pine paneling ceiling in open loft area
- Sheetrock and tape walls in open loft area walls (finished to front exterior wall)
- Flooring – per allowance
- Log railing – open loft area

Bath

- Sheetrock and tape walls and sprayed ceiling
- Flooring – per allowance
- Vanity with countertop – per allowance
- w/c
- Tub/shower combination
- Linen closet
- Delta fixtures – per allowance

Bedroom

- Sheetrock and tape walls and ceiling
- Flooring – per allowance
- 2 closets with bifold raised panel doors

C. Doors - raised 6 panel with brass lever type handles (Schlage)

D. Insulation - R-19 Walls
R-38 Roof and Ceiling

E. Staining - All exterior staining and all interior pine paneling clear stained (2 coats)

F. Painting – All exterior sand/brown and interior sheetrocked walls (white)

4. **Lower Level**

Utility Room

- Hot Water Heater (Reem or equal 40 gallon)
- Bryant furnace; water softener

5. **Allowances:**

A. Wood flooring, synthetic flooring, ceramic tile, carpeting/vinyl flooring (entire home): \$7,000

B. Electrical Lighting Fixtures and Ceiling Fans: \$1,000

C. Plumbing - Bathroom fixtures including shower doors, towel racks, faucets, mirrors, etc.: \$1,000

D. Appliances: \$2,000

E. Cabinets and Countertops (entire home)- \$7,000

6. **Extras included in Purchase Price:**

A. Air conditioning

B. Log railing and 8' x 30' deck

C. Interior log railing in loft open area

7. Included in Buyer's purchase price is the perpetual right to a boat slip with the location of such slip to be designated by Buyer in writing within five (5) business days of Buyer's receipt of a site plan showing the location of the docking system serving Buyer's unit.

8. **Extras NOT Included in Purchase Price:**

A. Wiresbo Heating in Floor

B. Interior and Exterior Log Accent Trim (estimate - \$15 per foot)

C. Screened Porch on Deck

D. Whirlpool

E. Water softener

F. Fireplace – interior stone and gas; exterior stone

G. Low Voltage Wiring (security/internet)

H. Stairs off Deck

I. All Lower Level Finishing

J. Shower Doors