

## List of Shastan Homes standard features as applicable to custom designs

Within this document, the term “upgrade” refers to a selection that has an associated additional cost.

### Base price:

Shastan Homes determines the base price for your home based on the square footages on the initial preliminary drawing that is included with your purchase agreement. The areas specified are conditioned floor area, garage area, and covered porches. This price reflects all the standard features of a typical Shastan “spec” home. If you mentioned specific upgrades during your initial communications (such as floorings, electrical, etc.), these upgrades will not be included in your base price, unless specifically noted in the purchase agreement. After you accept the purchase agreement based on the preliminary design, you can still make design changes to your home, but please note that some revisions to this initial design may have cost implications. This initial preliminary design is a baseline. In most cases, it is changes to the square footage of the house that trigger changes to the contract price.

Some design changes will impact cost more than others. For instance, if your original purchase agreement shows a design that includes a ½ bath, adding a tub or shower to the ½ bath would be considered an upgrade, and you would be responsible for all costs associated with that addition. Adding to the kitchen and bathroom cabinets may result in an upgrade charge, at the builder’s discretion. Generally, trivial revisions do not impact the contract price. We will let you know if we see a design change that could impact your costs.

Note that design changes that are made after construction has started can have more significant time and cost implications, and may be dis-allowed, at the discretion of the builder.

### Exterior elevations:

Since we have architectural guidelines to follow for this development, and wish to maintain a consistent styling for our homes, Shastan Homes will maintain full control over the exterior elevations, including the siding materials used. We would like to hear your ideas, and will take that into consideration during design, but the final decisions regarding the exterior styling of your home will be determined by Shastan Homes.

There are two siding options: Horizontal fiber cement siding with a 7” reveal, and horizontal fiber cement siding with a 4” reveal. Shingles are no longer an option.

Stone veneer may be added as an upgrade for an additional cost.

### House orientation on the lot:

We have a lot of requests to “mirror” plans once we are underway with the home design. Homes are oriented so that utilities are located on the garage side of the house, and we do not allow the houses to be mirrored under any circumstance. Your home will be oriented the way we depict it on the site plan that you receive. If you are concerned about the orientation of the house for view purposes, you may need to select a different lot that has your preferred orientation.

## Floor coverings:

The following rooms will typically have carpet floors:

*Great room, living room, family room, dining room, hallways, closets, bedrooms.*

The following rooms will typically have tile floors:

*Bathrooms, entry, kitchen, laundry room.*

If you upgrade your flooring, you will receive a credit for the standard flooring, to offset the cost of your upgrade.

## Countertops:

Standard kitchen countertops will be 2cm quartz, with a full-height tile splash (to the bottom of the upper cabinets). You will need to go to Ginno's Appliance to see the standard quartz selections. If you choose a quartz that is not on our standard list, you will be required to pay for the upgrade. Similarly, for the tile, you can select from the tiles that are considered standard at the tile supplier, or pay the upgrade cost for other selections.

Standard countertops in the master bath, secondary baths and laundry room (where applicable) will be tile, with a 6" tile splash. Note that the tile splash height may vary, depending on the tile selected. As with the tile splash above, you will be required to select from the tiles that are considered standard, or you may incur upgrade costs.

You may upgrade to granite counters, if desired. Note that granite prices vary widely, and must be determined on a case-by-case basis.

## Cabinets:

Once we have a finalized floor plan, you will need to meet with Armstrong Cabinets to go over your cabinet design. Please note that you must make an appointment with Armstrong Cabinets before you visit their shop.

Armstrong Cabinets will prepare shop drawings base on our drawings. These shop drawings enable us to better coordinate our final drawings for construction. Note that before Armstrong can finalize your cabinet design, you will need to have made your appliance choices.

Our standard cabinets are alder with a clear-coat finish with finger pull, or shaker style recessed panel doors. The drawer slides are 100# ball-bearing full-extension. Hinges are 120-degree euro concealed. No pulls are included. Armstrong Cabinets will provide an upgrade list for you, letting you know the additional costs associated with upgrading the hardwood, and cabinet doors.

Glass panels in cabinet doors are not standard, but can be added as an upgrade item.

Painted cabinets are offered as an upgrade.

All of our kitchen base cabinets are 24" deep. Deeper cabinets may be considered an upgrade, especially where the countertops are affected.

Upper cabinets extend to approximately 8' above the floor. Extending the upper cabinets to the ceiling is an upgrade. If you are extending the cabinets to the ceiling, this should be decided early in the design process, as there is necessary coordination with other trades.

Our free-standing islands are generally 8' in length, and between 3' and 4' in width, depending on the plan. We determine the size of the island during preliminary design based on several factors. You can increase the size of the island, as desired, for an additional cost.

### Interior doors:

We use pocket doors in locations where they are logically needed. If you wish to change a swinging door to a pocket door, there will be an upgrade charge.

Where double doors are shown in dens and offices, these are standard hollow core doors matching the other interior doors. You may opt to pay the difference for an upgrade to French doors.

Where a walk-in pantry is shown on the plan, the entrance door is a standard interior door to match the other interior doors. You may opt to pay the difference for an upgrade to a decorative glass door.

### Exterior doors:

We use TM Cobb entrance doors, and will initially select a door style for your home. You may select a different door, if you wish, from our standard door group.

French doors in lieu of sliding glass doors are available as an upgrade. Built-in blinds for these French doors are available as an upgrade for an additional cost.

If our initial proposed design shows a French door in your master bedroom, built-in blinds will be provided at no charge.

### Windows and skylights:

Our homes have a lot of natural light from the use of plenty of windows. Windows added by the buyer after the preliminary design may be considered an upgrade, at the discretion of Shastan Homes, especially where the additional glazing impacts the energy compliance of the design.

Two sun tunnels are provided in our homes. You can select the locations for these sun tunnels.

### Garage doors:

We use insulated doors from Amarr. We will select a door style for your home, but you can suggest an alternate from the Amarr Classica series, if desired. If the door you select fits the styling of the home, we will allow a substitution. Note that the garage doors are ordered about the time we start framing the house, so if you would like a different style door than what is shown on your drawings, please let us know as early as possible.

## Secondary bathrooms:

As a standard, our hall bathrooms with bathtubs will have an acrylic tub/shower insert. Tiled showers and glass doors are an upgrade in the secondary bathrooms. You can change to an acrylic shower unit at no additional cost, but glass doors are still an upgrade.

## Master bathroom:

Our master bedrooms bath will include a 5-1/2 foot Maax tub set on a 3'-6" x 6'-6" tile deck, with a tile splash around the tub deck. If your initial preliminary design does not have a tub (by request), your base price already reflects the deletion of that tub.

The master shower is tiled to +84" above the floor. Some shower designs require a door, and some don't. If a door is not shown on your preliminary design, it is not included. For showers that require a door, Shastan provides a 30" wide shower door. Additional glass at the shower will be considered an upgrade. You can choose between a curbed entrance, or flush approach, at no additional costs. We provide one recessed niche, and a corner seat as shown on the drawings. Changing the size of the shower from the initial design may impact the cost.

## Kitchen appliances:

The current list of our standard appliances can be obtained from Ginno's Appliances. You will need to meet with Ginno's during design phase to generate an appliance list. This way, we can incorporate requirements from any upgrades into our construction documents.

The standard cooktop is gas. For homes smaller than 2000 sf, the standard cooktop is 30" wide. Larger homes will have a 36" gas cooktop. You may request an electric cooktop for no additional cost. Please be sure that you decide which fuel type you would like as early as possible.

A refrigerator is not included with our homes, but you can purchase your refrigerator from Ginno's, and receive Shastan's contractor price.

All of our homes have a built-in 30" oven, with a microwave over. Note that homes that are 2500 sf or larger will come standard with a double oven and microwave.

Appliances must be selected prior to start of construction. Note that some hood upgrades will affect the venting that must be installed.

## Laundry room:

A washer and dryer is not included. You can purchase your washer and dryer from Ginno's at Shastan's contractor price.

As a standard, we install a gas stub and a 220v electrical outlet for the dryer.

## Electrical:

During the design phase, we will prepare an electrical plan that will reflect the standard Shastan electrical features. You are free to add lights, outlets, and other features as an upgrade. Note that you will also have a “walk-through” with the electrician, on-site during construction, and you will be able to add additional electrical items at that time as well. The electrician will provide you with a list of his upgrades, and their associated costs.

If you wish to add floor receptacles, these are available as an upgrade. Note that you will be responsible for specifying the EXACT location(s) prior to drawings being issued for bid.

## Landscaping:

All landscaping is designed and installed by Sunchasers. If you hire a landscape designer or landscape architect to design your front yard landscape, note that you will be responsible for additional costs that arise as a result of the custom design. If you choose this route, please ask Jay for the standard landscape budget for your home, so you can plan accordingly. Please note that if you ask the landscapers to customize any aspect of your landscape, you may have to pay an upgrade charge.

## Windows:

The windows in your preliminary design will be the baseline for the base price in the Purchase Agreement. The window sizes are not noted on the preliminary drawing, but the sizes of these windows are in accordance with our typical standards, and can be seen in our spec homes. If you add windows, or change window sizes after accepting the Purchase Agreement, the window revisions will be listed on our upgrade sheet for pricing, and you may be responsible for additional costs, as applicable.