

Exhibit C
STANDARD SPECIFICATIONS
Rolling Green at Topsfield
Unit Designations: A – Asbury; B – Bradford; C – Coolidge.

KITCHEN

Appliances*:	KitchenAid 30" convection range w/warming drawer	KFES530ESS	stainless steel
	KitchenAid Microwave	KHMS120ESS	stainless steel
	KitchenAid Dishwasher	KDFE104DSS	stainless steel
	KitchenAid Side by Side Refrigerator w/in-door dispenser	KRSF505ESS	stainless steel

**Manufacturer's model numbers are subject to change at any time without prior notice. Seller will include the most current, comparable model appliance as to the models listed above if the manufacturer has changed or discontinued the original models listed.*

Plumbing: Artisan AR2321-D9 under-mount stainless steel D-shape sink (21.5x19x9" deep) with Kohler Simplice faucet in vibrant stainless K-596-VS.

Flooring: Prefinished oak hardwood flooring is standard.

Counters: Custom-grade Granite countertop – Grade A standard.
 Color Choices - Ubatuba, St. Cecilia Light, Verde Butterfly, New Caledonia, Luna Pearl, Azul Platino (all from in-stock slabs).
 Standard edge profile: Eased.

CABINETRY

Kitchen & Vanity Designs

- Kitchen layout per the plan, specific to each floor-plan (Asbury, Bradford & Coolidge) by Essex Bay Cabinetry and Design.
- Master bath vanity - layout per the plan by Essex Bay Cabinetry and Design (A & B Units include 84" vanity with double sink and C Units include 42" vanity with single sink).
- Guest bath vanity – layout per the plan by Essex Bay Cabinetry and Design (A, B & C Units include 52" White vanity with single sink).

Base Style Kitchen Cabinetry

See design plan.

- Choice of offered paint and wood finishes.
- Raised panel or shaker-style panel door styles are standard.
- Plywood box.
- Finished to the ceiling with a Flat Fascia and Crown Molding.
- Light rail.
- End Panels.
- Natural birch drawers.
- Blum soft close hinges and draw slides.
- Brushed Nickel Cabinet Door Knobs & Cabinet Drawer Pulls \
- Double Trash Pull-Out.
- Sink Tilt Out Trays.

Base style vanities

See design plan.

- White finish.
- Plywood box.
- End Panels
- Natural birch drawers.
- Blum soft close hinges and draw slides.
- Brushed nickel hardware

LAUNDRY

Hook-ups: Provided for washer and (electric) dryer, including electrical, plumbing and venting connections.

Shelving: ClosetMaid vinyl-coated steel wire laundry shelf provided.

Flooring: Grade A tile – select from standard tile choices.

BATHS

Master Shower: Asbury 3' x 6' tile shower (Grade-A tile selection) with Kohler Refinia shower trim in brushed nickel.
Bradford 3' x 5' tile shower (Grade-A tile selection) with Kohler Refinia shower trim in brushed nickel.
Coolidge 3' x 4' Sterling Ensemble shower stall by Kohler with Kohler Refina shower trim in brushed nickel.

Guest bath Tub: Sterling Ensemble by Kohler (42" x 60" in Asbury & Bradford units. 32" x 60" in Coolidge units) with Kohler Refinia trim in brushed nickel.

Faucets: Kohler Refinia widespread with lever handles in brushed nickel.

Toilet: Kohler Highline 2-piece elongated, comfort-height, in white.

Sink Kohler Wellworth pedestal sink in Powder Room, color white.
Kohler Caxton under-mount sink in white on Master Bath and Guest Bath vanities.

Counters: Custom-grade Granite countertop – Grade A standard.
Color choices - Ubatuba, St. Cecilia Light, Verde Butterfly, New Caledonia, Luna Pearl, Azul Platino, (all from in-stock slabs).
Standard edge profiles: Eased.

Flooring: Grade A tile in Master and Guest Baths.
Hardwood flooring standard in first floor Powder Room.

Mirror: Beveled edge mirror (over pedestal sink in half baths) (over vanity in full baths)
Master Bath (base design) - 72" W x 42" H in A & B Units, 36"W x 42"H in C Units
Guest Bath - 36" W x 42" H
Half baths - 24" W x 48" H

INTERIOR LIGHTING FIXTURES

Allowance: \$1,000.00 for interior hanging and surface mount light fixtures. Light fixture locations – dining room, foyer, powder room, master bath, guest bath, sitting room (A Unit), and loft. Standard lighting included: white recessed fixtures and trims, bath fan/lights, and kitchen under-cabinet light. An installation cost will apply for lighting that is not pre-assembled.

EXTERIOR LIGHTING FIXTURES

Exterior lights included a recessed light at front recessed entry, deck (2), patio (walk-out locations)(2), and garage (2). These fixtures have standard appearance for architectural integrity. Exterior outlets provided on the front, the rear deck and patio (walk-out locations).

QUALITY FEATURES

EXTERIOR/STRUCTURAL:

- Foundation:** Full Basements – 8 foot high with Tremco "Warm-N-Dri" waterproofing and continuous under-drain to insure dry basement.
- Walk-out Basements – 9 foot high Reinforced concrete, extra height with Tremco "Warm-N-Dri" waterproofing and continuous under-drain to insure dry basement.
- Basement / Garage Floors:** 3,500psi concrete – over crushed stone.
- Frame Materials:** Kiln dry lumber and Zip Wall sheathing, 2"x 6" exterior walls, 3/4" tongue and groove AdvanTech sub-floors or equivalent, glued and nailed.
- Roofs:** CertainTeed Landmark Pro architectural laminated roof shingles with 50 warranty. All plywood roof surfaces are covered with a continuous ice & water shield barrier under the roofing shingles from the eaves to the ridge.
- Siding/Trim:** HardiePlank fiber cement siding, with 4" exposure to the weather, pre-painted. Trim materials include Centurion pre-primed pine and PVC.
- Insulation:** Insulation construction meets or exceeds Energy Star Standards. Fiberglass: Ceiling R38 and R30 (cathedral); Exterior walls R21; rim joists insulated with closed cell foam insulation.
- Windows:** Vicon Classic high performance windows by Harvey Industries.
- Exterior Doors:** 8'x8' Harvey Solid Vinyl Patio Door to deck from living room.
- Front Door:** 6 Panel Therma-Tru Classic-Craft insulated door with sidelight and Schlage Brushed Nickel lockset.
- Front Walks:** Masonry paver walkway with granite step.
- Front Porch & Rear Decks:** Solid PVC decking over 2x8 pressure treated framing.
Crushed stone under all decks is standard.
Deck stairs on full basement units only.
- Landscaping:** Design and construction by C.P. Berry Homes.
- Firewalls:** Two-hour fire rating provided between homes. Georgia-Pacific DensGlass Shaftliner with soundproofing insulation.
- Garage Doors:** Steel insulated raised panel door with electric opener (doors: oversized 18'x8' two car and 9'x8' one car) Wayne Dalton Model 8500 Sonoma with Stockton window (non-thermo pane glass).

Garage Interiors: Asbury and Bradford 2-car, interior finished dimensions: 19'-2" wide X 20'-8" deep.
Coolidge 1-car, interior finished dimensions: 14'-0" wide X 20'-8" deep.

Gutters: Gutter provided on front and rear at first floor.

Dimensions: Final construction dimensions may slightly vary from plan dimensions.

INTERIOR DETAILS:

Interior Doors: Solid-core Jeld-Wen Cambridge smooth skin two-panel molded doors.

Interior Door

Hardware: Schlage Brushed Nickel Accent flare lever set and brushed nickel Hinges installed after painting.

Staircase Trim: Hardwood treads and pine risers to second floor in the Asbury and Bradford homes. Carpeted stairs in the Coolidge.
Newel posts - LIC-4000
Balusters - LI-5015
Stair Rails - LI-6200 oak
For finished lower level - Carpeted treads to optional lower level, if selected.
For unfinished lower levels - plywood treads and risers, unfinished.

Hardwood Floor: Prefinished red oak (unstained), satin finish, Pacific-grade, is standard.
A, B & C units: Entry Foyer, Dining Room, Kitchen, and Powder Room.
A & B units: Living Room.
A units: Sitting Room and Hall to Master Suite.

Carpeting: \$28.00/sq. yd. installed as follows:
A, B & C units: First floor Master Bedroom and walk-in closet. Second floor Loft, Guest Bedroom and closet.
C units: First floor Living Room and staircase to second floor.
From builder's standard selections.

Tile: Grade A tile - select from standard tile choices.
Master Bath Floor and Shower
Second Floor Guest Bath Floor
Laundry Floor

Shower Doors: The Master Shower will include a semi-frameless shower door in Asbury and Bradford homes, and a framed tub/shower door in Coolidge homes. Guest Bath tub will include a shower rod in all homes.

Painting: All walls, doors and woodwork will be painted with primer and two finish coats of Benjamin Moore White Sand eggshell finish on walls and Benjamin Moore Atrium White semi-gloss on trim. All paint will be Benjamin Moore, Sherwin Williams or equivalent.

Cable TV/

Telephone: One cable television outlet in: Master Bedroom, Guest Bedroom, Living Room, and Loft. Telephone outlets in both bedrooms.

Plaster: Hand plaster skim coat throughout the house with a smooth finish on the walls and a texture finish on the ceilings, closet interiors and garage.

Finish Trim: Top quality interior finish materials, including:
Door and Window Casing - 3-1/2" Stafford casing model B225
Baseboard - 5-1/4" molded baseboard model B400

Closet

Shelving: ClosetMaid Superslide vinyl-coated steel wire shelving closet organizers;
Locations:
Foyer coat closet - shelving/hang rod
Master closet - shelving/hang rods
A-Unit Master Linen closet - linen shelving

Laundry shelf – single shelf
Second floor linen – linen shelving
Guest Bedroom – shelving/hang rods

MECHANICALS:

- Fire/Security:** Central fire/security system, hard-wired, is supplied and installed in all homes. The fire alarm system will be monitored by a central station – the cost of which will be included in the monthly condominium fee. Unit owner is responsible to maintain an active landline in the Unit at all times..
- Fire Sprinkler:** All homes will include a fire sprinkler system installed in accordance with local code. Inspections and maintenance will be provided by the condominium association's vendor.
- Fireplace:** Heatilator Novus Direct Vent NDV3630I gas log fireplace with Cleft Slate stone surround and Wescott mantel in the Living Room.
- Central Vac:** A & B units: Central vacuum system by Vac-U-Flow with standard attachments.
C units: Pre-ducted for Central vacuum system by Vac-U-Flo.
- H.V.A.C:** High efficiency, gas-fired, hot air with humidifier and central air-conditioning by American Standard or equivalent. Two zones standard, with a third zone if the Lower Level is finished.
- Dampness Control System:** A pre-piped, passive system reduces moisture and potential radon before they enter the home by drawing from beneath the basement floor slab and venting them through the roofline. An optional active system adds an exhaust fan in the attic which will further reduce any moisture, radon and other soil gases from entering the home.
- Electrical:** 200 amp service and all outlets and switches per code. Dimmer switches provided for Dining Room, Foyer and Loft (and center light for optional finished lower level).
- Plumbing:** Fixtures per Selections from Builder's Standards with optional Kohler packages available as an upgrade; includes on-demand, tank-less, gas-fired hot water system. (See plumbing fixture schedule.)

Seller reserves the right to substitute any item described in this specification sheet (Exhibit C) with items of another manufacturer or supplier if the listed items are not available, provided they are substantially of the same quality.

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