

# **EXHIBIT "B"**

## **STANDARD FEATURES FOR**

**THE ONTARIO**  
**BASE PRICE \$501,000**

### **STANDARD EXTERIOR**

- SMART SIDING/STONE EXTERIOR
- MULTI DIMENSIONAL ASPHALT SHINGLES
- VINYL WHITE DOUBLE HUNG WINDOWS
- INSULATED EXTERIOR ENTRY DOOR
- WEATHERPROOF WATER SPIGOTS
- WEATHERPROOF ELECTRICAL OUTLETS
- SEAMLESS GUTTERS AND DOWN SPOUTS
- COMPOSITE DECKING AND ALUMINUM RAILINGS FOR FRONT PORCH
- TREATED BACK LANDING AND STEPS
- ALUMINUM SOFFITS & FACIA

### **STANDARD INTERIOR**

- OVERSIZED PAINTED TRIM THROUGHOUT
- PAINTED SOLID CORE PANEL MASONITE DOORS
- FLARED HARDWARE
- 3 ¼" HARDWOOD FLOORS THROUGH OUT FIRST FLOOR
- CARPET THROUGHOUT SECOND FLOOR HALLWAY AND BEDROOMS
- FULL BASEMENT 9ft CEILINGS
- FIRST FLOOR 9FT CEILINGS
- DROP IN LAUNDRY TUB
- SMOKE DETECTORS
- BATT INSULATION
- FUTURE BATHROOM ROUGHED IN BASEMENT

### **STANDARD UTILITIES**

- 200 AMP SERVICE W/ CIRCUIT BREAKERS
- (1) GAS FORCED AIR FURNACE
- (1) CENTRAL AIR
- TANKLESS GAS HOT WATER HEATER
- SUMP PUMP AND PIT
- EJECTOR PUMP AND PIT

**BATHS**

- STANDARD WHITE KOHLER OR SIMILAR FIXTURES
- STANDARD CHROME MOEN FAUCETS
- TRI STAR CUSTOM CABINETS
- GRANITE/QUARTZ COUNTERTOPS
- CERAMIC TILE THROUGH OUT
- GFI OUTLET

**KITCHEN**

- TRI STAR CUSTOM CABINETS
- GRANITE/QUARTZ COUNTERTOPS
- STANDARD CHROME MOEN FAUCET
- DOUBLE BOWL STAINLESS STEEL SINK

**GARAGE/DRIVEWAY**

- 2 ½ CAR GARAGE WITH VINYL SIDING
- ONE OVERHEAD AND ONE SERVICE DOOR
- ASPHALT DRIVEWAY

**ALLOWANCES**

TILE	\$3.00 PER SQUARE FOOT
CARPETING	\$30.00 PER SQUARE YARD
LIGHT FIXTURES	\$1,000.00 LUMP SUM
APPLIANCES	\$4,000.00 LUMP SUM

**NOT INCLUDED**

- ANY FINAL GRADING, TOPSOIL NEEDED, OR LANDSCAPING
- ANY CLOSET SHELVING
- ANY SHOWER DOORS OR MIRRORS
- ANY DECKS OR CONCRETE PATIOS
- ANY BATHROOM ACCESSORIES, TOWEL HOLDERS, ETC.
- ANY FENCING