



EXHIBIT II

MATERIALS & SPECIFICATIONS

(Options, Allowances and Standard House Elements)

Purchaser(s):
Community: Ashecroft
Lot #: Lot #
Physical Address: ___ Ashe Park Circle
Builder: Christopher Fox Builders
Plan:

01- GENERAL REQUIREMENTS

This narrative of Materials and Specifications will be attached to and made a part of the Purchaser's Construction Contract with Christopher Fox Builders (the "Contractor") on behalf of the Purchaser (the "Purchaser"). Contractor will provide the labor and material for the Work outlined in this Exhibit II. The Scope of the Work is based on the Construction Contract, the Construction Drawings in Exhibit I, the Materials & Specifications in Exhibit II, and any Change Orders, Options and Allowance Selections by the Purchaser.

Construction of the Owner's home will begin after the following key steps have been completed:

Boundary Survey, Topo & Borings – Before construction can begin, Contractor will make a property survey must define the lot boundaries, setbacks, easements, areas of existing impervious surfaces and existing structures. The survey field work will also include topographical data needed to complete the Structural Engineering necessary to obtain Grading and Storm Water Management permits from the City of Asheville. The survey is included in the Contract Price, however should Contractor need to engage a soil engineer to take soil borings to check for suitable subsoils required for the structure, this will be an added cost to the Purchaser.

Structural Engineering – Construction Drawings for the structure will need to be reviewed and stamped by a professional structural engineer before Contractor can obtain a Building Permit from the City of Asheville Building Department.

Architect's Elevations – Once the survey and topographical analysis are completed, the plan architect will provide finished elevations for all four sides of the structure.



Insurance – Contractor will obtain Builder’s Risk insurance for the structure during construction. Such coverage will “protect Purchaser’s insurable interest in materials, fixtures and/or equipment being used in the construction or renovation of a building or structure should those items sustain physical loss or damage from a covered cause.”

Permits & Fees – Contractor will obtain building permits to complete the Scope of the Work and, if required, a grinder pump permit to access the MSD sewer line.

HERS Rating - Contractor will arrange and pay for a HERS rating (a Home Energy Rating Service) by a certified third party HERS rater. HERS is the industry standard by which a home’s energy efficiency is measured. It is also the nationally recognized system for inspecting and calculating a home’s energy performance.

Cleaning – After receiving a Certificate of Occupancy, Contractor will request Duke Progress Energy install the electric meter and initiate power to the structure. Turning on the venting system may cause some dust within the structure. After at least 48 hours of power to the home with the HVAC system in full operation, Contractor’s cleaning crew will then clean the interior of the home.

02 – SITE PREPERATION

Lot Stakeout – Contractor will use the survey to stakeout the foundation and setbacks as described in the Construction Drawings.

Lot Clearing – Contractor will clear the building site and access to it. Clearing includes removal of trees and brush from the property within the limits of disturbance as defined by the Construction Drawings. Tree stumps will be removed or stump-ground at Contractor’s discretion and cleared debris will be removed from the site. Live trees not called out for removal will be left and special trees will be barricaded for protection. Dead trees outside the limits of disturbance will not be removed by Contractor. Unless otherwise noted on the site plan, clearing will consist of approximately 20 feet around the footprint of the structure but never beyond the lot line boundaries. The cost of pruning remaining trees for view or other purposes is not included in the construction cost of the structure and may require Association approval. A tree survey, if required, will be an added cost to the Purchaser, and Contractor will remove the trees to be cleared as noted on the tree survey. If a tree survey is not required, trees to be removed under the Construction Drawings will be tagged prior to clearing and grading.



Temporary Utilities, Port-o-let and Dumpster – Contractor will have meter-based temporary electric service installed at the lot and will coordinate with Duke Progress Energy for underground service to the home upon completion. CONTRACTOR will install a temporary toilet for construction workers' use. CONTRACTOR will provide temporary water (as needed) and a dumpster for waste removal.

03 – WELL & SEPTIC

Not applicable

04 - UTILITIES

Water & Sewer Taps – Prior to the start of construction by Contractor, Purchaser is assumed to have paid for City of Asheville Water Resources' water tap fee and Buncombe County Metropolitan Sewer District's sewer tap fee as expenses when closing on Lot Purchase Contract. Contractor will coordinate with the municipal utility providers for service prior to Certificate of Occupancy.

05 – EXCAVATION & EARTHWORK

Access, Silt Fencing & Debris Removal – Contractor will provide gravel for a temporary access point at the start of construction as the means of access and egress for construction vehicles during construction. Silt fencing will be installed prior to excavation and will be maintained throughout construction of the structure as needed and as required by code. At completion of construction, Contractor will remove silt fencing and debris from the job site.

Earthwork, Excavation & Grading – Contractor will strip available topsoil and stockpile it on site for later use. Foundation grading will be according to the Construction Drawings and excavated soils will be stockpiled for back fill. Unsuitable soils located at or above plan bottom (e.g., rock, soft clays, plastic clays, sinkholes, etc.) are unknowns before the start of construction and cannot be budgeted for prior to excavation. (See paragraph 17 in the Construction Contract.)

Contractor will attempt to grade and spread excess soils around the property. Should Contractor need to engage a soil engineer to take soil borings to check for suitable subsoils required for the structure or should Contractor need to remove these unsuitable subsoils or any excess soils from the property, then that will be an added cost to the Purchaser.



If sufficient stripped topsoil is available, Contractor will spread that topsoil on disturbed areas. Once topsoil is in place, Contractor will rake smooth and place sod in the front yard while spreading grass seed and stabilizing straw on the remaining disturbed areas. Once in place, it is Purchaser's responsibility to irrigate, fertilize and maintain all the landscaping on the property. Imported topsoil required to support the above landscaping, if not available on site, will be an added cost to the Purchaser.

Damage to sidewalks by heavy concrete trucks and other trucks are an almost unavoidable part of construction and Contractor will make repairs to the sidewalk.

Finish Grading, Seeding, Sodding & Landscaping – The disturbed area of the site will be finished graded. The front yard of the lot between the structure and the sidewalk will be sodded. Disturbed areas in side and rear yards will be seeded and stabilized with straw. Foundations plantings will be arranged along the front elevation and at the front corners. One (1) deciduous tree will be placed strategically in the front yard.

Noted Earthwork Exclusions: Removal and hauling costs of rock, de-watering, unsuitable or unstable soil conditions, hidden/undisclosed wells, underground storage tanks, pits, etc., except as related to demolition specified in the Construction Contract, are not part of the Purchase Price and, if present, will be an added cost to the Purchaser.

Storm Water Systems – Contractor will install a storm water management system as defined in Construction Drawings. Storm water management is required when new impervious surfaces are added or changed and these are subject to municipal requirements and limitations. Storm water systems may include gutters, downspouts, underground piping, swales, culverts, curbing and above ground as well as underground basins.

06 – FOUNDATION

Interior and Exterior Concrete – Garage concrete floors will have 4 inches of concrete and 4 inches of stone with a 6 mil poly vapor barrier membrane between concrete and gravel. Drives and walks will have 4 inches of 4,000 psi concrete with reinforcing steel rebar as required by code. Front porches will have 4 inches of 3,000 psi concrete. If a basement is called for in the plans, the concrete basement floor will be 4 inches of concrete of a minimum of 4 inches of stone with a 6 mil poly vapor barrier membrane.

Concrete Foundation Walls – Foundation walls will be made of 8 inch and/or 12 inch concrete block (as called for in the Construction Drawings). Block cells will be reinforced with steel rebar and filled with concrete.



Crawlspace – if the plans call for a crawlspace rather than a basement, the crawlspace will be sealed and insulated.

Slab Foundation – Slabs will consist of 4 inches of gravel, a 6 mil poly vapor barrier, and 4 inches of concrete reinforced with welded wire mesh. Surrounding the edges of the slab will be code approved insulated blue board.

Note: Crawlspace or slab foundation construction will be at the Contractor's option.

Waterproofing – Contractor will apply waterproofing to the foundation prior to back fill applied to the foundation walls.

07 – MASONRY, FIREPLACE & PAVING

Direct Vent Fireplace – The fireplace located into the living area is an Option available to Purchasers. If the fireplace Option is selected by Purchaser, the fireplace will be a direct vent fireplace with venting through the immediate exterior wall. The fireplace box will be provided and installed by a Willow Creek Hearth & Leisure, an 8000CLX direct vent fireplace, remote control, ceramic glass front with log set. Contractor will constructed framing with painted upper ship lap siding surround, 2"x8" oak mantle, stone hearth surround below mantle with stone hearth at floor level.

Driveway – The driveway will be made of brushed concrete to City of Asheville specifications and the overall driveway width from the street will be at least 12 feet flaring out to the width of the two-car garage.

Sidewalk – The walkway will be made of brushed concrete and the overall walkway width from the driveway to the main entry of the home will be 4 feet wide.

08 – FRAMING

Framing & Lumber Specifications – Lumber and framing materials will be sized and spaced according to the approved construction drawings. Framing will be inspected by a third party HERS (Home Energy Rating System Index) rater to insure proper insulating techniques will be possible and to increase the overall energy efficiency of the home. Structural framing will be according to Construction Drawings and North Carolina Building Code.



Exterior walls will be 2 x 6 framing with studs located 16 inches on center (O/C); interior walls will be 2 x 4 framing with studs at 16 inches O/C. Where practical, 2 x 6 interior walls may be used to facilitate pocket doors and plumbing access.

Roof trusses and floor systems will be designed by a North Carolina licensed structural engineer. Open web floor trusses may be utilized at Contractor's option. Headers, corners, and exterior wall sections to be framed using techniques to allow for proper insulating.

The first piece of wood installed on the foundation sill plate will be installed with a foam barrier sealer to help with air infiltration at the foundation level. The first piece of wood is typically chemically treated lumber to minimize the risk of decay where in contact with the foundation. Floor and roof systems are designed and sized depending upon the distance between supports.

Main floor ceiling heights of 9'; upper level ceiling height of 8'; lower level ceiling height of 8'.

09 – ROOFING

Roofing – Roofing to be 50-year architectural asphalt shingles with code approved underlayment.

Gutters – Gutters will be 5” “K-Style” design aluminum metal with round down spouts.

10 – EXTERIOR FINISHES

Siding – Contractor will install low maintenance fiber cement planking, shake, or board and batten siding according to plan.

Soffit & Fascia – Soffit and fascia will be pine v-groove.

Exposed Rafter Tails – Exposed rafter tails will be pine.

Stone Siding – The front / street facing elevation will be clad with a mix of French Broad stone (50% medium/50% small stone) applied up to main floor window trim according to plan.



Stucco Siding – Side and rear facing elevations will be clad with stucco up to the main floor window trim according to plan.

11 – WINDOWS & EXTERIOR DOORS

Windows – Windows are Pella Pro-Line double hung, casement, or other based on the size and shape as called for in the plan window schedule. Windows are insulated low-E wood with aluminum cladding. Pella fixed glass windows will be located on side elevations in the living area and in the master bedroom elevated for privacy but sufficiently sized to provide natural light. The master closet(s) and master water closet will have fixed glass transom windows.

Locksets, Knobs & Door Hardware – Purchaser may select hardware from an approved vendor subject to a total hardware allowance according to the Construction Contract.

Exterior Doors – The front and patio exterior doors will be pre-hung, fiberglass doors sourced from Pella. Front door will be half-light 6/8 door with transom, and porch door will be full-light 6/8 door. Other exterior doors (garage access or unfinished basement access, if applicable) will be no-light, metal, fire-rated doors. Exterior screen doors are not included in the Contract Price.

Door & Cabinet Hardware – All door and cabinet hardware will be covered by the Allowance amount noted in Exhibit II.

Garage Door – Garage door will be two (2) single, overhead-type HAAS brand American Tradition series doors with ¾” factory applied trim, a steel front and back with injected foam insulation. Doors will be 8’ high by 9’ wide in paintable Polar White with an 8’ rail, and a wireless keypad sourced and installed by Garage Doors of the High Country. Garage doors will be painted to match the exterior trim of the house.

Window Treatments – Window treatments are not included in the Contract Price.

12 – PLUMBING

Exterior Hose Bibs – The structure will have two exterior hose bibs, one located on the side of the garage and the other on the opposite side.



Hot Water Heater – The hot water heater will be a Rheem electric 50 gallon hot water appliance or equivalent.

Fixtures – All plumbing fixtures to be Ferguson’s Standard Hardware brand (formerly “Mirabelle”) or equivalent as defined in the cut sheets. All fixtures to be sourced from Ferguson and installed by licensed plumber.

13 – ELECTRICAL

Fixtures & Fans – The electrical fixtures and overhead fans to be sourced from Ferguson and installed by type, size and color according to the attached electrical fixture schedule.

Can Lights – Can lights will be provided by the electrical Contractor based on the size and locations as depicted on the lighting plan in the Construction Drawings (varies by plan). Contractor to provide LED bulbs for can lights. All other light bulbs to be provided by Purchaser if not supplied by decorative fixtures.

Other – Two exterior CFCI outlets, interior outlets per plan, and smoke and CO detectors per code.

Low Voltage – Phone/data/internet multi-jacks to be installed in all bedrooms and the living room.

Not Included – Lightning protection, security system, doorbell camera, audio speakers, media / WiFi equipment, Hide-A-Vac vacuum system, hookup fees, and use account setups, deposits and monthly use fees, while they may have been included in a Display House, are not included in the Contract Price.

14 – HVAC

HVAC System – The HVAC system (heating, ventilation and air-conditioning) will be a Trane 14 SEER heat pump with WiFi thermostat. The HVAC design (referred to as “the Load Calculations”) has been completed to determine the heating and cooling demand. Fresh air ventilation (ERV) will be provided by ductwork.

Outside Venting – All bath fans, stove and range vents and dryer vents will be vented to the outside.



Radon – Contractor will install a passive radon system in the structure. Purchaser may arrange for a post construction radon test and, if test results indicate the need, Purchaser may install active radon system. Radon test and active system will be undertaken at Purchaser’s expense.

15 – INSULATION & AIR SEALING

Insulation – Exterior walls to have R-15 fiberglass batting. Roof to have R-30 fiberglass batting. Open cell spray foam in hard to batt areas if required to reach HERS rating. Low expansion foam for windows and doors.

16 – DRYWALL & PAINTING

Sheetrock – All sheetrock to be installed with screws in field, perimeter nails, taped and finished. Baths and wet areas to receive moisture resistant sheetrock.

Interior Walls & Ceilings – Interior walls and ceilings will be smooth finished sheetrock with one coat of primer and two coats of No-VOC flat paint or white ceiling paint. Trim to be painted with one coat of primer and two coats of No-VOC satin paint. Paint from Sherwin Williams or Benjamin Moore. Contract Price includes three interior wall colors and one trim color.

Contract Price includes no provision for wallpaper.

Exterior – Pre-primed exterior siding and trim will receive one coat of flat exterior paint.

17 – INTERIOR FINISHES

Interior Doors – Will be Conmore 5-panel primed molded solid core 6/8 height doors of various widths according to plan. Hinges and locks to be oil-rubbed bronze or polished chrome. Interior doors are sourced from Jennings Building Supply or other approved vendor supplier. The passageway garage door(s) will be no light metal fire-rated doors.

Cabinets – All wood cabinets to be located in kitchen, master bathroom, and secondary bathroom. Kitchen upper cabinets 42” high. Cabinets to be Wayfair brand or equivalent, sourced and designed by Asheville Cabinets. Contract Price includes cabinet costs up to the



cabinetry allowance. Contract Price does not include cabinets in powder room or laundry room.

Counter Tops – Countertops of silestone or granite with a 4” back splash (against walls) located in kitchen cabinets, bar island, master bath and secondary bath. Countertops to be sourced from RockStar Marble based on the countertop allowance.

Tile – All tile selections will be sourced from Dal Tile. The tile allowance will be for all tile materials including tile in the master bathroom floor and shower, guest bathroom floor and on walls to 8’ above the inserted guest tub.

Hardwood Flooring – The following rooms will receive hardwood flooring: entry foyer and main level hallways, living / dining area, kitchen, office (if in plan), powder room (if specific to play). Hardwood flooring will be 3” white oak finished in place with an oil-based finish in natural or stain selected by client.

Carpet – Carpet and padding will be placed in secondary bedrooms and all bedroom closets, and in all finished upper level staircases, hallways, bedrooms and closets.

Basement Staircase – If basement staircase is called for, the stairs will be made of pine risers and treads.

Note: All flooring - hardwood, carpet, vinyl plank flooring – will be sourced and installed from selections provided by Henderson Floors. Tile will be sourced from Dal Tile subject to the tile allowance. Tile installations other than “straight tile” (i.e., 12”x12” or 12”x24”), installations calling for custom designs (i.e., herringbone, diamonds, stars, etc.,) will be subject to increased material and labor costs based on the design selected.

Vinyl plank – The laundry room will be floored with a 6” x 48” vinyl plank floating flooring

Trim – Base trim will be 1 x 6 in all living spaces. Trim around windows and cased openings to be 1 x 4. All trim to be finger-jointed painted wood. Window sills not included in Contract Price.

Closet Shelving – A shelf and metal hanging rod will be included in the foyer, master bedroom, and secondary bedroom closets. Kitchen pantry will have wood shelves. All closets and closet shelving to be site built and painted wood.



18 – KITCHEN & BATH

Mirrors – Glass vanity mirrors will be wall mounted in master bath, secondary bath and powder room (if applicable) subject to the related allowance.

Glass Shower Door – A solid glass door will be sourced and installed in the master bath shower by Asheville Wholesale Glass subject to the related allowance.

Bath Accessories – Bath accessories will be sourced from Ferguson subject to the related allowance.

19 – PORCHES & DECKS

Covered Porches – Decking boards to be made of 5/4” x 6” pressure treated lumber. Deck posts to be unpainted pressure treated 6” x 6”. Ceiling will be 3/4” painted plywood with trim. Contract Price does not include staining any part of the covered porch or adding screening.

Railings - If required by code for safety, porch railings will be installed consisting of vertical 2” x 2” pickets secured by pressure treated rails to whatever height is required by code.

20 – APPLIANCES

Appliances – Kitchen appliances by KitchenAid and sourced from Ferguson. Appliance package includes 30” dual fuel 5-burner range with 30” wall mounted hood; 36” French door refrigerator-freezer with internal water and ice maker; dishwasher; and Whirlpool microwave with trim kit. All appliances are stainless steel. Washer, dryer, convection oven not included in Contract Price. Construction Contract appliance allowance applies.

OTHER

Options Timing - All Options must be selected prior to signing the Construction Contract and made part of the Contract Price. Any Options selected after signing the Construction Contract, if approved by the Contractor, will be subject to a Change Order with a 25% Change Order Margin Fee.



Allowance Selections Timing - Allowance selections must be made within 30 days of signing the Construction Contract. Any Allowance selection over and above the Allowance value will be charge a standard Contractor 20% Mark-Up Fee. Any Allowance selections made after the 30-day post Construction Contract effective date will carry a 25% Margin Fee if the Allowance selection is approved by the Contractor.

Termite Bond - A termite bond or a termite bait system is not part of the Contract Price.

Display House Elements Not Part of Contract Price – The Contractor constructed a Display House located on Lot 18 of the Property during the early stages of marketing Ashecroft homes. This Display House, and possible future Display Houses, are constructed for the purpose of displaying various features, materials, or services on behalf of some Sub-Contractors, vendors, and material suppliers. Contractor or Contractor’s vendors may or may not make these features, materials or services available to any Purchaser and these items should not be considered as part of this Construction Contract unless they are specifically called out and attached to the Construction Contract.

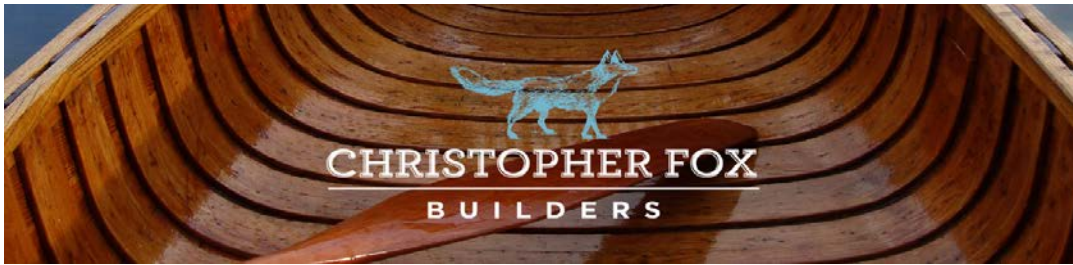
The “Standard House” - The Materials and Specifications described in Exhibit II represent the standard house (“Standard House”) which Purchasers are purchasing and Exhibit II along with the other Construction Documents form the basis for Standard House pricing. Specific Exceptions described in Exhibit II are construction features built into the Display House which are not part of Standard House pricing and are options which may be available to the Purchaser if selected by the Purchaser and if agreed to by the Contractor.

Elements in the Standard House not included in the Standard House pricing are all elements of the Gordon upper level (i.e., bonus room, study, bathroom and mechanical room) and related additional upper level HVAC mini-split and related foam cell insulation. In the “no bonus room Gordon plan”, the Standard House calls for the addition of a 5 panel in-swing door in the kitchen opening to wood staircase leading to an attic area.

In the Display House Gordon plan, the rear elevation upper level non-working windows located within the two (2) gables are replaced in the Standard House with a sloped rear shed roof without gables and without non-working windows. In the Standard House, the security system; doorbell cam; Hide-A-Vac vacuum system; living room fireplace; and tankless gas hot water heater are options.

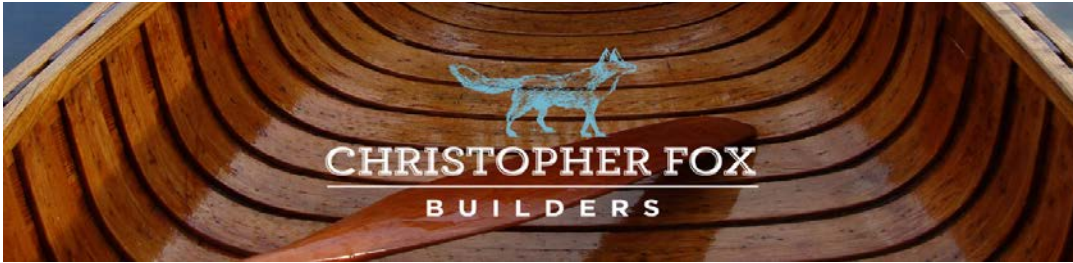
The Contractor will determine the appropriate foundation, either crawl, slab, or full or partial basement based on lot characteristics.

Allowances. In Exhibit II Contractor has indicated certain categories of materials and finishes wherein Purchaser may selections from Contractor’s approved sources. If the cost of the



Purchaser-selected allowance materials and special labor costs exceed the allowance amount, then that amount will be added to the next Progress Payment or made part of the Final Payment at the option of the Contractor. If the amount is less than the Exhibit II allowance amount, then that amount will be deducted from the appropriate payment.

Category/Source	Description	Allowance / Plan
Countertops/backsplash Rockstar Marble	silestone/granite	\$ 8,800 Gordon 10,200 MacBride 6,600 Forsyth
Cabinets / Asheville Cabinets	Waypoint	\$ 9,700 Gordon 12,500 MacBride 6,500 Forsyth
Door & Cabinet Hardware / Jennings And/or Asheville Cabinets	TBD	\$ 1,200 All plans
Tile / DAL Tile*	TAL	\$ 8,000 Gordon 8,700 MacBride 7,100 Forsyth
Carpet / Henderson Floors	Shaw or equivalent	\$ 2,600 Gordon 5,400 MacBride 3,510 Forsyth
Lighting Fixtures / Ferguson	Park Harbor	\$ 4,400 All plans
Plumbing Fixtures	Standard Hardware©	\$ 5,400 Gordon 4,800 MacBride 4,450 Forsyth
Bath Accessories / Ferguson	TBD	\$ 400 All plans
Mirrors / Ferguson	TBD	\$ 400 All plans
Master shower door / Asheville Wholesale Glass	TBD	\$ 1,100
Stone / French Broad Stone	TBD	\$ 10/sq. ft.



*Note that the Tile allowance assumes “straight tile” installation with regard to labor costs. Straight tile calls for 12x12 tiles arranged in a straight line. More complicated tile installations – use of multiple tiles, use of custom design patterns, tiles of differing sizes and shapes, tiles requiring multiple cuts and a high level of waste – will require a special installation assessment and upcharge in addition to the higher tiles costs.

Total Price of the Home _____

Owner’s Signature _____

Date _____

Owner’s Signature _____

Date _____

CONTRACTOR Signature _____

Date _____