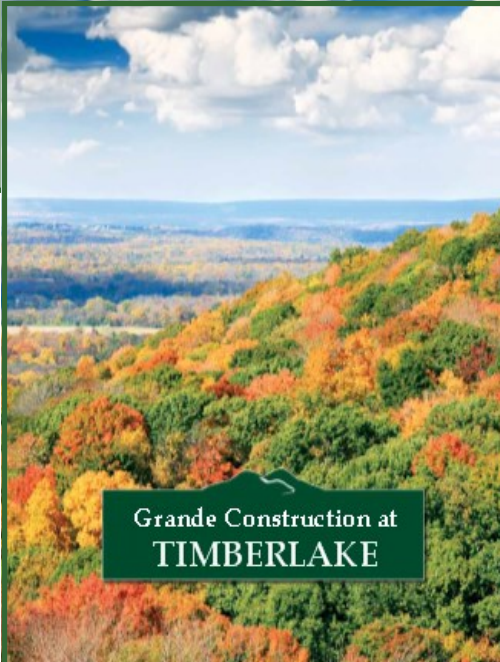


TIMBERLAKE

Rolling hills, white pines, and striking mountain views offer a unique majestic setting for

GRANDE CONSTRUCTION at TIMBERLAKE



Surrounded by open vistas, TIMBERLAKE is an enclave of luxurious single-family estate homes within prestigious Wilson Schools. Nestled between the quaint towns of Sinking Spring and Wernersville, this exclusive neighborhood combines natural beauty and architectural elegance within a convenient Berks County location.



Builders of Distinctive Communities

**Exclusively Marketed by
Keller Williams Realty Elite
610.670.5900**

Builder Representative: Diane Podlesny

At Timberlake, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home.

Timberlake is conveniently located off Route 422, only 10 minutes from Routes 222, 12, 61, 183 & minutes from Interstate 78 & Turnpike.

Excellent medical facilities are comfortably close to Timberlake. Also serving the community are houses of worship representing almost all faiths.

At Timberlake, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship – GRANDE signature features. You will live and entertain with pride in your GRANDE home at TIMBERLAKE.



The ENGLAND II with Dining Room Bay Window Section



Grande Construction at TIMBERLAKE

Detailed With The Finest Luxuries

STANDARD FEATURES

Elegant Exteriors with Stone Accents
 2 Car Front Entry Garage; insulated, drywalled, painted & trimmed
 2x6 Energy Efficient Construction
 Super Seal Insulation Pkg & House Wrap
 Elegant Front Door With Glass Sidelights
 High Efficiency gas-fired HVAC and Quick Recovery Water Heater
 Beautiful Tile Flooring: Foyer, Kitchen, Breakfast, Laundry, All Baths
 Dependable Brand Name Products
 Quality Olde Mill Cabinetry Throughout
 Customizable Cabinetry in Kitchen and All baths — Oak and Maple
 Hardwoods w- Wide Selection of Finishes Included as Standard. Laminate
 Countertops. Work Directly With Our Cabinetmaker.
 Maintenance—Free Designer Color Siding & Trim
 30 Year Architectural Shingles In Choice Of Colors
 Simonton Energy Efficient Windows: Insulated, Low-E, Double
 Hung, Tilt-In Windows w/ Colonial Grilles & Screens
 Designer Lighting Package
 Reliable Mechanical and Safety Systems
 High Quality Floor Coverings
 3 cable, 3 phone jacks, 2 exterior frost-fr hose connection, 2 exterior GFI
 First Floor Ceilings are 8'6" High
 Sherwin Williams Antique White wall color & Extra White High Gloss Trim
 Raised Panel Doors. Cased Windows & Openings Where Possible, Higher
 Baseboards – per plan
 Stained Oak Railings & Other Oak Trim Areas - per plan
 Full Poured Concrete Basements w- Optional Walk-Out on certain lots
 Basement Perimeter Under Drain System and Sump Pump
 Macadam Driveway and Concrete Front Service Walk
 Sensational Master Suites w- Luxury Baths – per plan
 Deluxe Dishwasher, Self-Clean Range

Completely Finished, Quality, Turn-Key Home, inside and out—
 including your garage.

Add options to suit your taste, not to gain quality.



SUPERBATHS [if ordered] FEATURE:

A Whirlpool tub contained within a tile platform
 featuring a tiled half-wall surround and cabinet base
 with front loading doors for
 plumbing accessibility,
 a separate shower
 chamber, tile flooring,
 additional window.
 Skylight (when possible).



+\$3,800.00

OLDE MILL CABINETRY

Your Pricing & / or allowance shall include: vanities, vanity
 tops, laminate, sinks, kitchen cabinets, kitchen island, range
 hood & installation. Stainless steel double bowl sink,
 double bowl vanity with one piece top in
 master bath, single bowl vanity with one piece
 top in other baths. Not
 included in pricing
 or allowance: tiled
 kitchen backsplash



FLOOR

COVERINGS:

Quality grade wall to wall carpeting with padding.
 Imported tile from builder samples in kitchen,
 breakfast area, laundry room and all
 bathrooms. Berber carpeting is optional.

SUGGESTED LUXURY UPGRADES:

High Efficiency Gas Fireplace w/ 3-sided Colonial
 Mantle & Tile Treatment \$2,800
 2 Fireplace Windows w/ Quarter Round Tops \$1,900
 Vaulted Master BR w/ Ceiling Fan/Light/Combo:
 Models up to 3,000sf \$1,900 Over 3,000sf \$2,400
 MBR Sitting Area Avail in Some Models [80sf+/-] \$8,000
 Foyer Balcony/Catwalk w/ Railing
 Models up to 3,000sf \$2,200 Over 3,000sf \$3,600
 Walk-out basement / if lot accepts \$5,000

window and door placement per Lot Conditions, by Builder at time of
 excavation. Includes: 2 sets of twin windows, double doors w/ light &
 6x6 concrete pad, framed wall is finished: insulated, drywalled,
 painted, trimmed on the interior, siding on exterior

By offering a wide selection of floor plans and exterior home styles,
 your TIMBERLAKE home can be tailored to your personal tastes.

Whatever your needs are— a gourmet Kitchen,
 an extra Bath, Home Office, or maybe a 3rd car garage... Whenever
 possible, Fred Grande works with you to customize our
 designs to suit your needs and special requests.

Call Diane Podlesny at 610.670.5900 for more information on
 Grande Construction.



GRANDE CONSTRUCTION at TIMBERLAKE - PRICE LIST OF HOMES TO BUILD

MODEL	DESCRIPTION	BASE PRICE
Lafayette Rosewood Ranch-	3 BR, 2 Full BA. The breakfast island joins Kitchen to Great Rm, allowing for easy entertaining	\$284,900
Venice Ranch-	1854 Sq. Ft. 3 BR, 2 Full BA, Large Foyer leads to expansive, vaulted great rm w/2 skylights and fan.	\$284,900
OHIO IV-	2554 Sq. Ft.- Traditional 2-story plan. 4 Bedrooms, Formal Dining Room, Living Room, Family Room, 2.5 Baths	\$286,900
Saybrooke-	2559 Sq. Ft- One of our most open floorplans featuring dramatic vaulted entry, living & dining rooms. 1 st Floor MBR. 2.5 Bath. Choice of 3 upstairs bedrooms or a loft & 2 bedrooms.	\$289,900
Lafayette Sunrise Sq. Ft-	Front porch. 2-Story plan. Flexible living space w- 2 nd FL loft area. Also a 2 nd FL laundry	\$289,900
England II -	2,615 Sq. Ft - New plan w/ 2 nd floor overlooking into a 2-Story Family Room bay window section and front porch	\$291,900
England III -	2,615 Sq. Ft New plan same as above but with Dining Room bay window section	\$291,900
Malvern (46')	2530 Sq. Ft Open foyer, Option MBR sitting rm, 4 BR, 2.5 BA, formal dining, large master suite with option to add a sitting room [+80sf]	\$291,900
OHIO V-	2554 Sq. Ft- Same interior layout as OHIO IV but the exterior is accented with a full front porch	\$292,900
Shannon III Ranch-	1985 Sq.Ft. 3BR, 2 Full BA, Open plan w-formal dining room, Super one floor living home.	\$294,900
Gisella-	2625 Sq. Ft- 4 large Bedrooms, 2.5 Baths, Open Foyer, Large Kitchen opens to Fam Rm. The exterior is accented with a recessed front door w/ luxury trim package. A lot of new home value!	\$297,900
Reno II (54')	2625 Sq. Ft. – 1 st MBR, dramatic new floor plan, large open great room. 1 st floor Laundry, 5th BR option available- +\$13,000- 190 Sq. Ft	\$306,900
Minnesota III(44')	2800 Sq. Ft- 2 nd floor Loft overlooks dramatic vaulted entry & great room, formal dining, 4 BR, if 1 st Floor Office or 5 th Bedroom is added then the laundry goes to the 2 nd Floor	\$306,900
Regal II-	2760 Sq. Ft. - 4 Bedrooms, 2.5 Baths Open foyer 2 story, study, large family room, 2 nd Floor Laundry	\$306,900
St. Thomas-	2840 Sq. Ft- Open Foyer, 1 st floor library, 2 nd floor overlooks into vaulted family room with 2 skylights, fan	\$315,900
Arlington-	3026 Sq. Ft- 4 Bedroom, Open foyer 2 story with 2 nd floor overlooking the vaulted family room with 2 skylights & fan, study with option for a 1 st floor bedroom/bath combo	\$317,900
Trenton II-	2739 Sq. Ft- 1 st Floor MBR,Open vaulted family room. Formal living & dining rooms, 3BR on 2 nd Floor, 2.5 BA	\$319,900
Vermont II (58')	3010 Sq. Ft.- Open Foyer, 4 bedroom, 2.5 Baths, Library/den, vaulted FR w/skylights	\$324,900
Augusta (56)-	3275 Sq. Ft. Covered front porch, 1 st floor study, 1 st floor laundry, Master suite with his and hers walk-in closets.	\$329,900

NOTE: Certain models may not fit on all lots -- Pricing for sitting rooms, vaulted ceilings etc. is per quote except where noted as standard. All Plans, Drawings, Prices & Options are subject to change without notice and are not part of any legal contract. Brokerage fees are calculated on base pricing minus any Buyer Incentives. No contingent sales on spec homes.

No Patio, Deck, or Steps included. Walk-Out Basements are an upgrade but required if lot grade dictates: frost wall, 2 twin windows, insulated steel double door, 6x6 concrete pad, and exterior light with switch. All framing, window and door placement is done solely by the Builder, in the field, on-site, at the time of excavation regardless of what floor plan shows. August 2013

Grande Construction at TIMBERLAKE

LOT #	SIZE /sf	PREMIUM	AVAILABILITY	W/O	MISC	HOUSE#	STREET NAME
9	56195		OTM [Barn to remain. Easement]				
10	11365	Standard			Corner		
11	1099	Standard					
12	10701	Standard					
13	12431	3000			corner		
14	12675	5000					
15	12818	5000					
16	12763	5000					
17	19660	15000			Corner		
53	21013	15000			Corner		
54	16103	12000					
55	14637	10000					
56	14529	10000					
57	11738	3000			Corner		
58	10037	Standard					
59	12046	3000			Corner		
60	11897	Standard					
61	10759	Standard					
62	10451	Standard					
63	15006	10000			Corner		
64	12597	10000			Corner		
65	10045	Standard					
66	10834	Standard					
67	11171	Standard					
68	5.586A	Standard			Det pond		

Key: OTM= Off the Market w/ lot deposit, pending contract

SOLD = Under Contract or Settled.

* = possible walk-out basement. Window/door placement -side or rear-at time of excavation. Confirm w/ Bldr Rep for walk-out bsmt

Not all homes will fit on certain lots. SF minimum plans on certain lots. Review plot plan for easements etc.

Lot premiums subject to change without notice. Confirm lot status with Builder Rep. before reserving a lot.

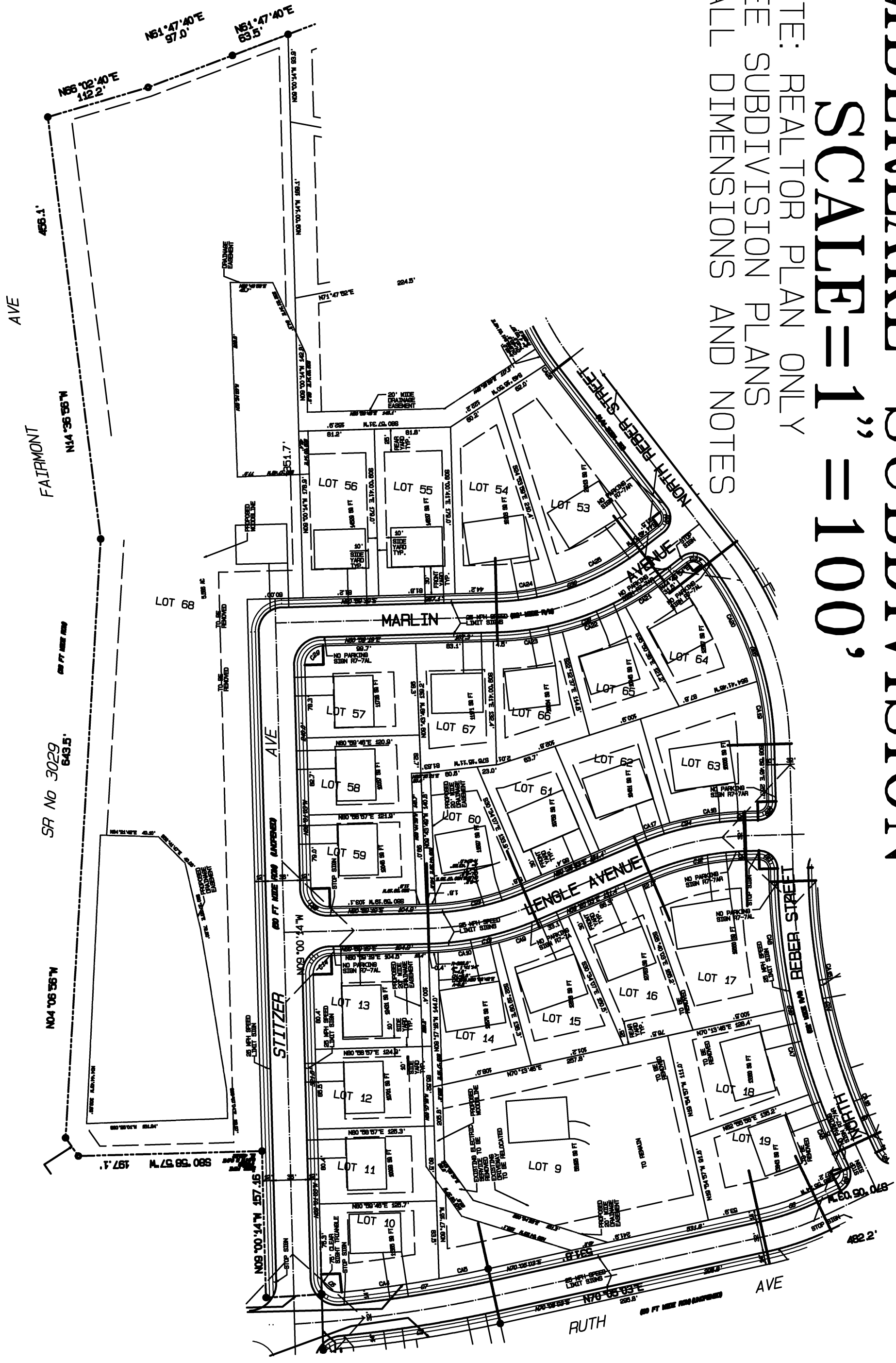
Some lots may require a daylight basement without being listed above. If it is confirmed that a lot accepts a daylight basement it is a mandatory item. Confirm locations of easements, set-backs, rights-of-way as per Final Subdivision Plan



TIMBERLAKE SUBDIVISION

SCALE=1"=100'

NOTE: REALTOR PLAN ONLY
SEE SUBDIVISION PLANS
FOR ALL DIMENSIONS AND NOTES





THERE'S *More* BEHIND OUR DOORS



The price, the floorplan, the quality you need — in a beautiful brand new home. That's what is behind the doors of every GRANDE Home and it's just the beginning of the advantages you'll receive with GRANDE CONSTRUCTION.

**GREEN VALLEY ESTATES, Wilson SD - WOODS EDGE, Daniel Boone SD -
CRESTVIEW, Schuylkill Valley SD - RIVER CREST, Muhlenberg SD -
VILLAGES AT RIVER'S EDGE, Muhlenberg SD -
AMBER RIDGE, Blue Mtn SD - ROSEMONT, Wilson SD -
CHESTNUT HILL, Blue Mtn SD -
FRENCH CREEK WOODS, Daniel Boone SD -
GREEN VALLEY HEIGHTS, Wilson SD -**



A home is typically the largest investment in your lifetime.



With today's changing markets you want to go with a company you can depend on...

- Award Winning Builder with solid financial strength
- Award Winning Builder with a reputation for excellence, service & integrity.

*Building in all price ranges in Berks, Lancaster & Schuylkill Counties
Visit our website for a complete listing of Grande Construction Communities & floorplans.*

Grandehomes.net



Proudly Marketed By:

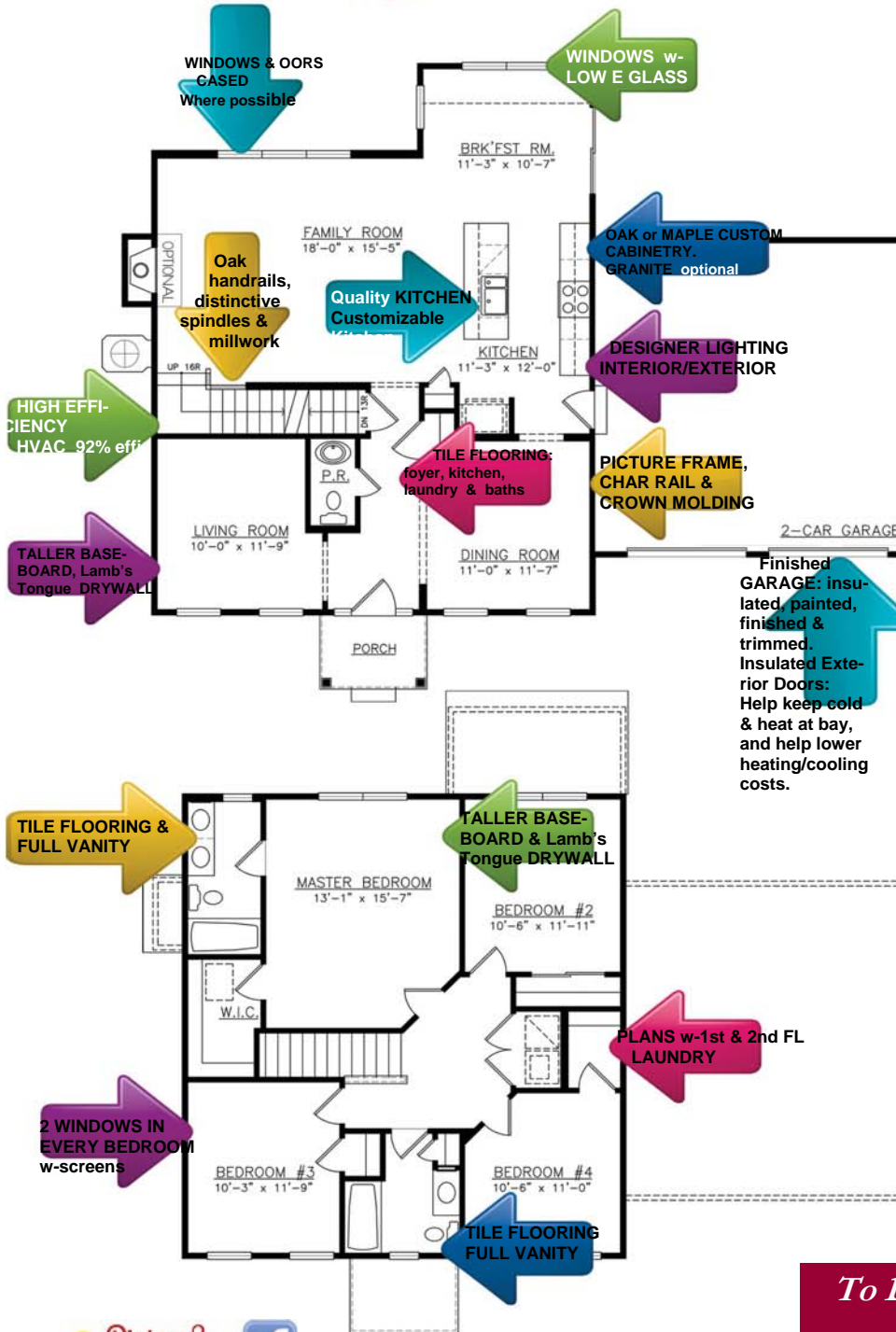


To Design & Build Your Dream Home

Contact
Diane Podlesny
DPodlesny@kw.com
610.670.5900
484.334.7520



THERE'S *More* BEHIND OUR DOORS

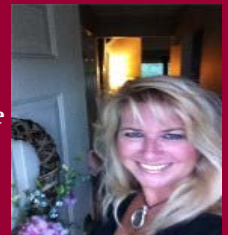


In addition to beautiful interior & exterior detailing, a Grande home is enhanced with a range of impressive features to help conserve energy and water, which help you save money & add to your home's durability:

- More efficient gas furnaces use less energy
- 13 SEER air conditioners use less energy; 30% more efficient than units found in older homes.
- Low E windows keep heat in during winter and keep it out during summer resulting in lower energy bills and a more comfortable home.
- Blown-In Attic Insulation allows for a tighter fit and seal. It can be installed at corners, beams, wiring & fills the voids, resulting in a better-insulated home.
- Sealed ductwork prevents air leaks. In older homes, as much as 30% of air leaks out of the ducts.
- Tightly sealed air ducts direct conditioned air to where you need it for higher heating/cooling efficiency.
- Superseal Insulation & house wrap reduce air infiltration by tightly sealing the building envelope, which can improve the energy efficiency, air quality & comfort of your home.
- EnergyStar® qualified appliances & the EnergyStar® label can use up to 50% less energy than non-EnergyStar® models.
- Water-conserving fixtures allow today's toilets, water heaters & faucets to use less water yet still perform well over basic models.
- 2"x 6" WALL STUDS add 2 inches of wall insulation for better energy efficiency & comfort, and lower heating and cooling costs.

To Design & Build Your Dream Home

Contact
Diane Podlesny
 Keller Williams Realty Elite
 DPodlesny@kw.com
 610.670.5900



SPECIFICATIONS**GRANDE CONSTRUCTION COMPANY****TIMBERLAKE**

LOT # _____

FOUNDATION

- CONCRETE FOOTERS 8" THICK BY 18" WIDE
- 8" CLEAN CRUSHED STONE BASE
- 4" CONCRETE BASEMENT FLOOR
- POURED CONCRETE FOUNDATION WALLS (8")
- EXTERIOR BASEMENT SEALANT
- SUB-SLAB INTERIOR PERIMETER DRAIN WITH SUMP PUMP
- STEEL BEAM SUPPORT & COLUMN SUPPORT
- BILCO DOOR BASEMENT EGRESS w-STEEL SECURITY DOOR

FRAMING

- 2" PRESSURE TREATED SILL PLATE W- ½" anchor bolts & sill sealer
- 2X10 FLOOR JOIST SYSTEM ON 16" CENTERS
- 2X6 EXTERIOR WALL STUDS ON 16" CENTERS
- 2X4 INTERIOR WALL STUDS ON 16" CENTERS
- 2X6 INTERIOR BEARING WALL ON 16" CENTERS
- 3/4" OSB T & G FLOORING - GLUED & NAILED
- PRE-ENGINEERED 2X4 TRUSS ROOFING-ALL FRAMING ON 24" CENTERS / OSB SHEATHING WITH H-CLIPS

ROOFING

- 1/2" ROOF DECKING - OSB
- 15 LB FELT PAPER - ROLLED
- 30 YEAR ARCHITECTURAL/DIMENSIONAL FIBERGLASS SHINGLES
- FULLY FLASHED WITH ALUMINUM
- ALUMINUM DRIP EDGE
- ICE & SNOW GUARDS UNDER ALL SHINGLED VALLEYS – PER CODE

INSULATION

- POLY UNDERNEATH BASEMENT CONCRETE FLOOR
- R-19 INSULATION IN BASEMENT CEILING
- WALLS: R-21 BATTED INSULATION
- CEILING: R-38 [Minimum] BLOWN-IN INSULATION WITH BAFFLES/R-30 CATHEDRAL
- SUPER SEAL INSULATION PACKAGE & TYVEK HOUSE WRAP, taped, sealed with required DuPont Tape

WINDOWS AND DOORS

- SIMMONTON PRO FINISH TILT INSULATED DOUBLE HUNG WINDOWS W/ COLONIAL GRILLES & SCREENS- Low "E"
- VINYL SLIDING PATIO DOOR W/SCREENS
- STEEL INSULATED EXTERIOR DOORS w- adjustable thresholds
- WOOD ENTRANCE TRIM AROUND FRONT DOOR, EXCEPTHOMES W/ FRONT PORCH
- DUTCH CORNERED STEEL INSULATED OVERHEAD RAISED PANEL GARAGE DOORS. SIZE DETERMINED BY FLOORPLAN
- GLASS SIDELIGHTS AT FRONT DOOR PER PLAN

KITCHEN BATH AND VANITY

- QUALITY OLDE MILL KITCHEN & VANITY CABINETS –
- FORMICA Kitchen Countertops
- STAINLESS STEEL DOUBLE BOWL SINK w-WASTE DISPOSAL
- POT-SCRUBBER DISHWASHER
- RANGE: ELECTRIC SELF CLEAN/GAS SEALED BURNER
- RANGE HOOD - Ductless
- ICE MAKER ROUGH-IN TO REFRIGERATOR
- KITCHEN ISLAND - 2 X 4 WITH 2 X 4 TOP
- VANITIES WITH 1 PIECE TOPS [cultured marble]
- DOUBLE BOWL VANITY IN MASTER BATH IN MOST MODELS
- SINGLE BOWL VANITY IN OTHER BATHS
- MIRROR ABOVE EACH VANITY
- SUPER BATH PACKAGE - IF ORDERED To include: whirlpool tub on platform with ceramic tile on top and half-wall (2') surround above platform, cabinet doors in front of platform, skylight where possible and separate shower stall, tile on master bath floor, large capacity hot water heater, additional window. Tile Showers - price per quote
- ONE PIECE FIBERGLASS TUB IN HALL BATH
- CHROME FIXTURES

MECHANICALS & ELECTRICALS

- ALL UNDERGROUND UTILITIES
- SUPER HIGH EFFICIENCY GAS FORCED AIR HEATING SYSTEM w direct vent warm air furnace with insulated fiberglass ductwork
- CENTRAL AIR CONDITIONING
- RADON ABATEMENT PREP UNDER BASEMENT FLOOR AND THROUGH FRAMING DOES NOT INCLUDE FAN
- 3/4" LEAD FREE WATER MAIN INTO BASEMENT
- 1/2" CROSSLINKED POLYETHYLENE TUBING SYSTEM WATER LINES
- SHUTOFF VALVES AT BASEMENT MANIFOLD PANEL
- PVC WASTE LINES
- ROUGH-IN FOR LAUNDRY TUB IN LAUNDRY ROOM - MOST MODELS
- 48 GALLON SUPER HIGH EFFICIENCY RAPID RECOVERY HOT WATER HEATER with direct / power vent
- 200 AMP ELECTRIC SERVICE
- WASHER AND ELECTRIC DRYER HOOK-UPS - DRYER VENTED
- GARAGE DOORS PRE-WIRED FOR OPENERS
- 2 EXTERIOR RECEPTACLES & 2 FROST FREE EXTERIOR FAUCETS
- 3 TV AND 3 TELEPHONE OUTLETS
- BUILDER'S QUALITY/DESIGNER LIGHTING PACKAGE
- DIRECT WIRED SMOKE DETECTORS WITH BATTERY BACK-UP ON ALL FLOORS AND ALL BEDROOMS. Co2 detectors per Code

EXTERIOR

- MAINTENANCE FREE DOUBLE 4" VINYL SIDING
- ALUMINUM GUTTERS, DOWNSPOUTS, FACIA AND SOFFIT
- A VARIETY OF SIDING, TRIM AND PAINT COLOR CHOICES AVAILABLE
- STONE VENEER EXTERIOR ACCENT ON FRONT - ALL MODELS
- 2 CAR FRONT ENTRY GARAGE – insulated, drywalled, painted & trimmed. Electric per code,
- MACADAM DRIVEWAY OVER STONE BASE - BASE AND TOP COAT
- MACHINE GRADING AND MACHINE SEEDING - (EXCLUDING WETLANDS) around disturbed area around home only. 15000sf maximum
- CONCRETE SERVICE WALK: DRIVEWAY TO FRONT ENTRANCE

INTERIOR

- 1/2" DRYWALL, INCLUDING GARAGE COMPLETELY
- FINISHED: tacked, screwed, glued, spackled, sanded, painted
- ALL DRYWALL SPRAY PAINTED W/"OFF WHITE" FLAT
- LATEX PAINT: Antique White - Walls White - Trim
- MASONITE RAISED PANEL INTERIOR DOORS WITH 3 HINGES in brushed nickel finish with matching knobs
- PAINT GRADE COLONIAL STYLE TRIM
- CHAIR RAIL, CROWN MOULDING , TRAY CEILING IN FORMAL DINING ROOMS OF MOST MODELS
- 8'6" HIGH 1ST FLOOR CEILINGS
- INTERIOR OF HOME IS BROOM CLEANED, TILE FLOORING WASHED, AND HOME IS MADE FREE OF ALL CONSTRUCTION DEBRIS PRIOR TO SETTLEMENT WINDOWS CLEANED ON THE INTERIOR ONLY
- PAINTED SPINDLES W/STAINED OAK HANDRAIL AND BALUSTER FROM 1ST TO 2ND FLOOR
- STAINING OF PINE IS NOT WARRANTED. OAK UPGRADE IS RECOMMENDED
- TOWEL & TISSUE HOLDERS ARE NOT PROVIDED
- SHOWER DOORS ARE OPTIONAL
- FRONT DOOR CHIME

FLOOR COVERINGS

- QUALITY GRADE CARPETING w-Stain Warranty. DELUX PADDING
- FLOORING FROM BUILDER'S SAMPLES
- TILE PACKAGE FROM BUILDER SAMPLES to include tile in foyer, kitchen, laundry and bathroom floors

No Patio, Deck, or Steps included.

Walk-Out Basements if ordered: frost wall, 2 twin windows, insulated steel double door, 6x6 concrete pad, exterior light with switch. All framing, window and door placement is done solely by the Builder, in the field, on-site, at the time of excavation regardless of what floorplan shows.

GRANDE HOMES are engineered to exceed 2009 IECC Energy Code as part of the 2009 International Residential Code.

THE BUILDER RESERVES THE RIGHT, AT HIS SOLE DISCRETION, AND IN THE INTEREST OF THE PURCHASER, TO MAKE CHANGES, ALTERATIONS, MODIFICATIONS OR SUBSTITUTIONS OF MATERIALS OF COMPARABLE OR SUPERIOR QUALITY WHERE NECESSARY, BASED ON AVAILABILITY. ROOM SIZES MAY VARY FROM BASE FLOOR PLAN USED AS REFERENCE AND MAY BE PROVIDED FOR BUYER AND/OR BUYER(S) LENDER. SPEC HOMES MAY FEATURE OPTIONAL ITEMS SUCH AS BRICK FRONTS, DORMER PEAKS, SIDE ENTRY GARAGES, CIRCLE TOP WINDOWS, BRASS FIXTURES, JACUZZI BRAND TUBS, DAYLIGHT BASEMENTS, BILCO DOORS, LARGER DECKS, LANDSCAPING, WALLPAPER, EXTRA TILE-WORK/BACKSPASHES, CROWN MOULDINGS AND/OR OTHER OPTIONAL ITEMS AVAILABLE FOR ADDITIONAL COSTS.

IN THE EVENT THE DEVELOPER HITS ROCK DURING EXCAVATION, THE BUILDER WILL PAY THE FIRST FIFTEEN HUNDRED DOLLARS (\$1500.00) TO REMOVE THE ROCK AND THE BUYER AGREES TO PAY THE OVERAGE.

GRADING AND SEEDING, AS OUTLINED IN THE AGREEMENT OF SALE, SHALL BE LIMITED TO AN ADEQUATE ONE TIME GRADING/SEEDING OF THE DISTURBED AREA AROUND THE HOME. BUYER AGREES TO PAY THE OVERAGE AT \$.15 PER SQUARE FOOT IF ADDITIONAL GRADING AND SEEDING IS DESIRED. A LOT SURVEY SHALL BE PROVIDED AFTER GRADING AND SEEDING AT NO CHARGE. IF BUYER REQUIRES A SURVEY BY A SPECIFIC DATE, BUILDER MAY PROVIDE ONE AT HIS OPTION FOR \$350.

ANY PHONE/CABLE PRE-WIRE LOCATION WILL BE INSTALLED AT THE DISCRETION OF THE ELECTRICIAN UNLESS MARKED BY THE BUYER PRIOR TO ROUGH-IN.

ALL CHANGES, COLOR SELECTIONS, KITCHENS, APPLIANCES, LIGHTING, VANITIES, TOPS, FLOOR COVERINGS, ROOFING, SIDING AND LIKE MATTERS ARE TO BE INITIATED THROUGH THE KELLER WILLIAMS REALTY ELITE WITHIN 10 DAYS OF SIGNING THE AGREEMENT OF SALE AND SELECTIONS ARE TO BE COMPLETED WITHIN 21 DAYS OF SAME SIGNING, AND ARE CONSIDERED TO BE FINAL AT THAT TIME. ANY CHANGES REQUESTED AFTER THE SELECTIONS ARE FINALIZED WILL INCUR A THREE HUNDRED DOLLAR (\$350) SUPERVISORY FEE FOR EACH CHANGE MADE WITH ALL SUCH CHANGES NOT GUARANTEED.

THERE IS NO WARRANTY GIVEN ON ANY BUYER-SUPPLIED ITEMS.

OLDE MILL CABINETRY IS A CUSTOM ITEM. BUYER IS ADVISED TO COORDINATE DIRECTLY WITH CABINET MAKER.

KITCHEN LAYOUTS DRAWN ON FLOORPLANS ARE COMPUTER GENERATED FOR REFERENCE ONLY. FLOORPLANS DO NOT REFLECT THE ACTUAL CONSTRUCTED LAYOUT OF CABINETRY AND APPLIANCES. BUYER MUST ESTABLISH THEIR KITCHEN ENTIRELY DIRECT w-CABINET MAKER.

SPLITTING AND/OR WARPING IS A NATURAL CHARACTERISTIC OF PRESSURE TREATED LUMBER AND IS NOT COVERED UNDER BUILDER WARRANTY. IT IS RECOMMENDED THAT THE HOMEOWNER TREAT THE DECKING WITH SEALANT.