



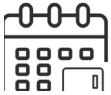
# Shane Signature Series

## STANDARD APPOINTMENTS

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1. Steel reinforced concrete foundation when required by engineering
2. Engineered floor system
3. Rim joists with spray foam
4. 23/32" OSB subfloor, glued and fastened
5. 2" x 6" exterior wall framing on 24" center
6. 2" x 4" interior wall framing on 24" centers (16" centers where engineer requires)
7. 10' main floor ceiling
8. Siding, brick/stone and board battens (as per elevations) as per developer guidelines
9. Low-E Eco Gain 180 dual pane glass and doors (may not be available in decorative door lights and side lights)
10. Low expansion foam around doors and windows
11. GAF Natural Shadow Architectural or equivalent (limited lifetime) shingles including prefinished valley and wall flashings
12. Window grills - front elevation
13. 6 Panel 8' Wood front entry door and Wi-Fi smart lock deadbolt and decorative handleset
14. Smart home video camera doorbell
15. Sliding patio doors or fiberglass full glass door with inset blinds (as per plan)
16. Rock Salt concrete driveway full width of garage
17. Poured concrete, broomed finish walkway
18. Drywalled garage to meet fire code
19. 8' Steel insulated overhead garage door
20. Fire rated 8' garage entry door to match interior doors (self-closing)
21. Soft close chain drive garage door opener with 2 controls and keyless entry
22. 36" gas fireplace with 12" tile surround and hearth flush at floor or 50" and mantel recessed drywall surround and recessed TV niche above (as per plan)
23. White lacquer capped half walls, niches, ledges, and fireplace (as per plan)
24. Tankless water heater
25. High-efficiency furnace standard (96%) with energy efficient ECM motor
26. Carrier GA5 single stage air conditioner with refrigerant, sizing as per plan requirement
27. Smart home learning thermostat
28. Pex water lines
29. R19 exterior wall batt insulation
30. R38 blown in attic insulation
31. Three (3) exterior electrical outlets
32. Two (2) exterior water taps
33. Prewired for two (2) standard cable TV outlets and one (1) universal 2x2 outlet with 2 conduits run to (2) TV locations (RG6) - accommodates wall mounted TV location
34. Prewired for two (2) telephone/internet outlets (CAT5)
35. Decora switches and plugs are standard throughout
36. Two (2) smart home plug outlets
37. Two (2) smart home switches

38. Smoke detectors and carbon monoxide detector as per plan and code detector as per plan and code
39. Elegant light fixture package
40. Choice of 16 Sherwin Williams standard paint colors
41. Includes one (1) paint color throughout house - three (3) coats (1 primer and 2 finish coats). Ceilings are flat white.
42. Baseboards are 5 ½" flat white lacquer
43. Door casings are 3 ½" flat white lacquer
44. Window casings are 3 ½" flat white lacquer
45. Door headers are 5 ½" flat white lacquer on doors facing to open areas
46. Door jambs are white lacquer
47. Orange peel texture throughout
48. Choice of 4 interior shaker style 8' doors in white
49. Handrail stained to match flooring
50. Brushed chrome lever door hardware
51. Choice of carpet styles in a wide selection of colors with 5 lb. underlayment
52. Engineered hardwood and ceramic tile in common areas (as per plan)
53. Consultation with one of our professional Interior Designers



## KITCHEN APPOINTMENTS

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1. 3 cm Granite countertops in a variety of color choices with double undermount stainless steel sink; single chrome handle pull-down faucet and full height 12" x 12" upgraded ceramic tile backsplash or equivalent
2. Cabinets with choice of poplar painted or stained, MDF painted and white oak stained with choice of hardware; includes 42" height upper cabinets.
3. Wood vent hood above cooktop
4. Stainless steel appliance package including a 36" cooktop, vented hood, built-in microwave, 30" oven and 24" dishwasher
5. Roughed-in waterline to fridge
6. In-sink disposal and switch



## BATH APPOINTMENTS

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1. Soaker tub in ensuite built in (as per plan) with 12" x 12" ceramic tile
2. Separate shower stall in ensuite (as per plan) with 10mm glass and 12" x 12" ceramic tile to ceiling
3. Cabinet base with undermount sink and mirror in half bath
4. Exhaust fans in all bathrooms
5. 2 cm Quartz vanity countertops in a variety of color choices with undermount sinks
6. Chrome faucets
7. 42" high bathroom mirrors with square corners
8. GFI plugs in all bathrooms
9. Pressure balanced tub and shower control
10. Auxiliary bathrooms feature a shower-tub combination or freestanding shower with 12"x12" ceramic tile installed to ceiling (as per plan)
11. Standard high efficiency toilets or equivalent
12. Schluter strip on exposed ceramic tile edges

All options must be pre-selected. No changes permitted after option selection. In case of discrepancy between this appointment sheet and General Specification Sheet, General Specification Sheet applies. Architectural requirements in each community may affect appointments. In an efforts to develop a better product, Shane Homes Ltd. reserves the right to change specifications, model layouts, and products without notification to the customer. Revised September 9, 2025.