



**Exhibit B Page 1 of 5**  
**Building Specifications – HARLI's WAY**

Address: Harli's Way, Hartwell, Georgia

1. Exterior: Similar to architectural rendering submitted. A combination of brick and hardi-board siding and shakes per plan specifications. The front façade of the home is to be primarily brick foundation with shake accents. Shutters based on architectural rendering.
2. Foundation:
  - Footings, poured walls, and crawl space walls and garage slabs shall be 3000 psi concrete.
  - Slabs will be poured monolithic slab with 3000 psi concrete. Slab footings will have #4 rebar on chairs. Slab will be covered with gravel base and 6 mil plastic moisture barrier.
3. Framing
  - I-Joist Engineered Floor System on both floors
  - First Floor – 9-foot ceiling, 2x4 stud walls with per lines as required by local building codes
  - Ceiling joist – 2x8, 16" o.c.
  - Roof Rafters – 2x6 or 2x8 as required by code – 16" o.c.
  - Ceiling heights to be 9'0" high on first floor and 8'0" high on second floor with exception to those areas finished under the slope of roof.
4. Fireplace
  - Material – 42" box - prefabricated box with gas log lighter
  - Facing – Stone, Brick or marble
  - Hearth – Stone, Brick or Marble
  - Mantle – Wood – painted trim color
  - Chimney – Exterior finish shall be hardi-board painted on all four sides
5. Screened Porch
  - Optional
6. Windows
  - Windows to be as close to architectural rendering as possible based on manufacturer selections.
  - All operable windows are Vinyl sash and sill on exterior and interior, insulated, single hung.
  - Tempered windows used as required by local building codes.
  - Clear glass on all windows.
  - Insulation values meet all Energy Code Requirements.
  - All architectural windows will be insulated glass.
  - Exterior shutters per plan.

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**Exhibit B Page 2 of 5**  
**Building Specifications – HARLI's WAY**

7. Exterior Doors
  - Insulated fiberglass, flush glaze doors that swing out from house.
  - Garage door(s) insulated (main level doors are 8-feet tall) with opener including keyless entry pad on door.
  
8. Roofing
  - Shingles are Certain-Teed or GAF architectural shingles with 30 year warranty.
  - Shingles are Weatherwood or Charcoal color.
  - All exposed flashing will be painted (black) aluminum.
  
9. Gutters and Downspouts
  - 6-inch seamless painted aluminum gutter
  - 3-inch x 4-inch painted aluminum downspouts
  
10. Interior Doors
  - Embossed or smooth Masonite, trimmed with 3.5-inch (RB3) casing.
  
11. Floors
  - Hardwood – 5” prefinished laminate hardwood All Rooms on main level except bathrooms and bedrooms.
  - Bedrooms and closets - carpet
  - Tile – All bathrooms.
  
12. Trim
  - First floor
    1. 2-piece crown in foyer if plan allows
    2. 2-piece crown in dining room, powder room, master bedroom, master bath, and hallway.
    3. 5-inch crown in all trays
    4. Base is 5 1/4 inch with base cap
    5. 2-piece chair rail in Dining Room
    6. Door and window casings – RB3 used throughout house
  
  - Second Floor
    1. Door and window casings – RB3
    2. 5-inch crown in all bedrooms and bathrooms
    3. 5 1/4-inch base in bedrooms and bathrooms

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**Exhibit B Page 3 of 5**  
**Building Specifications – HARLI's WAY**

- Garage
  1. 5 ¼ " base
  
- 13. Bathrooms
  - General
    1. Lavatories and countertops – Granite selected from "bone yard" \$32/ft.
    2. All tubs – with tile surrounds.
    3. All toilets – white, elongated, water saver.
    4. Faucets-
      - Master bath and Powder room – 8-inch spread faucet in brushed nickel finish.
      - All remaining baths – 4-inch spread faucet in brushed nickel finish.
    5. Ceramic Tile floors with 5 ¼-inch wood base, no shoe mold.
    6. All vanities to have plate glass mirrors, 42-inch high.
  
  - Master
    1. Floor- ceramic tile
    2. Countertops – Granite
    3. Shower – Tiled with glass enclosure with brushed nickel trim.
  
  - Powder Room
    1. Floors – hardwood
    2. Vanity sink with 8-inch spread brushed nickel finish.
  
- 14. Laundry Room
  - Floors- Ceramic Tile or Hardwood
  
- 15. Kitchen
  - Cabinets – Shaker style solid wood , with soft close doors and drawers with under counter lighting
  - Countertops – 3cm Granite
  - Sink – Under mount stainless steel
  - Backsplash – Ceramic Tile
  - Floors – Hardwood
  
- 16. Heating and Ventilation
  - One unit with programmable thermostats. Size: # of tons as specified by HVAC Contractor and Supplier guidelines.
  - ELECTRIC HEAT PUMP with 80% efficiency and air conditioning units has SEER rating of 14.

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**Exhibit B Page 4 of 5**  
**Building Specifications – HARLI’s WAY**

- Bath exhaust fans installed in all baths.
  - Attic Vents – None due to spray foam.
  - Water Heater – ELECTRIC 50- gallon depending on floor plan.
17. Insulation
- Meets or exceeds code as required by state and local building agencies.
  - Exterior Walls – R 19 BATT insulation
  - Roof Rafters and Attic space - Open Cell Foam
  - Vaulted ceilings – R 19 BATT insulation
  - Floor Overhangs – BATT, R-Value 19
18. Electric
- Size – 200 Amp with circuit breakers. Wiring to be #12 or greater.
  - Switches and receptacles placed per county code.
  - 220-Volt outlets provided for oven, electric dryer, surface unit, air condition units.
20. Painting
- Interior Walls –
    1. 2 coats flat latex – NO Eggshell Finish
    2. 2 color changes at no charge. Cost for other color changes will be \$400.
    3. Trim – 2 coats – One (1) coat primer, one (1) coat semi-gloss or high-gloss enamel).
  - Exterior – 2 coats – one (1) coat primer, one (1) coat weather shield acrylic latex semi-gloss.
21. Landscaping
- Determined by lot. Front yards receive sod and plant material with straw in beds.
  - Back and side yards to receive seed and straw with natural pine straw beds.
  - Plant material to be used in front of house in planting beds.
  - Irrigation available as upgrade.
22. Concrete
- Driveway, walks, and patio shall be 4” thick, 3,000 psi poured concrete.
24. Windows and Final Clean-up
- All windows will be scraped and cleaned.
  - Inside of house and garage will be cleaned, dusted, and carpets vacuumed.
25. Warranty
- Standard Millstone Homes, Inc one year limited warranty applies.

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Exhibit B Page 5 of 5  
Building Specifications – HARLY's WAY

26. Miscellaneous

- Owners are encouraged to visit the home during construction. **They DO agree not to give sub-contractors any direction or changes.** All changes or questions must be directed to and handled by Millstone Homes, Inc. personnel. Owner agrees to be as unobtrusive as possible recognizing that delays and distractions are expensive. Owner recognizes that the home is a construction site and dangers both seen and unseen do exist and Owner will not hold Millstone Homes, Inc. responsible in the event that an accident should occur. It is understood and agreed by all parties to this agreement that Millstone Homes, Inc. is not governed by outside inspections other than those required by state and local governing agencies.
- All work is to be done only by Millstone Homes, Inc. sub-contractors.

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FORT REALTY

LEAD-BASED PAINT EXHIBIT " \_\_\_\_\_ "



2018 Printing

This Exhibit is part of the Agreement with an Offer Date of \_\_\_\_\_ for the purchase and sale or lease of that certain Property known as: Lot 12 Harli's Way, Hartwell, Georgia 30643

1. Purchase and Sale or Lease Transaction Lead Warning Statement.

Every purchaser or tenant of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

2. Seller's/Landlord's Disclosure.

MC Initials of Seller / Landlord

A. Presence of lead-based paint and/or lead paint hazard [check one below]:

[ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

[X] Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller/Landlord [check one below]:

[ ] Seller/Landlord has provided the Buyer/Tenant with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):

[X] Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Buyer's/Tenant's Acknowledgment.

Initials of Buyer / Tenant

A. Buyer/Tenant has received copies of all information, if any, listed above.

B. Buyer/Tenant has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family from Lead in Your Home".

C. Buyer/Tenant has [check one below]:

[ ] Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

[ ] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

4. Broker's Acknowledgment.

Initials of Broker or Licensee of Broker

Broker has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

5. Certification of Accuracy.

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

1 Buyer/Tenant Signature Date

1 Seller/Landlord Signature Date 9/20/18

Millstone Homes INC

2 Buyer/Tenant Signature Date

2 Seller/Landlord Signature Date

Additional Signature Page (F149/F150) [ ] Is [ ] Is not attached.

Additional Signature Page (F149/F150) [ ] Is [X] Is not attached.

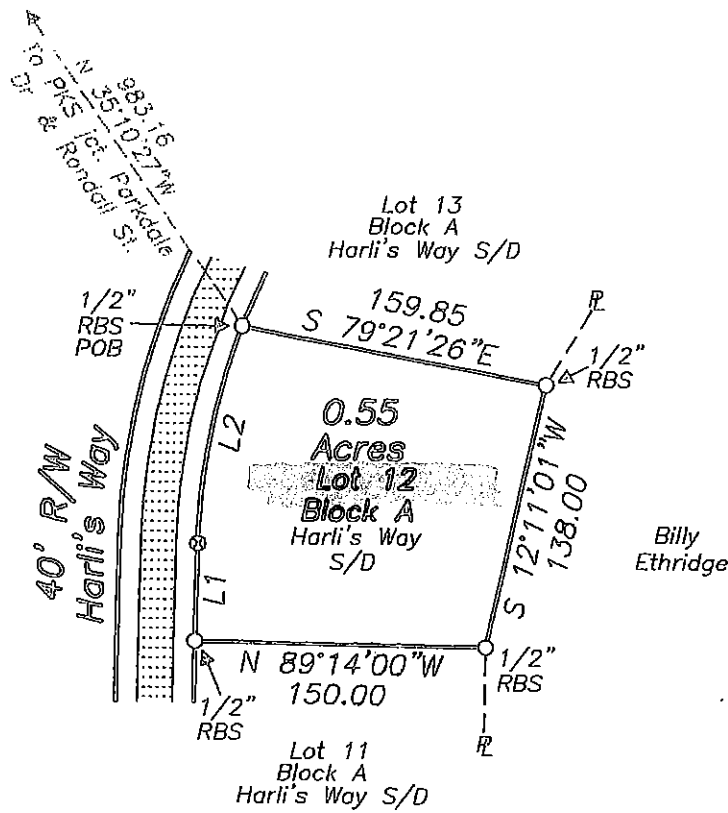
Selling/Leasing Broker Date

Listing Broker Date

Coldwell Banker Fort Realty

NOTE: It is the intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like "Buyer/Tenant" shall mean either a Buyer or a Tenant or both as the context may indicate.

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Course	Bearing	Distance
L1	N 00°45'57" E	50.00
L2	Rad: 330.02 Tan: 58.09 Chd: N 10°44'56" E	Arc: 115.00 CA: 19°57'57" 114.42

**Notes:**

- 1) Property subject to any valid & enforceable Easements, Restrictions, & Rights-of-Way of Record.
- 2) Survey is valid only if print has original Seal & Signature of surveyor.
- 3) Surveyor has made no investigation or independent search for Easements of Record, Encumbrances, Restrictive Covenants, Ownership Title Evidence, or any other facts that an accurate title search may disclose.

Property subject to any building setbacks and stream buffers that may exist.

All Roads subject to any existing Easements and/or Rights-Of-Way



THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOPCON GTS 3D  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,604 FEET AND AN ANGULAR ERROR OF 5 SEC. PER ANGLE POINT AND WAS ADJUSTED USING NO RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 223,142 FEET.

I HEREBY CERTIFY, THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*Dean H. Teasley*  
 GA. & S.C. REGISTERED LAND SURVEYOR

- Legend:**
- = Point Only
  - ⊙ = Iron Pin Set
  - ⊗ = Iron Pin Found
  - RBS = 1/2" Rebar Set
  - IPF = Iron Pin Found
  - O/S = Offset
  - R = Property Line
  - R/W = Right of Way

