

**K**  
THE TOWNS AT  
KAERCHER CREEK

**Greth** CRAFTED  
WITH CARE  
**Homes** SM  
SINCE 1973

**Hamburg Schools**



Jim McHale

**RE/MAX**  
OF READING

610-670-2770



Cynthia Oswald



*EXHIBIT "A"*

Address: 79 Helene Court  
 Subdivision: Towns at Kaercher Creek  
 Model: Helena Interior

Job #: TKC631

**Date: 03/21/16**

	<b>BASE PRICE:</b>	\$199,900.00
<b>NO</b>	<b>DESCRIPTION</b>	<b>CUSTOMER PRICE</b>
<b>BASEMENT OPTIONS</b>		
	Full Basement	INCLUDED
<b>EXTERIOR OPTIONS</b>		
	Garage Door opener with Keyless entry	INCLUDED
	Professional landscaping, Paved driveway & concrete service walk	INCLUDED
	Concrete patio under deck at basement sliding door	INCLUDED
<b>INTERIOR OPTIONS</b>		
	Add standard gas fireplace	\$2,793
	Satin nickel interior hardware knobs	INCLUDED
	9' First Floor and custom ceiling package including: 42" high kitchen wall cabinets, 5 1/4" high baseboard (3" baseboard on second floor)	INCLUDED
	Contrast paint package D	NO CHARGE
	Our 1/11 check up program, a 1-year limited warranty for material and labor, a 10-year limited structural warranty, 24 hours a day/7 days a week emergency service throughout 1 year limited warranty period	INCLUDED
	Home professionally cleaned prior to settlement	INCLUDED
<b>FLOORING OPTIONS</b>		
	Vinyl floor in Master bath	INCLUDED
	First upgrade carpet in Family Room	\$272
<b>BATHROOM OPTIONS</b>		
	Tile shower in master bathroom with minimal step into shower, 2 shower heads and controls, recessed shower light and no door.	\$3,480
	Rough-in for powder room under concrete	INCLUDED
	Upgrade vanity in Powder Room to Coastal	\$187
	Upgrade vanity in Master bath to Coastal	\$521
	Upgrade faucets in Master bath to Classic Stainless with Leland Accessories	\$381
<b>KITCHEN OPTIONS</b>		
	Add (2) rollouts in base cabinet up to 36"	\$351
	Trash can pull-out	\$318
	Granite or Quartz in kitchen (Includes single bowl Eclipse stainless steel undermount sink, choice of 8 kitchen faucets, structural support for weight of granite) in lieu of standard	\$5,776
	Subway tile backsplash in kitchen	\$847
	Upgrade range to gas range (includes gas line)	\$245
	<b>SUBTOTAL OF OPTIONS</b>	<b>\$15,171</b>
	<b>SALE PRICE</b>	<b>\$215,071</b>

**Foundation:**

- \* Full basement
- \* 3000 psi concrete footer & poured solid concrete walls
- \* Egress Walkout basement with vinyl slider & (1) single-hung window (includes frost wall & light with switch), or Basement (Perma-entry with steps, 3'0" steel door @ bottom of stairs per homesite
- \* Support Grade Beam in garage floor (1/2" rebar reinforcing mat)
- \* Concrete support piers for front porch
- \* 3.5"-4" concrete slab floor on grade with vapor barrier
- \* Under slab drainage system and radon abatement prep
- \* Underground pipe to daylight

**Framing:**

- \* Pressure treated sill plate w/ 1/2" Anchor bolts & sill sealer
- \* 2" x 10" floor joists, 16" on center
- \* 3/4" T&G OSB sub-floor, glued and nailed
- \* Pre-engineered roof truss system
- \* 7/16" OSB roof sheathing with H-clips
- \* 2" x 6" wall studding, 16" on center with 7/16" OSB sheathing
- \* 4x4 Cedar porch posts

**Energy Efficient Features:**

- \* Tyvek House Wrap, taped and sealed with required DuPont approved tape
- \* 93% Super high efficiency direct vent gas warm air furnace with insulated fiberglass ducts, central air & programmable thermostat
- \* Attic ridge vent and ventilated soffit system
- \* Central air conditioning
- \* Vinyl "tilt" single-hung double pane low "E" argon filled glass windows with grills between the glass and screens on all operating windows
- \* Fiberglass front door with limited lifetime warranty painted with sidelights
- \* Insulated steel exterior doors with matched key locks & dead bolt
- \* Garage doors are insulated overhead raised panel steel garage doors (Size determined per plan)

**Mechanical Systems:**

- \* Natural Gas with a 40 Gallon gas high efficiency water heater
- \* Municipal water and sewer with Exterior water meter remote
- \* Water lines are a Crosslinked Polyethylene Tubing System with a manifold and Icemaker line for refrigerator
- \* Electric Dryer hookup in Laundry (Gas is not available)
- \* Two exterior frost free faucets & two exterior GFI receptacles
- \* 200 Amp electric service with service receptacle at panel
- \* Front door chime
- \* Garage door opener & keyless entry
- \* Direct wired smoke detectors with battery backup on all floors and all bedrooms & CO detector per code
- \* Radon piping through roof (includes wire to attic for future fan)
- \* Powder Room Rough-in in basement

**Additional Features:**

- \* All applicable permits included
- \* Home professionally cleaned prior to settlement
- \* Community Cluster-Style Mailboxes

**Interior Features:**

- \* 9' First Floor ceilings with 42" wall cabinets with 5 1/4" high baseboard on first floor and 3 1/4" high baseboard on second floor
- \* Upgraded vinyl floor covering with no wax urethane surface, including foyer, breakfast area, kitchen, laundry and all baths
- \* High quality carpet with 10 year/5 year wear/stain warranty
- \* High quality padding with limited lifetime warranty
- \* Laminate kitchen counter tops (choice of colors/styles)

- \* Smooth-top electric self-clean range, dishwasher, non-vented microwave over range, garbage disposal and electric dryer hook-up
- \* Premium double bowl stainless steel kitchen sink with sprayer
- \* Delta single handle washer less faucets
- \* 1 telephone jack (CAT 5 wire) per Bedroom & Kitchen
- \* White receptacles/switches
- \* Upgraded standard lighting fixture package
- \* 6 cable TV rough-ins
- \* 6 panel Colonial style doors w/ Colonial style base & trim mould
- \* Satin nickel hardware package with interior doorknobs, deadbolt on front door and front door numbers
- \* Oak stair rail stained with painted balusters
- \* Vinyl coated ventilated shelving in all closets
- \* Attached 1-car garage, complete with drywall & ready for paint - includes (1) additional GFI receptacle in garage
- \* Full glass patio door with transom above
- \* Access panel(s) to overhead crawl space per code requirements
- \* Low-Luster/Eggshell roller-applied washable paint on walls (Except Closets) w/ flat paint on ceilings & Semi-Gloss Trim

**Exterior Features:**

- \* Concrete patio out walkout basement and Pressure treated deck and rail off Dining Room
- \* Virtually maintenance free vinyl siding
- \* Aluminum fascia & ventilated soffit (in colors)
- \* Aluminum seamless gutters & downspouts (in colors)
- \* Lifetime dimensional fiberglass roof shingles
- \* Ice & Snow Guard under all shingled valleys
- \* Splashblocks
- \* Manufactured stone veneer front
- \* Professional landscaping and seeded yard
- \* Paved driveway & concrete service walk from driveway to porch

**Bath/Powder Room:**

- \* One piece fiberglass tub/shower in white
- \* Fan light combination in all baths w/ separate switch for fan & light
- \* Exhaust fan in Powder Room
- \* Cultured marble tops on all vanities in shiny or matte finish
- \* Full mirror, drawers in vanity, towel bar, paper holder and shower curtain rod per full bath
- \* Full mirror, towel ring and paper holder per Powder Room
- \* Backsaver vanity & elongated toilet in Master Bathroom

**Greth Homes Quality Care Program featuring:**

- \* Our 1/11 check up program. We'll return to your home for regularly scheduled visits 1 month after move in, and again at 11 months to take care of items covered under warranty
- \* A 1-year limited warranty for material and labor
- \* Manufacturer warranties on applicable items
- \* A 10-year limited structural warranty
- \* 24 hours a day/7 days a week emergency service throughout 1 year limited warranty period
- \* All applicable permits included
- \* Home professionally cleaned prior to settlement

**NOTE:** Because of our pursuit of continuous improvement, Greth Homes reserves the right to modify features and/or specifications without notice or obligation.

# THE HELENA

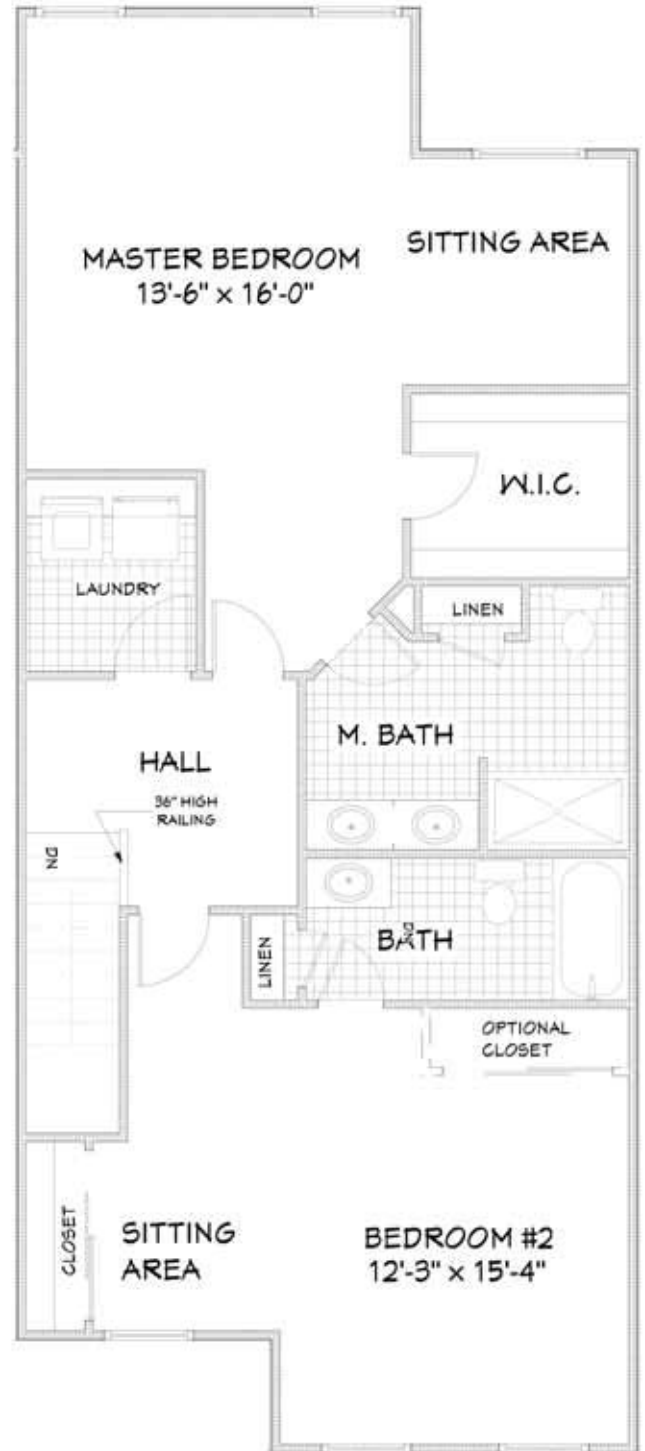


TOTAL LIVING AREA 1,825 SQ.FT.  
DATE: JUNE 13TH 2014

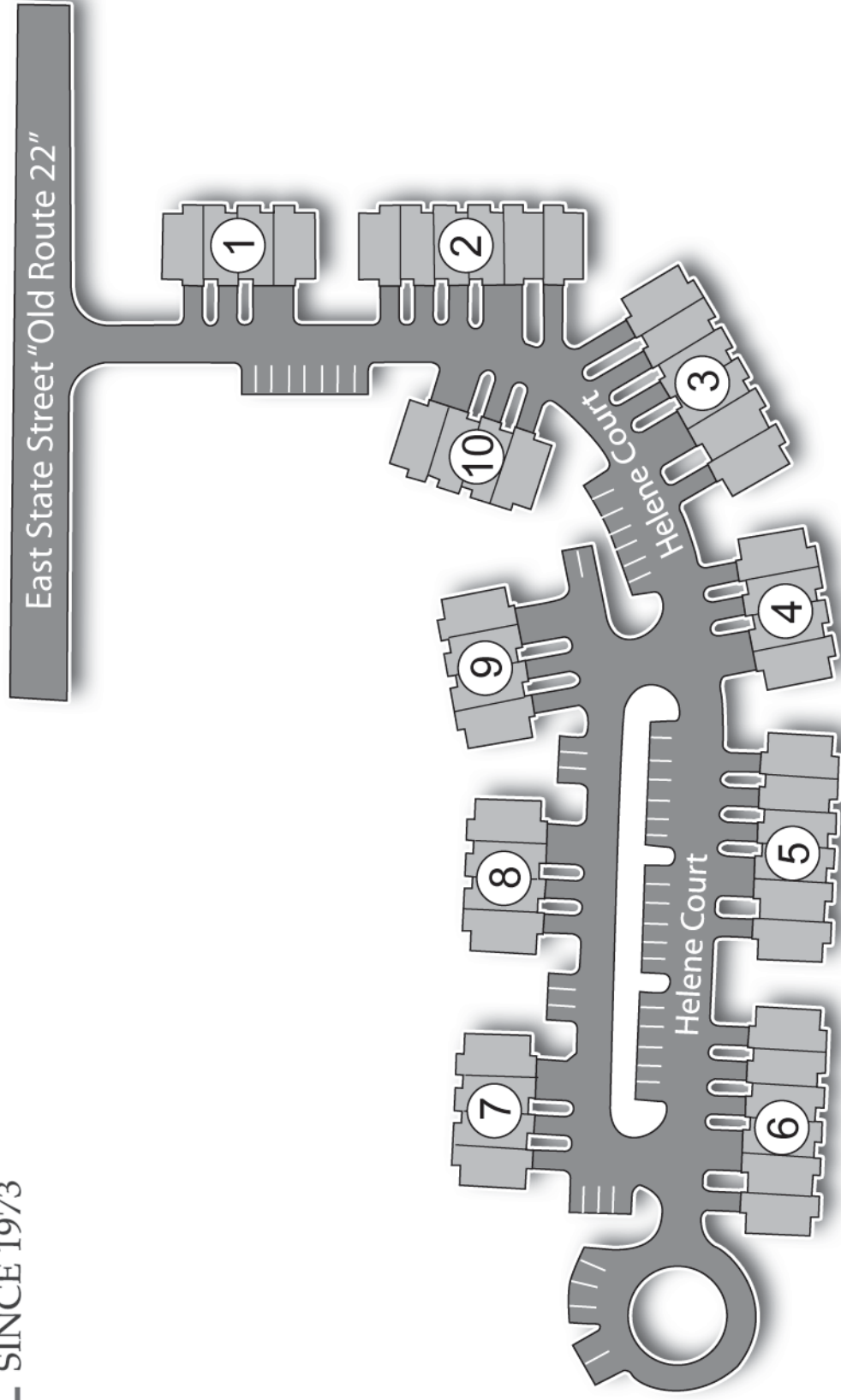
## FIRST FLOOR (783 SQ.FT.)



## SECOND FLOOR (1,042 SQ.FT.)



THE TOWNS AT  
KAERCHER CREEK



**Directions:** Rt. 61 north, bear right at light onto S. 4th St. into Hamburg. Go straight to light at E. State St. / Old Rt. 22 and turn right. Travel 0.7 miles to community on the right.

For directions to another Greth Homes community contact your Customer Associate or call the Greth Homes Model Center at 610-926-8786.

## Greth Homes Quality Care Program Featuring:

- ✓ Our 1//11 check up program. We'll return to your home for regularly scheduled visits 1 month after move in, and again at 11 months to take care of items covered under warranty
- ✓ A 1-year limited warranty for material and labor
- ✓ Manufacturer warranties on applicable items
- ✓ A 10-year limited structural warranty
- ✓ 24 hours a day/7 days a week emergency service throughout 1 year limited warranty period

## **GRETH HOMES LIMITED WARRANTY GUIDELINES**

**\*Note:Some portions of this Warranty may not apply to customers living in an association**

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