

EXHIBIT "B"

STANDARD FEATURES FOR

THE ERIE

BASE PRICE \$547,000

STANDARD EXTERIOR

- SMART SIDING/STONE EXTERIOR
- MULTI DIMENSIONAL ASPHALT SHINGLES
- VINYL WHITE DOUBLE HUNG WINDOWS
- INSULATED EXTERIOR ENTRY DOOR
- WEATHERPROOF WATER SPIGOTS
- WEATHERPROOF ELECTRICAL OUTLETS
- SEAMLESS GUTTERS AND DOWN SPOUTS
- COMPOSITE DECKING AND ALUMINUM RAILINGS FOR FRONT PORCH
- TREATED BACK LANDING AND STEPS
- ALUMINUM SOFFITS & FACIA
- ATTACHED GARAGE AND ASPHALT DRIVEWAY

STANDARD INTERIOR

- OVERSIZED PAINTED TRIM THROUGHOUT
- PAINTED SOLID CORE PANEL MASONITE DOORS
- FLARED HARDWARE
- 3 ¼" HARDWOOD FLOORS THROUGH OUT FIRST FLOOR
- CARPET THROUGHOUT SECOND FLOOR HALLWAY AND BEDROOMS
- FULL BASEMENT 9ft CEILINGS
- FIRST FLOOR 9FT CEILINGS
- DROP IN LAUNDRY TUB
- SMOKE DETECTORS
- BATT INSULATION
- FUTURE BATHROOM ROUGHED IN BASEMENT
- CUSTOM STAIRS AND RAILING

STANDARD UTILITIES

- 200 AMP SERVICE W/ CIRCUIT BREAKERS
- (2) GAS FORCED AIR FURNACES
- (2) CENTRAL AIRS
- TANKLESS GAS HOT WATER HEATER
- SUMP PUMP AND PIT
- EJECTOR PUMP AND PIT

BATHS

- STANDARD WHITE KOHLER OR SIMILAR FIXTURES
- STANDARD CHROME MOEN FAUCETS
- TRI STAR CUSTOM CABINETS
- GRANITE/QUARTZ COUNTERTOPS
- CERAMIC TILE THROUGH OUT
- GFI OUTLET

KITCHEN

- TRI STAR CUSTOM CABINETS
- GRANITE/QUARTZ COUNTERTOPS
- STANDARD CHROME MOEN FAUCET
- DOUBLE BOWL STAINLESS STEEL SINK

ALLOWANCES

| | |
|----------------|-------------------------|
| TILE | \$3.00 PER SQUARE FOOT |
| CARPETING | \$30.00 PER SQUARE YARD |
| LIGHT FIXTURES | \$1,000.00 LUMP SUM |
| APPLIANCES | \$4,000.00 LUMP SUM |

NOT INCLUDED

- ANY FINAL GRADING, TOPSOIL NEEDED, OR LANDSCAPING
- ANY CLOSET SHELVING
- ANY SHOWER DOORS OR MIRRORS
- ANY DECKS OR CONCRETE PATIOS
- ANY BATHROOM ACCESSORIES, TOWEL HOLDERS, ETC.
- ANY FENCING