



COLUMBIA PLACE



**100 Garden of Eden Road
Wilmington, Delaware**

**(302) 834-1740
www.reybold.com**

An Active Adult Community by





COLUMBIA PLACE

Dear Prospective Homeowner:

On behalf of Reybold and our entire team, I would like to personally thank you for considering making Columbia Place your new home.

For more than two decades, Reybold has focused on building homes and communities to fit a modern lifestyle. Columbia Place is our latest project specifically for Active Adults. The homes feature open floor plans, first floor owner suites, top end materials and more, all in a location central to so many local, area and regional hot spots.

From material sourcing to appliance selection, Reybold's homes are built to the highest standards. These practices result in luxury, energy-efficient homes that save money, reduce carbon emissions, minimize impact on the environment, and improve overall quality of life for homeowners and the region.

Even more important is our commitment to you beyond the building process. Our customer service includes a one-year door-to-door in home warranty as well as a Residential Home Warranty 10 year homebuyer's warranty.

Thank you once again for considering making Columbia Place your home. We hope to see you soon and look forward to the opportunity of building a future with you!

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerome S. Heisler, Jr.", written over a blue line.

Jerome S. Heisler, Jr.
Owner





COLUMBIA PLACE

Cover	1
Welcome Letter	2
Table of Contents	3
Community Description	4
Site Plan.....	5
French Country Architecture	6
Highlighted Features	7
Home Owners Association Information.....	8
Clubhouse	10
Hot Spots & Things to Do	11
Local Area Map	12
Featured Construction Details & Specifications	13
Green Building and Energy Star Information	23
National Green Building Standards	24
Energy Star	29
Lot Premium Detail Sheet	40



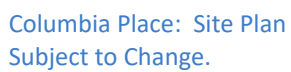
Community by Design

Columbia Place is an Active Adult project located on Garden of Eden Road in the Talleyville area of Wilmington, Delaware. The site is nearly 15 acres and will have a mix of homestyles to fit a variety of tastes. The 17 single family homes stretch across the western side of the site and wrap around to the south. Two condominium buildings form a border to the east of the property while the townhomes fill in the core of the community.

The main road meanders in a circular path through Columbia Place connecting residents throughout. Sidewalks and other paths around the community contribute to the feel of connection. The clubhouse is located near the entrance to Columbia Place with an outdoor patio gathering area and adjacent open space.

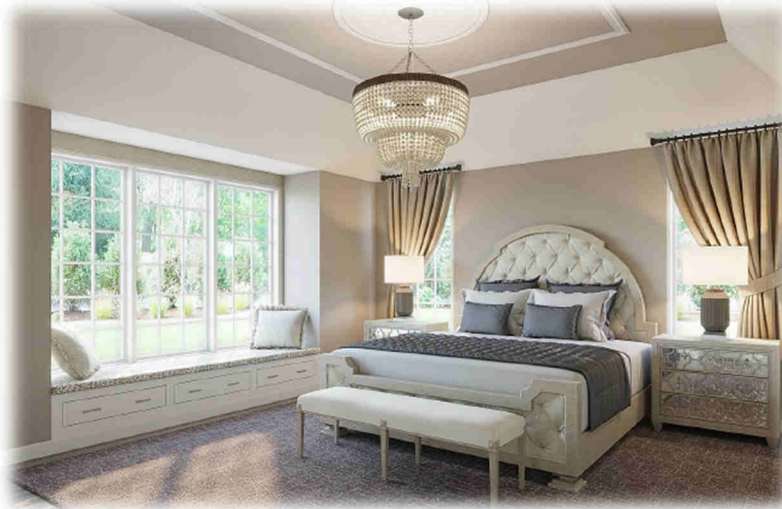
In addition to landscaping around homes, there will be several green areas in Columbia Place for visual appeal, social engagement and environmental benefits. Central to the community is the largest of these areas with a planned area for a community garden to the side. A stormwater management pond to the northwest is designed not only to serve that important purpose, but to add to the overall visual charm of the French Country architecture concept.

It is our hope that all Columbia Place residents will enjoy as much of their time within the community as they do when out exploring what the area has to offer.





French Country Architecture



The homes at Columbia Place are inspired by French Country Architecture. A rustic style perfectly blended with traditional French characteristics and modern craftsmanship make these homes timeless in appearance and appeal. Asymmetrical plans feature sloping roofs with windows breaking through, a balanced complement of masonry and siding, as well as ornamental attributes such as the copper accents on dormers windows, chimney and bays, further define home exteriors. Inside, floorplans embody luxury and comfort with spacious living areas, first floor owners suites and superior finishes.

To ensure that every home is customized to individual tastes, each Buyer will meet with Reybold's in-house design specialist to personalize their home. This allows each Buyer to choose individual layouts and design features desired for their home. All homes will have the same French Country elegance but, with personalized touches, no two homes will be alike.



Highlighted Features

- * Aged Restricted Gated Community with Club House and Amenities Included
- * Pella Windows with Board and Batten Hardie Plank Siding and Upgraded Roof
 - * Locally Quarried Natural Stone Exterior Veneers and Interior Accents
 - * Paver Walks and Driveways throughout Community
 - * 10' Ceiling Height on Main Floor
 - * 7' 1/4" Base Boards through out
 - * Gourmet Kitchen Layout with Grabill Cabinets
 - * Kitchen Aid Stainless Steel Appliances
 - * Level 1 Granite or Quartz Countertops in Kitchen and all Baths
 - * Kohler Plumbing Fixtures, Commodes and Sinks
 - * 5" Engineered Hardwood in Foyer, Kitchen/Dining, Powder Room and Stairs Up to 2nd Floor
 - * Level 1 Shaw Carpets in Beds, Loft, Great Room and Study
 - * 12" x 12" Floor and Wall Tile Included in all Baths
 - * 3" x 6" Subway Tile Backsplash in Kitchen
 - * Low Maintenance Bulb-less LED Recess Lights
 - * Fireplace with Wood Mantel and Flush Hearth





Home Owners Association



The Columbia Place Home Owners Association will allow you to have plenty of time to enjoy your busy life without all the worries of maintaining your property. Maintenance of open spaces, streets and sidewalks will be managed ensuring continuity throughout the community.

Estimated at \$400.00* per Single Family or Townhome unit per month*

A gated entrance adds a level of access control to the community. The Clubhouse has fully functioning kitchen, fitness center and great room. On-lot landscape maintenance includes mowing and turf treatments, bed maintenance and mulching, gutter cleaning and repair, snow removal from sidewalks and driveways, and trash and recycle removal.



Home Owners Association Draft Budget⁽¹⁾

Revenue

Base Rate HOA Dues	\$	715,200
Total Revenue	\$	715,200

Operating Expenses		Responsibility	
		Service Corp. ⁽²⁾	Maintenance Corp. ⁽²⁾
Profnl HOA Management	\$	120,000	✓
Legal Exp		3,500	✓
Security Svcs		280,000	✓
Snow Rmvl		20,000	✓
RandM General		25,000	✓
Vehicles RandM (Security)		13,000	✓
Insurance		3,000	✓
Landscaping		80,000	✓
Signage		250	✓
Entertain/Promo		1,500	✓
Bank Svc Chgs		500	✓
Office Exp		3,500	✓
Postage		2,000	✓
Taxes Other		25	✓
Taxes Real Est		4,500	✓
Bad Debt Exp		1,750	✓
Late Chgs/Penalties		150	✓
Trash Removal		40,000	✓
Communications		6,000	✓
Electric		12,500	✓
Gas		4,500	✓
Sewer		2,000	✓
Water		2,000	✓
Total Operating Expenses	\$	625,675	
Reserves			
Clubhouse/Equipment/Furnishings	\$	25,000	
Recreational Areas		5,000	
Contingency - General		5,000	
Total Reserves	\$	35,000	
Total Surplus/Deficit	\$	54,525	

Notes:

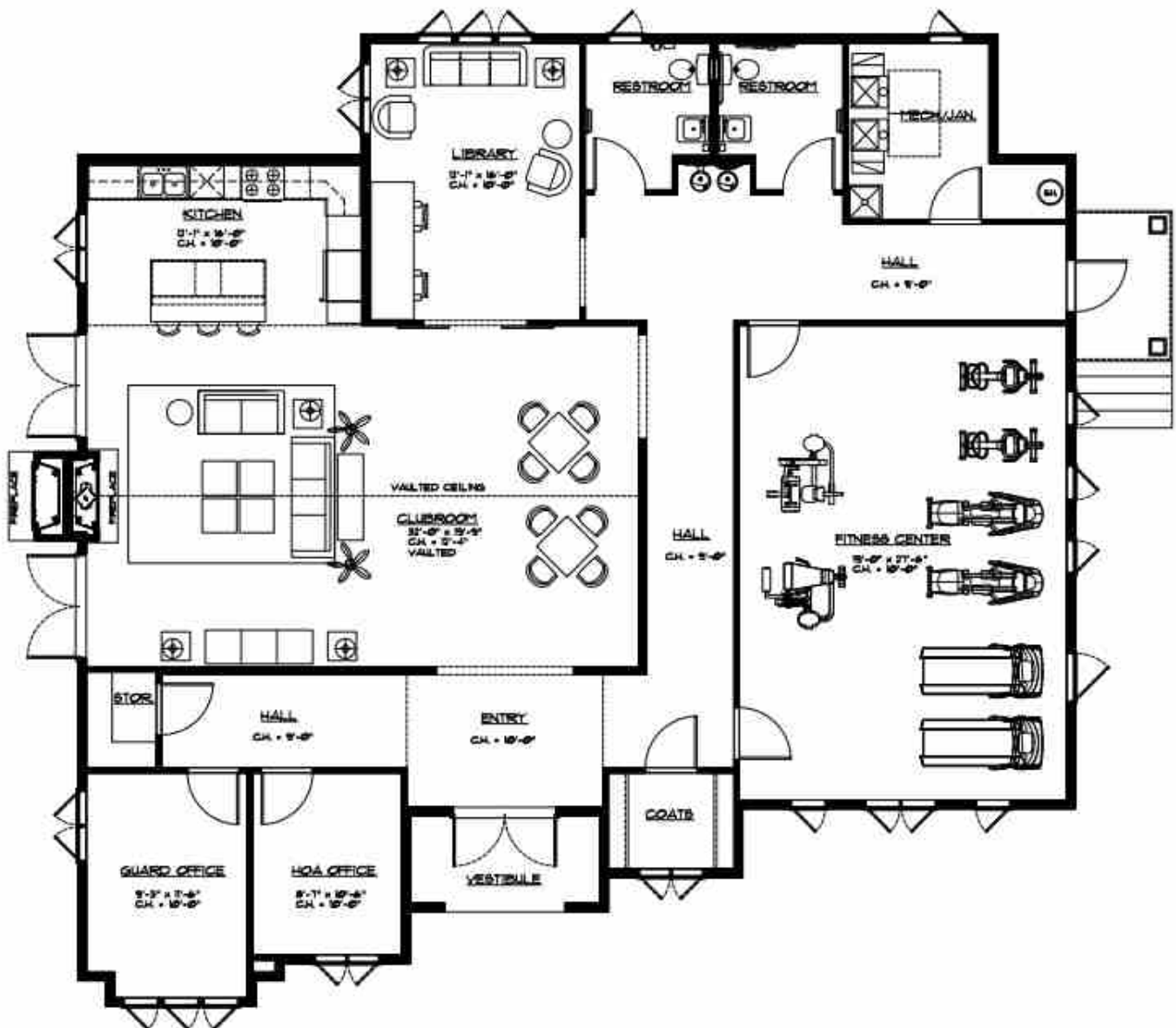
- (1) The items included in this budget represent the services intended for the residents of Columbia Place. It is based on years of experience managing residential properties.
- (2) Joint responsibility for budget item does not necessarily constitute a 50/50 split between the Service Corp. and Maintenance Corp.



COLUMBIA PLACE

Proposed Clubhouse Layout

Includes: Controlled Access, Library,
Fitness Center, Great Room





Hot Spots and Things to Do



Wilmington Riverfront



Cape Henlopen State Park



Pocono Mountains



Philadelphia Museum of Art

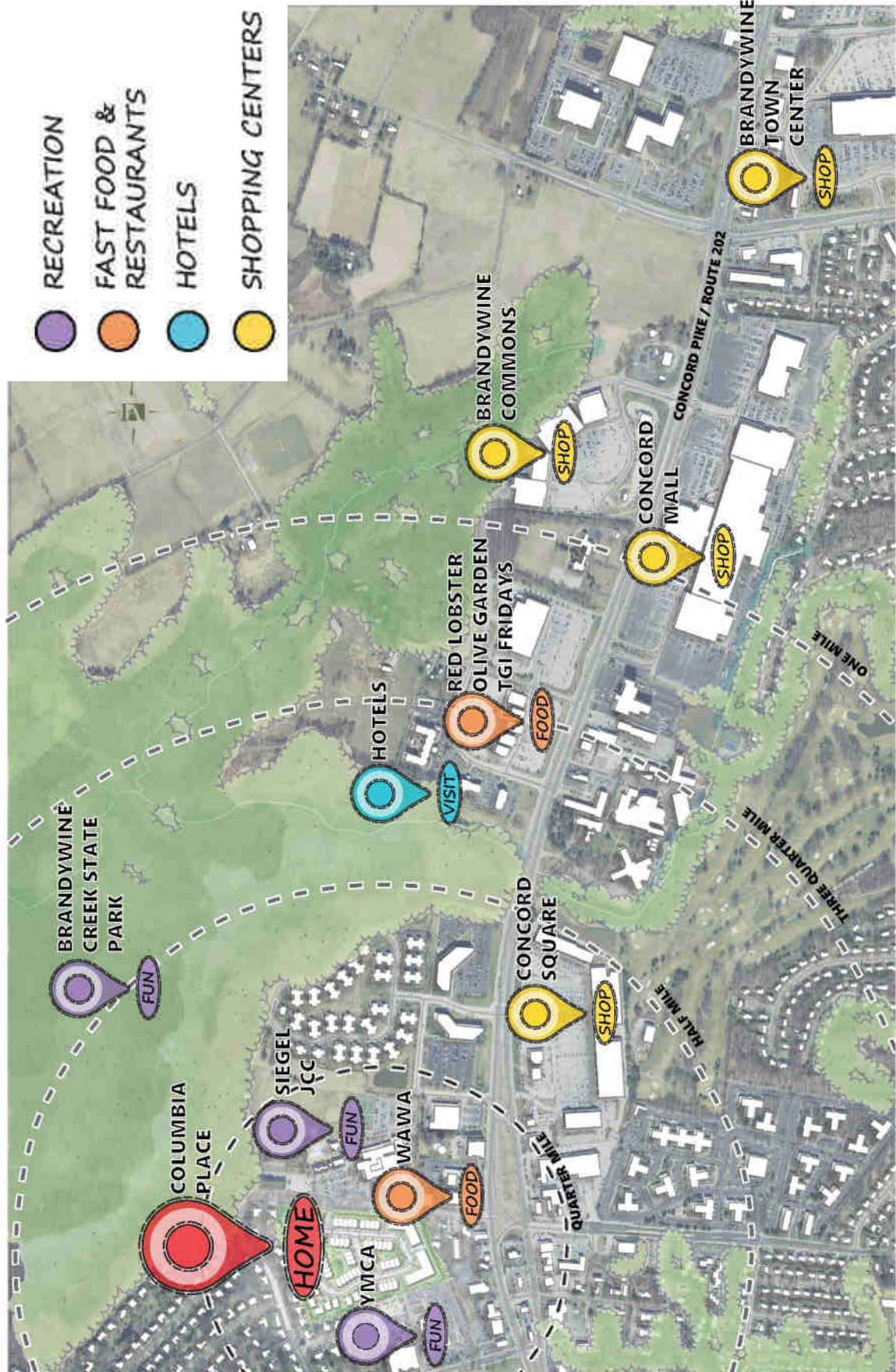
Columbia Place is located across the street from the Jewish Community Center and Brandywine Creek State Park and adjacent to the First State National Historic Park. Around the corner is the Brandywine YMCA. Just a few minutes drive time away is the Concord and Christiana Malls, Wilmington's Riverfront (home to the Wilmington Blue Rocks), Delaware Theatre Company, Delaware's Children Museum, as well as numerous restaurants, outlet shopping, and River Market.

The Philadelphia International Airport is a short 30 minute drive to with Philadelphia stadiums and other attractions a bit further.

For those outdoor lovers, the Delaware/Jersey Beaches or the Pocono Mountains are just two hours drive.



Columbia Place—Local Hot Spots





COLUMBIA
PLACE

Custom Homes

**Featured Construction Details
and
Specifications**



Custom Homes at Columbia Place

Featured Construction Details and Specifications

1. **Concrete and Masonry**

- Foundation walls-poured 10" formed in place concrete, 9'+/- Basement walls with (1) egress window and (4-5) 2'-8" Awning windows per house type and R-11 foil faced insulation, R-13 when finished basement is selected
- Sump compartment 24" diameter poly compartment with lid and battery backup included when finished basement is selected
- 10 year dry basement warranty with certificate
- Concrete Slab: 4" Floors on 6 mil poly under slab, reinforced garage slab where required
- Stone Veneer (locally quarried) full height chimneys at all fireplace locations and as per plan/elevations

2. **Structural Framing**

- Steel beam and Columns at basement above garages per house type
- Wood Framing: 2 x 6 at 16" o.c. on exterior walls of conditioned spaces also included at Dormers, Half Walls, Cased Openings, Garage, and Partition Walls
- Floors: Open Web, Floor Truss System at all floors
- Roof: Engineered roof trusses will be utilized at all main roof systems, 2x Stick framed at all ornamental roof above bays and garages
- Sub-Floor: ¾" T&G-OSB (glued and shank nailed) Advantech weatherproof assembly system
- Exterior wall sheathing: "Zip Wall System"
- Roof sheathing: 7/16 OSB sheathing
- Ceiling Heights per Plans:
 - Basement floor 9' +/-
 - First floor 10' +/-
 - Second floor 9' +/-

3. **Roof**

- Roofing Materials: Certainteed "Grand Manor," color "Gatehouse Slate" style fiberglass reinforced asphalt, 10 year manufacturer's full replacement and Lifetime product warranty Copper flashing at all gable valleys, crickets and side walls per plan
- Metal Roofing: Copper standing seam roof systems with ice guards where required
- Underlayment: Ice/Water Shield at all Valleys and eaves, 15# Felt paper at all main roof fields
- Flashing: Aluminum at asphalt shingle facias and copper drip edge at copper standing roofs
- Gutters/Downspouts: Half round copper gutters, brackets and copper downspouts
- Ridge Vent: Ventilating Cobra Vents continuous at all ridges per plan



4. Windows and Exterior Doors

- Windows:
 - Style: Pella Proline casement windows per plan
 - Glazing: Low E, 20 year warranty on glass
 - Exterior Finish: Aluminum DuraClad color as pre-determined color schemes
 - Interior Finish: White painted wood
 - Grids: Simulated divided light as per house type
 - Insect screens: Included at all operable windows
 - Hardware: Pre-finished White or Champagne
- Main Entry door with sidelights
 - Therma Tru, 2-Panel Carriage style, 8' height wood stain finish door with transom and sidelights per plan and as per house type
 - Schlage Hardware to be selected at design center
- Patio Doors
 - Style: Pella sliding glass doors, size as per plan
 - Glazing: Low E, 20 year warranty on glass
 - Grids: Simulated divided light, pre-finished to match exterior color scheme selection
 - Hardware: Pre-finished White or Champagne
 - Service Doors
 - Style: To match panel pattern selected per house type
 - Fire-rated solid wood as per code requirements
- Elevator Doors
 - Style: To match panel pattern selected per house type
 - Fire-rated solid core as per code requirements at garage and elevator doors
 - Hardware: To be selected by owner at design center
- Garage Doors
 - Style: Carriage House style "Overhead Doors," Old World Collection with hardware as per plan
 - Quantity and Size: (2) 8'w x 8'h as per plans and house type
 - Finish: Honduran mahogany finish and glass above
 - Openers: (2) Liftmasters series, wifi capable with remote controls
- Shutters
 - Species: Stained Mahogany
 - Style: Board and Batten
 - Color: Stained to match determined exterior color scheme



5. Exterior Finishes

- Siding: JamesHardie Board and Batten and shake siding
 - Finish: Smooth finish for board and batten and wood grain for shake siding
 - Color: Aged Pewter, Monterey Taupe, and Timber Bark as per pre-selected color schemes
- Soffit: VersaTex synthetic beaded boards, solid and vented as required
 - Color: White and as per pre-selected color schemes
- Fascia: VersaTex synthetic board 1 x 8
- Rakes: VersaTex synthetic board 1 x8 or as required per house type and elevation
- Stone: 2-3" locally quarried stone veneer, on metal lath and mortar, on drainage mat and 15# felt underlayment moisture resistant membrane
 - Color: (3) custom blends of local stone and as per pre-determined color schemes
- Brick: Glen-Gery Brick
 - Color: Olde England
 - Style: "Town Crier Series," Soldier and Running Bond
 - Size: Standard

6. Exterior areas and Landscaping

- Main Entry
 - Landing: Concrete
 - Steps: Concrete with paver stone finish
 - Front Walkway: 4' wide pavers to match the driveway
- Driveway
 - Material: Paver Driveways, color and pattern as per plans
 - Color: TBD throughout community and as per pre-selected color scheme
- Landscaping
 - Sod distributed areas with inground sprinkler system

Note: Landscaping (including sod, shrubs, trees, and plantings): in that the builder has no control over many factors like (weather, insects, and watering, and other than necessary care) which effect the health of landscaping is excluded from the Builders Warranty but will be maintained by the HOA.
- Decks
 - Trex 6" wide wood grain boards on track system (No visible fasteners on the surface)
 - Rails: Trex Railings to match decking
 - Balusters: Trex Balusters
 - Posts: 4 x 4 deck posts and caps



7. Heating and Air Conditioning

- Heat
 - Type: Trane with Galvanized sheet metal duct work
 - Fuel/Heating Source: Natural Gas
 - Efficiency: 95% rating plus furnace
- Air Conditioning
 - Type: Trane
 - 16 SEER rating air conditioning (size may vary depending on home)
 - One (1) System with two (2) Zones and two (2) Thermostats 1st and 2nd Floors with dampers

8. Plumbing

Note: Plumbing fixtures selected comply with all local codes. Standard selections are Manufactured by Kohler and upgrades available as per Design Center to be selected by Owner

- Kohler Plumbing fixtures Standard as per model and plans
- Kitchen
 - Kohler Undermount 50/50 Stainless Steel Sink
 - Garbage disposal under cabinet switch
 - Kohler Sink Faucet
 - Dishwasher with supply line and drain
 - Ice Maker water line supply for refrigerator
- Bathrooms
 - Ceramic/Porcelain/Stone tiled shower stall with semi-framed clear glass hinged doors in Owners Bathroom
 - Cast Iron Kohler Tub/Shower combination with tile surrounds in secondary baths and shower only options available
 - Vanity Tops—Level 1 Granite/Quartz with 2” splash
 - Faucets - Shower faucets by Kohler with anti-scald protection
 - Water Closets - Kohler Comfort Height
 - Accessories - Kohler
- Powder Room
 - Kohler fixtures
 - Kohler Comfort Height water toilets and pedestal sink
- Laundry Room
 - Custom Cabinetry by Grabill with granite/quartz countertops with 2” splash
 - In-wall distribution box with shutoff and drain
 - Dryer vent 4” rigid metal ducted to exterior vent hood
 - Kohler Undermount Sink



- Washer and Dryer not included. Upgrade options available.
- Exterior hose bibs
 - Two (2) located by builder at the front and the rear/or side of house
 - Note: Homeowner is responsible to unhook hose and drain bibs to enable frost-free design to work and thus prevent freeze-up*
- Water Supply
 - Public – City of Wilmington
- Water Heaters
 - Fuel Source: Natural Gas
 - Bradford White Tankless Water heater with pvc drain for condensate
- Drain Piping
 - Schedule 40 PVC drains and vent stacks
- Water waste treatment
 - Public – New Castle County Sewer, schedule 40 PVC sewer pipe

9. Electrical

- 320 amp service panel with circuit breakers
- Garage door openers at each door with remotes for each
- Supply and install the following items per plan
 - Door chime (front door bell button)
 - Toggle switches standard with decora series optional
 - Bath/Powder room ceiling mount exhaust fans, ducted to the exterior hood
 - Smoke detectors (Per NCC code)
 - Phone/TV jacks – (6) RG6 Satellite and Cable Ready. Additional phone/cable jack when basement is finished.
 - LED hardwired recessed lights as per plan and model
 - LED Exterior security lights optional
 - Three (3) Exterior weather proof outlets
 - Security system and WiFi ready entry system with two (2) panels
- Circuitry, wiring, switches and outlets will be provided as required by code and will be located as per plan as determined by the Architect and licensed electrical contractor
- Necessary surface mounted interior and exterior lighting fixtures and illumination for such fixtures are to be selected and purchased by the builder



10. Insulation

- Exterior walls of conditioned spaces to be R-21 batt fiberglass insulation
- Ceiling (above 2nd Floor and Vaulted ceiling adjacent to attic) R-49 Fiberglass blown insulation

11. Drywall

- Wall and Ceilings of finished area ½" GWB
- Garage Walls and ceilings have (2) layers of 5/8" GWB per NCC fire code
- Bathrooms – ½" Water Resistant Board (WRB) at wet areas only
- Shower surrounds and tiled areas – ½" Concrete board with tiled finish
- Installation/fastening: Glued and screwed throughout and nailed on perimeter

12. Fireplace

- Heat and Glo gas fireplaces per plan
- Wood mantle, slate surround and flush slate hearth standard. Raised hearth with stone mantle and stone surrounds are optional per Design Center selections

13. Flooring and Wall Tile

- Engineered 5" Hardwood floors per plan
- Porcelain/Ceramic/Stone selections
 - Installed over wet bed cement underlayment
 - Areas: Master bathroom floor and shower stall: Laundry room, and 2nd floor bathrooms per Design Center selections
- Upgraded Carpet with 6lb pad per plan

14. Staircases

- Main 1st to 2nd Floor
 - Treads: Oak, stained to match floors
 - Risers: Poplar, painted white
 - Newel Posts: Poplar with Oak band and cap
 - Handrails: Oak, stained to match floors
 - Balusters: Poplar, painted white

15. Basement

- Steps
 - Box Style: Pine treads, risers, and stringer with Poplar handrails



16. Interior Millwork

- Interior Doors:
 - Solid core wood, 3-Panel doors throughout, painted, with three (3) pair hinges per door frame
 - Casing/Jambs: Painted finish 3-1/2" wide painted pine throughout all floors
 - Door Knobs and/or levers: Satin Nickel finish with lever style handles and hinges to match, alternative finished available at Design Center and to be selected by Owner as an upgrade
- Window and Door Trim
 - 3-1/2" wide casing, painted pine, throughout all floors
- Baseboard Moldings
 - 7-1/4" height, flat with bed molding capital, painted pine throughout all floors
- Crown Molding
 - Optional 4-1/2" height cove molding as per Design Center selections made by owner
- Closet Shelving Systems
 - Painted poplar shelving with hanging rods below as per plans

17. Cabinets

- Gourmet Kitchens Standard and includes Double Wall oven, Microwave, Dishwasher, Refrigerator, Cooktop Range, Overhead Hood, and Garbage disposal
- Kitchen, Bathrooms and available options: Custom solid wood cabinets by "Grabill" include solid wood boxes, dove tail connections, soft close drawers and doors throughout all floors, finishes and styles to be determined at Design Center and to be selected by Owner

18. Countertops

- Level 1 Granite and Quartz included. Upgrade options available at Design Center
- Kitchen Backsplash: 3 x 6 subway tile included
- Bathroom: 2" splash included to match countertop
- Edge Details: Bevel and Eased Edges standard with multiple additional profiles available at Design Center and to be selected by Owner as upgrades

19. Appliances

- KitchenAid Appliances standard package includes Double Wall oven, Microwave, Dishwasher, Overhead Hood and Refrigerator
- Bosch, Viking, Sub-Zero, Cove and Wolf Appliance packages are also available and per Design Center selections to be selected by Owner as upgrades



20. Paint and Finish

- Exterior: “Sherwin Williams” on all synthetic trim details
- Interior ceilings and walls: “Sherwin Williams” flat finish
 - One prime coat and two coats of finished color with touch-up at completion
 - One color throughout standard with multiple color options available at Design Center and to be selected by Owner as upgrades
- Interior Millwork: “Sherwin Williams” semi-gloss finish
 - One prime coat and two finish coats of SW Fulton 7101 on window, door and baseboard trim color
- Stairs: “Sherwin Williams” stain grade
 - Stained treads, Newel posts, railings, and base plates standard with painted balusters and base plates at stairs
 - Painted risers standard and multiple color options available at Design Center and to be selected by Owner as upgrades

21. Elevator

- Elevator is upgrade option. Standard space is finished storage.
- As manufactured by Elevator Ready the structure for the optional Elevator will be constructed standard as per plan for all house types.
- Conveying system is a cable system with NO hydraulic assembly & will require NO fluids to be maintained
- Multiple door finish, hardware, wall finish, floor finish, lighting, and ceiling finishes are available and to be coordinated at the Design Center and to be selected by Owner.

22. Final Cleaning

All window and door glass will be thoroughly cleaned both interior and exterior prior to Occupancy. Cabinetry will be cleaned and dusted. HVAC register will be vacuumed and HVAC filters changed while entire system is flushed. Kitchen and bathroom will be cleaned and polished while mirrors to be treated and streak free. Hardwood and ceramic floors will be cleaned and dusted. Carpeted areas will be vacuumed while base boards are wiped down and detailed. Interior and exterior light fixtures will be cleared of any residue, cleaned, and clear of insects. Concrete basement and garage floors will be mopped, scrubbed and vacuumed. Walkways, driveways, Siding, Stone, and Brick are pressure washed and detailed. Landscaping is pruned, primped, mulched, edged as per Landscaping plan while the sodded lawn will be freshly cut for Settlement.

23. Warranty

One Year Builders Warranty as per Builder and Ten Year Homeowner’s Limited Warranty as issued by Residential Warranty Company LLC. The manufacturer’s warranties take precedence. The foregoing specifications constitute the entire specifications package for the property and supersede all previous plans, blueprints, or specifications reviewed and/or discussed by the Buyer and Seller while all representations, statements, agreements or understandings, oral or otherwise of any kind previously made by and/or between Buyer and Seller with regards to specifications shall not be altered or amended except in writing signed by both the Buyer and Seller.

Please Note: Builder reserves to the right to substitute equal or better materials in the event that specified materials have become discontinued, backordered, or tariffed in order to keep the construction process on schedule to close on the promised date of settlement. In the event of this occurrence, the Buyer will be notified in writing of any changes required to complete the home.



POLICIES ATTACHED TO AGREEMENT OF SALE

All Structural Options must be selected by the date Buyer submits to Seller an Agreement of Sale. Structural Options include those selections such as, but not limited to floor plan, deck, finished basement, box/tray ceilings, gourmet kitchen, bench seat, and garage style (side/front). Changes to structural options will not be permitted beyond seven (7) calendar days from the **Ratification Date of Contract**. All Non-Structural Options must be selected within fourteen (14) calendar days from Ratification Date of Contract and finalized no later than three (3) calendar days following the meeting selection date, otherwise known as Options Closing Date. Non-Structural Options includes those selections such as, but not limited to, flooring, hardware and finishes. Seller reserves the right to charge a \$500.00 non-refundable fee for each Special Options Request (SOR) depicted and otherwise not offered structural changes to construction and/or not offered upgrade options that Buyer wishes to have added to the build schedule.

Seller, at its sole discretion, may permit Buyer to make structural and/or non-structural changes beyond the above deadline provided the Buyer pays an additional \$500.00 non-refundable fee for each such change and such changes can be efficiently incorporated in to the construction process.

In the event the Buyer chooses not to make any option selections or otherwise fails to do so within the stated deadlines, Buyer understands and agrees that the building of the subject home will include all standard selections chosen by the Seller.

Buyer hereby acknowledges that an independent appraiser for Buyer's loan (if applicable) may not value Buyers selected options at the full price to be paid for the options. In the event, that the appraisal is lower than the amount Buyer has agreed to pay Seller, Seller will not reduce the Purchase price and Buyer understand and agrees to provide additional cash at Closing as required to complete the transaction. The handling of all deposit monies shall be governed by paragraph XVII of the Agreement of Sale.

OPTIONS OF DEPOSIT POLICY

1. **Structural Options:** Seller reserves the right to require additional deposit monies for all structural options to base house construction accepted beyond 7 (seven) calendar days from the **Ratification Date of the Contract**. Additional deposit monies for structural options priced between \$0.00 and \$15,000.00 will be between 10% to 25% of structural option pricing. Additional deposit monies for structural options to base house construction pricing that exceeds \$15,000.00 will be 25% of such excess structural option pricing.
2. **Non-Structural Options:** Seller reserves the right to require additional deposit monies for all non-structural options to base house construction accepted beyond the Options Closing Date. Additional deposit monies for non-structural options to base house inclusions priced between \$0.00 and \$25,000.00 will be between 10% to 25% of non-structural option pricing. Additional deposit monies for non-structural options to base house inclusions pricing that exceeds \$25,000.00 will be 25% of such excess non-structural option pricing.
3. Any additional deposit monies required herein shall be due at the time Seller accepts Buyer's Option changes with a fully executed Options Addendum or Change Order.

SETTLEMENT DELAY

At the discretion of the Builder when there is a delay of settlement, if not Builder's issue, there will be a 1% per month prorata on purchase price of the home value assessed to the Buyer.



Home Innovations National Green Building Standards and Energy Star®

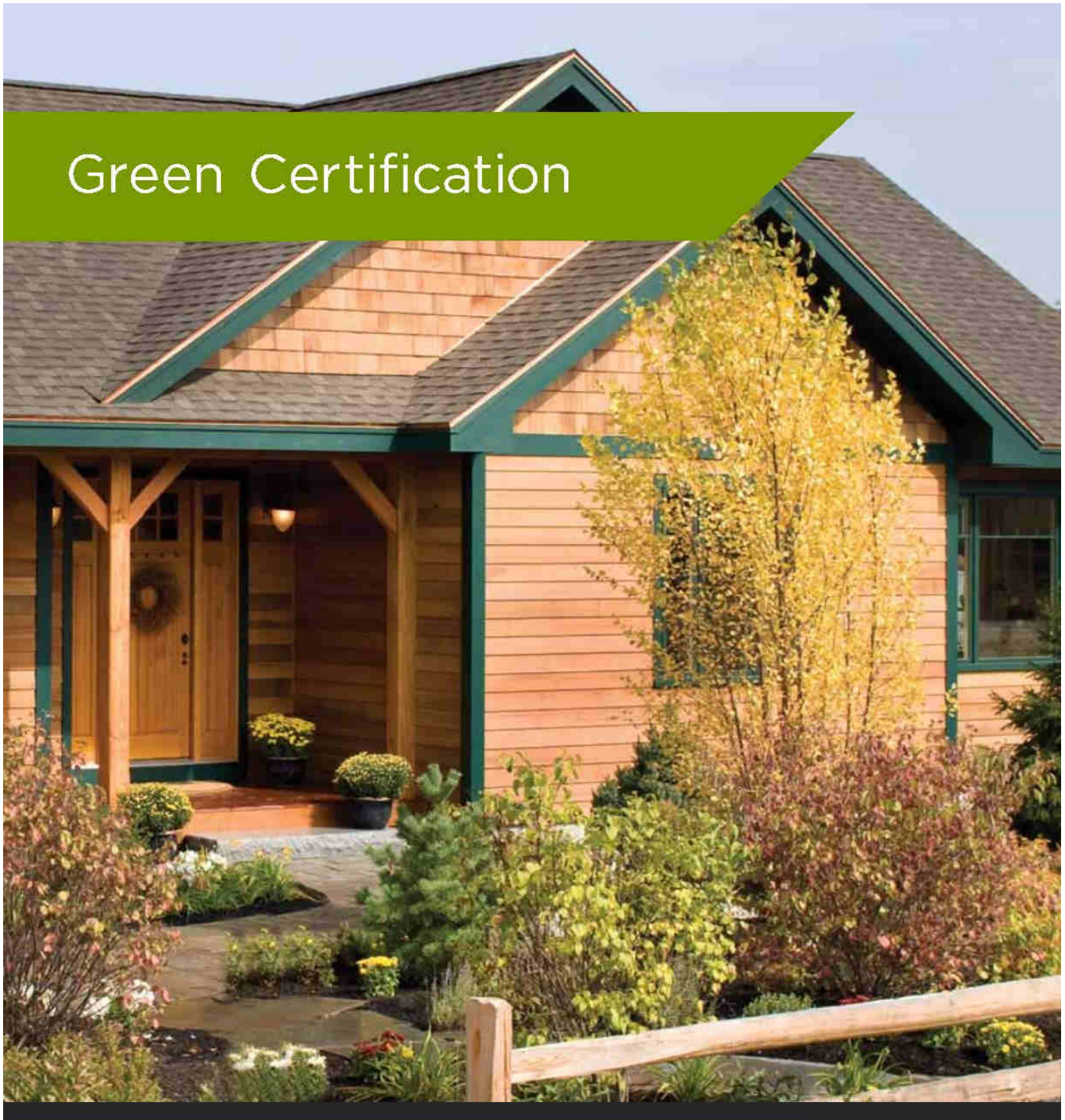
Home Innovations Research Center Green Certified Homes are energy efficient and have heating/cooling systems, insulation, and appliances designed for efficiency and comfort. Homes are **water efficient** and **resource efficient** and designed to reduce construction waste and optimize natural resources. The homes have **improved air quality** due to interior materials that minimize indoor air pollution and are designed for **improved environmental performance** in both site design and development.

Reybold Group was recognized by Home Innovation Labs as a National Green Building Standard (NGBS) Green Partner of Excellence. This honor is awarded for commitment to voluntary, market-driven, third-party certification of high-performance homes and excellence in green building throughout our communities.

In addition to meeting standards set by Home Innovations, every home is Energy Star® certified.



Green Certification



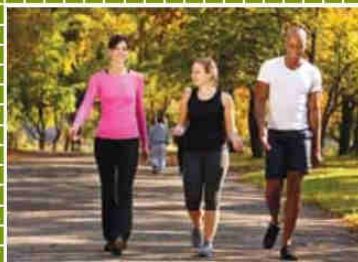
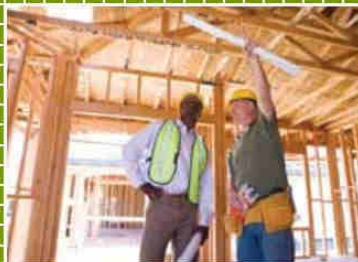
Better Efficiencies,
Healthier Homes



Home Innovation
NGBS GREEN CERTIFIED™



Certify Your Project With the Only Environmental Rating System Designed Specifically for the Residential Construction Industry.



Certifying your single- or multifamily homes as environmentally friendly should be about more than checking boxes on some unqualified checklist. Home Innovation Research Labs provides Green Certification to the ICC 700 National Green Building Standard™ (NGBS) to help you employ green building practices that ensure your projects are healthier for residents, cost less to operate, and are better for communities.

The menu of practical green building practices in the NGBS is designed to help builders construct higher performing, higher quality homes with reduced environmental impacts. The wide range of point possibilities over the six green categories of the NGBS provides you the flexibility to select the practices that work best for your markets, your customers, and the types of homes you build.

As an independent research and testing organization, Home Innovation Research Labs has the capacity, expertise, and credentials to ensure our certification marks stand for consistency, rigor, and credibility. We've also made the marks easy for consumers to recognize and understand, to maximize the impact and value to your business. Like the NGBS, our Green Certification program is designed specifically for residential construction. Our verification requirements provide assurance that homes or apartments are inspected in accordance with a stringent, nationally approved green rating system.

The Home Innovation Research Labs certification mark demonstrates a commitment well beyond a mere marketing label. It proves to your customers and communities that you are committed to better, more sustainable building practices that create meaningful benefits and efficiencies for all involved. And, unlike other certification programs, our NGBS Green Certification is both attainable and affordable for home builders. It's the best choice for your business.



Home Innovation Research Labs NGBS Green Certification Delivers:

A comprehensive, credible program designed specifically for single- and multifamily homes | A rigorous yet attainable and affordable option for builders and developers | A voluntary, market-driven option to show your commitment to your customers and your community | Benefits that matter most to homebuyers and renters

MARKETABLE CONSUMER BENEFITS

HEALTHY HOMES

Limits moisture problems that attract pests and contribute to mold | Provides a level of fresh air that improves indoor living | Reduces indoor pollutants through smart product selection and fresh air ventilation

OPERATING EFFICIENCIES

Creates energy and water savings through strategic equipment selection and sizing, and sound building science principles | Controls maintenance costs through durable construction products and techniques | Provides meaningful savings for residents and operators

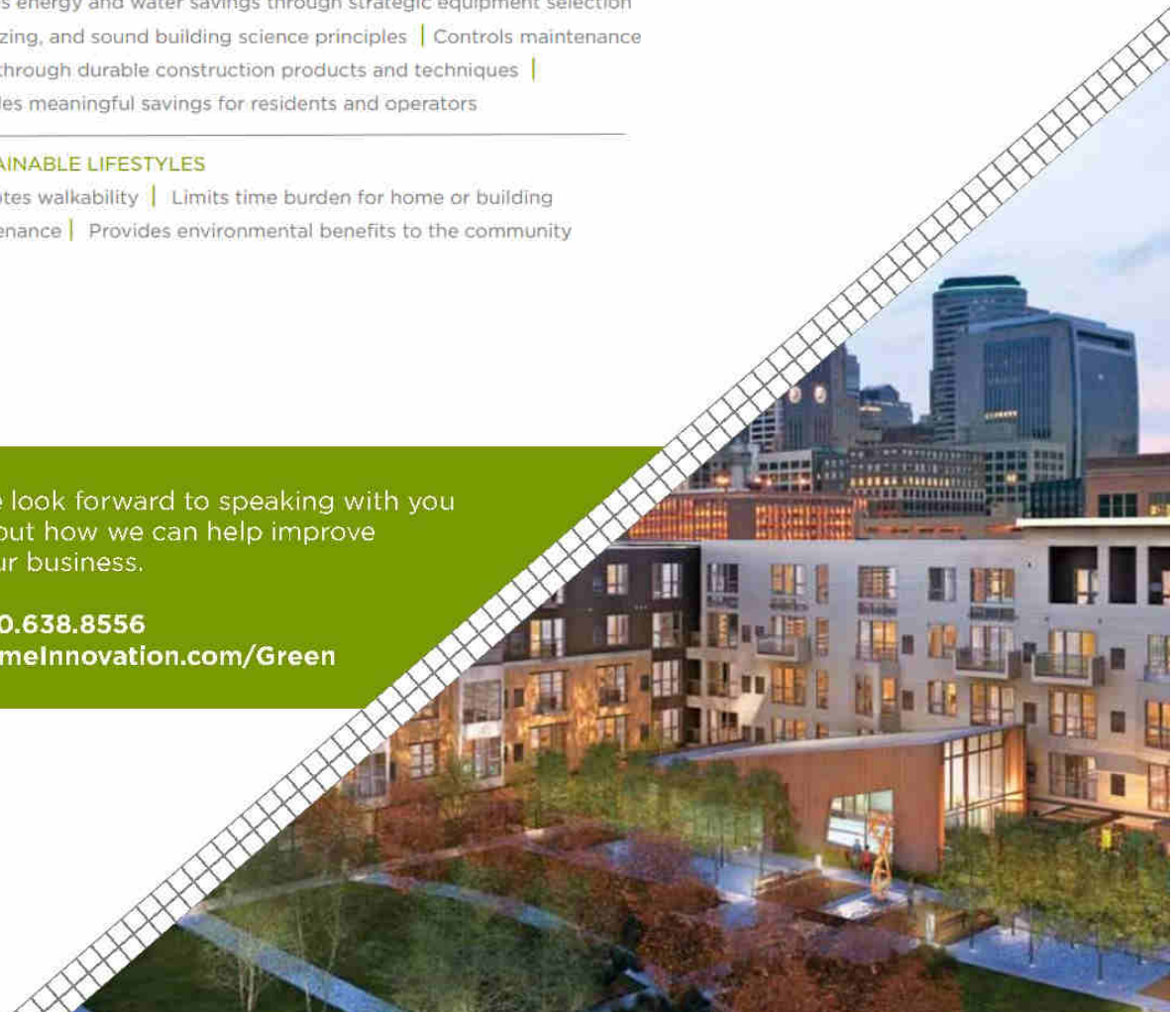
SUSTAINABLE LIFESTYLES

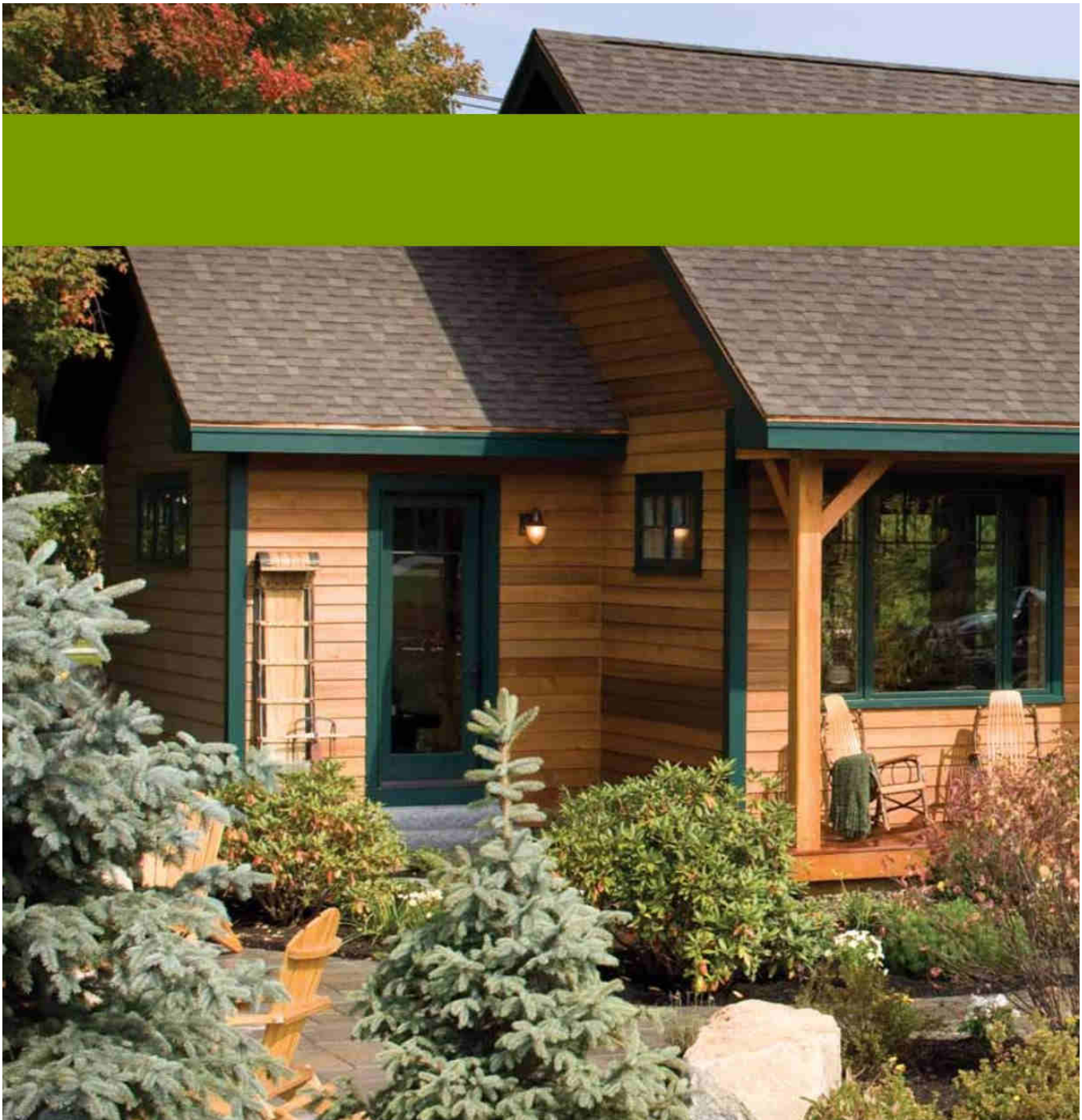
Promotes walkability | Limits time burden for home or building maintenance | Provides environmental benefits to the community



We look forward to speaking with you about how we can help improve your business.

800.638.8556
HomeInnovation.com/Green





Home Innovation Research Labs

400 Prince George's Boulevard, Upper Marlboro, Maryland 20774

P: 800.638.8556 | F: 301.430.6180 | HomeInnovation.com | [Twitter.com/HomeResearchLab](https://twitter.com/HomeResearchLab)

Finding Innovation a Home

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Live Greener. Live Better.



Home Innovation
NGBS GREEN CERTIFIED™

Now You Can Go Green With Confidence

Living green is about embracing better ways to live. It's about healthier homes. It's about increasing energy and water efficiency. It's about helping improve the communities in which we live. Green certification by Home Innovation Research Labs recognizes residences that meet the highest environmental performance standards.

As an independent, third-party inspection agency, Home Innovation Research Labs is recognized as the nation's premier residential building product testing laboratory. We understand every aspect of home building and our green certificate is awarded only to those residences that are in compliance with the rigorous National Green Building Standard™ (NGBS). Living in a Home Innovation NGBS Green Certified home is truly living green.



OUR GREEN CERTIFIED RESIDENCES PROVIDE:

HEALTHY ENVIRONMENTS

- Engineered to limit moisture problems that attract pests and contribute to mold
- Designed to provide an appropriate level of fresh air
- Built with smart product selection and fresh air ventilation that limits indoor pollutants

REAL EFFICIENCIES

- Designed using high-performance equipment and cutting-edge building science to save energy and water
- Built with durable products and techniques to reduce maintenance costs
- Engineered to be more comfortable and save on operating costs

SUSTAINABLE LIFESTYLES

- Located to promote walkability
- Constructed efficiently to create less pollution and create environmental benefits for the surrounding neighborhood
- Operated or sold in ways that ensure you know how to keep your home systems operating optimally and continue reaping the benefits over time
- Constructed to create efficiencies that help lower residents' carbon footprints

To learn more, visit NGBS.com.



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Finding Innovation a Home

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DELAWARE

The simple
choice for
energy
efficiency.



April 2017

Families and businesses are saving with the help of ENERGY STAR®

Delaware is home to more than **40** businesses and organizations participating in the U.S. Environmental Protection Agency's ENERGY STAR program:

- 4** manufacturers of ENERGY STAR certified products
- 2** companies supporting certification of ENERGY STAR homes
- 9** companies building ENERGY STAR certified homes, one of which is committed to building 100% ENERGY STAR

as well as many businesses, school districts, governments, and faith-based groups using ENERGY STAR resources to reduce energy waste in their facilities.



Wilmington VA Medical Center, Wilmington, DE.
First earned ENERGY STAR certification in 2002.

Across the state of Delaware

- 463,698 customers** served by ENERGY STAR utility partners
- 12,972 homes** have earned the ENERGY STAR
- 1,409 buildings** (more than 100 million square feet) have been benchmarked using EPA's ENERGY STAR Portfolio Manager
- 96 buildings** have earned the ENERGY STAR for superior efficiency, including 35 schools, 14 office buildings, and 1 industrial plant

Recent Partner of the Year Winner Spotlight



Delaware Sustainable Energy Utility

The **Delaware Sustainable Energy Utility (DESEU)** is a nonprofit organization that helps residents and businesses save money through clean energy and efficiency. **DESEU** works in cooperation with all of Delaware's energy providers to bring energy efficiency programs to homes, businesses, nonprofits, government facilities, and schools. Key 2016 accomplishments include:

- Launching an Assisted Home Performance with ENERGY STAR (HPwES) program to reach income-eligible customers that do not qualify for weatherization assistance, but also cannot afford to participate in the market-rate program.
- Conducting outreach to state and nonprofit agencies throughout Delaware, including the Faith Efficiencies Initiative. Energy Advisors routinely meet with religious organizations to conduct energy workshops focused on the benefits of HPwES.
- Creating a HPwES Ally Network to support participating contractors and the integration of heating, ventilation, and air conditioning measures and HPwES.
- Driving demand for HPwES with low interest financing and a digital marketing campaign that generated more than 4.5 million impressions.

"MHDC truly values our partnership with ENERGY STAR. It's exciting to see the positive impact it has had on our families, and we remain committed to providing the highest-quality affordable housing solutions for families in Delaware." – David Moore, President and CEO, Milford Housing Development Corporation



A Sampling of ENERGY STAR Participants in Delaware*

The simple
choice for
energy
efficiency.



April 2017

Aldersgate United Methodist
Church

Astra Zeneca

Atlantis Homes

B.F. Rich Company, Inc.

Bunting Construction Corp.

Caesar Rodney School District

Canalfront Builders

Christiana Care Health System

Christina School District

Community Service Building
Corporation

Counseling Resource Associates

Delaware Interfaith Power and
Light

Delaware Solid Waste Authority

Delaware State Housing Authority

Delaware State University

Delaware Sustainable Energy
Utility

Dutch Brothers Inc.

El DuPont de Nemours & Company

Emerson Quiet Kool Co., Ltd

Energy Services Group

Everett E Gray Builders

Habitat for Humanity

Jaykal LED Solutions, Inc.

Lighthouse Construction, Inc.

Lutz Engineering, Inc.

MBNA Corporation

Milford Housing Development Corp.

New Castle County

NNN 824 North Market Street

Red Clay Consolidated School
District

Renewal of the Spirit Institute

Schell Brothers

Seaford School District

State of Delaware, Energy Office

Sussex Technical School District

The Fifth Fuel

The Reybold Group

University of Delaware at Newark

WayToGo LED Lighting Company



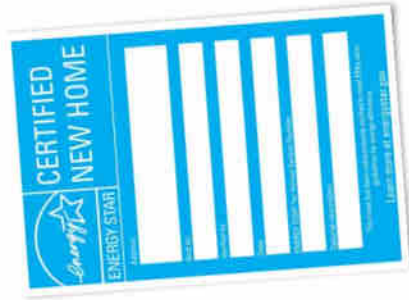
*These organizations have participated in ENERGY STAR.

For more than 20 years, EPA's ENERGY STAR program has been America's resource for saving energy and protecting the environment. Join the millions making a difference at energystar.gov.



YOUR ENERGY STAR[®]
CERTIFIED NEW HOME
BETTER IS BETTER





| 01

The little label with a big message. Better is Better.

At first glance, it may seem like a small thing. Your new home's ENERGY STAR label measures just three by five inches. But what it stands for is really big.

The ENERGY STAR label means that your new home has been designed and built to standards well above most other homes on the market today. It means better quality, better comfort, and better durability. It also means that your new home is a better value for today, and a better investment for tomorrow. And it means that your home has undergone a better process of inspections, testing, and verification to ensure that it meets strict requirements set by the U.S. Environmental Protection Agency (EPA).

ENERGY STAR certified homes are at least 10% more energy efficient than homes built to code and achieve a 20% improvement on average.

Every ENERGY STAR certified new home also helps protect our environment. So far, these homes have helped to avoid greenhouse gas emissions equivalent to those from more than 600,000 vehicles.

This better approach to building results in a new home that brings peace of mind, enduring quality, wall-to-wall comfort, and proven value. Your ENERGY STAR certified new home has simply been built better in every way.

ENERGY STAR. It's the little label with a big message: **Better is Better.**



Peace of mind. The result of a home that's built better.

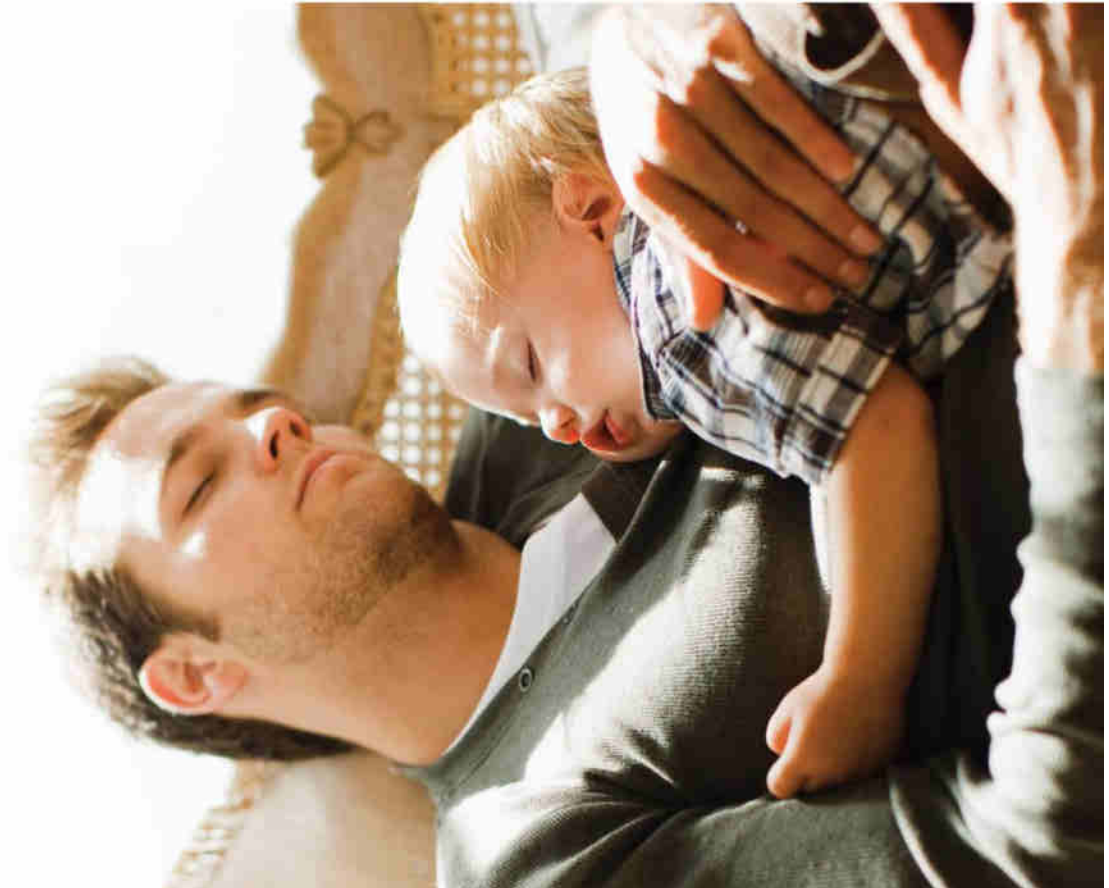
The dream of owning a new home is alive and well. In fact, it's never been stronger. But today's realities place a special value on finding peace of mind in your new home purchase. With the ENERGY STAR label on your new home, you can be confident that it will deliver.

When rigorous ENERGY STAR requirements are applied to new home construction, you get a home that's built better from the ground up. The combination of a fully integrated approach to design and construction with tried-and-true best building practices adds up to a home with better durability, better comfort, and reduced utility and maintenance costs.

Plus, you'll rest easy knowing that your home has undergone significantly more inspections and testing than typical homes. Specially certified professionals, trained in advanced building science, work with ENERGY STAR builder partners to select the most appropriate energy-efficient features for their homes and provide the independent verification necessary to earn the ENERGY STAR label.

So it comes as no surprise that people are satisfied with their ENERGY STAR certified new home. Just ask someone who owns one of these special homes—you'll find that peace of mind has a loyal following.

Peace of mind. The result of a home that's built better.





Enduring quality. Better systems make all the difference.

| 05

Purchasing a new home is a big investment, so you want to be sure that it's built to last. With an ENERGY STAR certified new home, that means starting with a fully-integrated approach to home building. This comprehensive method delivers systems that work together to provide better performance and an overall superior level of quality, especially when compared to most resale homes on the market today.

Your builder has designed a home that includes value-adding energy efficiency features and components, and the best combination of materials and equipment that will work together to deliver better performance. Many of these important features are out of sight—behind walls, in the attic, and under the foundation. But these hidden details can have a huge impact on your experience living in your new home.

ENERGY STAR certified new homes include features like:

- A complete **Thermal Enclosure System** with comprehensive air sealing, quality-installed insulation, and high-performance windows, to deliver improved comfort and lower utility bills.
- A high-efficiency **Heating, Ventilating, and Cooling System** that is designed and installed for optimal performance.
- A comprehensive **Water Management System** to protect roofs, walls, and foundations from moisture damage.
- **Energy-Efficient Lighting and Appliances** to help keep utility bills low, while providing high-quality performance and longevity.

You don't need to understand all the details of the building science and energy-efficient features that went into the construction of your ENERGY STAR certified new home. But once you move in, you'll be glad your builder did.

Enduring quality. Better systems make all the difference.



Wall-to-wall comfort. A better way to live.

Just ask anyone who lives in an ENERGY STAR certified new home to go back to their old, inefficient home. You'll likely hear that there's no way they'll give up the comfort that came with the ENERGY STAR label on their new home. This kind of satisfaction seems to have a way of making lifelong friends.

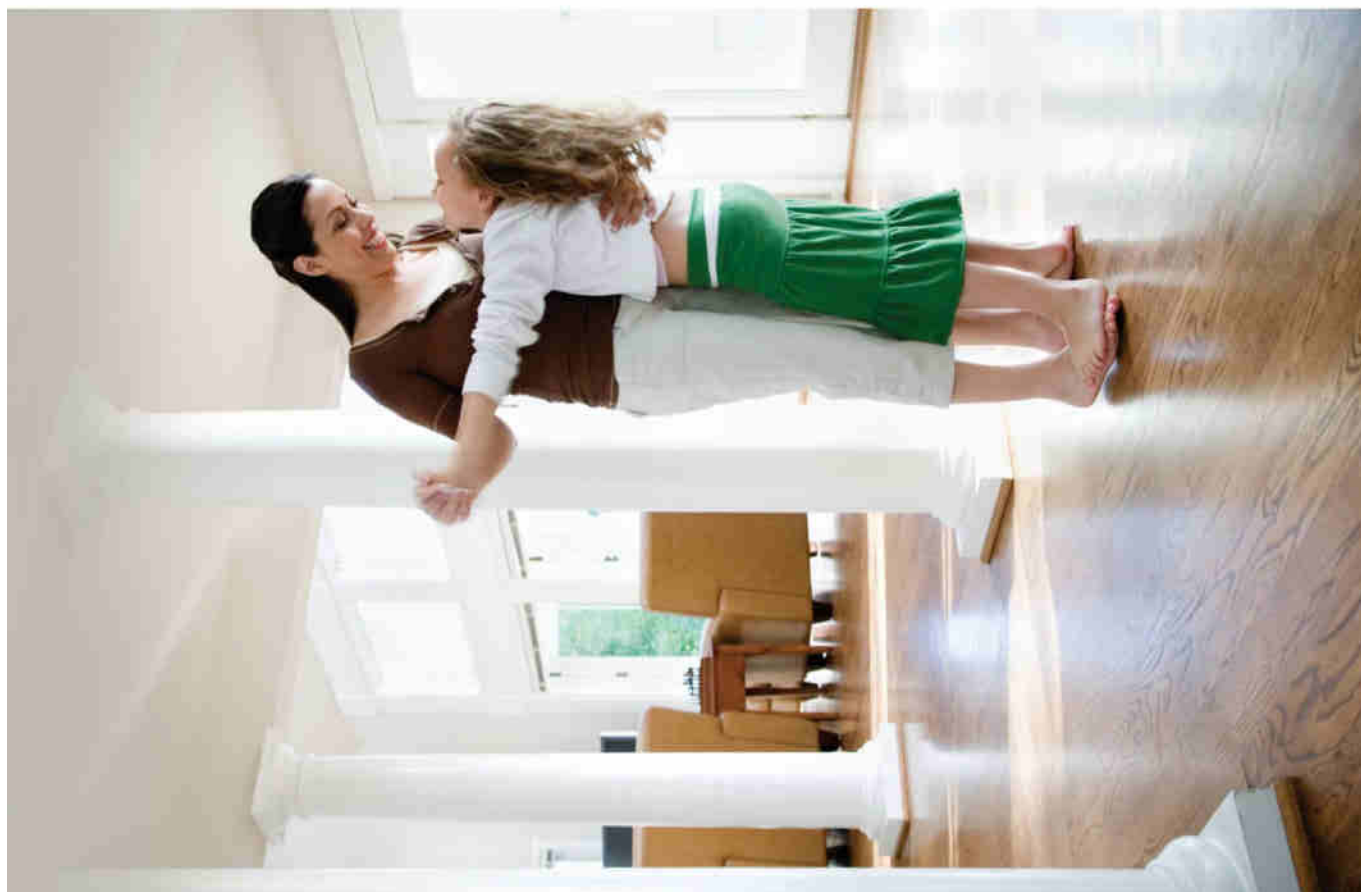
From the moment you walk in the door of your ENERGY STAR certified new home, you'll see, feel, and hear the difference. You'll find that air leaks and drafts are diminished, humidity levels are controlled, and even outside noise is reduced.

Your new home's heating, ventilating, and cooling system has been engineered and installed to efficiently deliver comfort. And a constant supply of fresh, filtered air means that indoor pollutants are reduced, along with dust, pollen, and other allergens.

As a result, you'll enjoy consistent temperatures between and across every room in the house. Warm and cold spots so commonly found in older homes have been minimized, so your entire living space is comfortable year-round.

The result is a sense of comfort that you'll be proud to call home.

Wall-to-wall comfort. A better way to live.





Proven value. A better investment for today and tomorrow.

From the day you move in, owning an ENERGY STAR certified new home will give you the confidence of knowing that it's a better value for today and a better investment for tomorrow.

ENERGY STAR certified homes are at least 10% more energy efficient than homes built to code and achieve a 20% improvement on average, while providing homeowners with better quality, performance, and comfort.

You'll find that the reduced utility bills and lower maintenance costs begin making a difference immediately. Together, families who have purchased homes earning the ENERGY STAR label have already saved more than \$360 million on their utility bills. Over time, these savings will only grow.

And should the time come to consider selling your home, the trusted ENERGY STAR label will set it apart as something better: a home of genuine quality, comfort, and efficiency. In short, your decision to buy an ENERGY STAR certified new home is a decision to invest in a home you can count on.

Proven value. A better investment for today and tomorrow.



Better is better.

Welcome to the ENERGY STAR family.

As the owner of an ENERGY STAR certified new home, you'll be joining more than one million families across America. Soon, you'll find that living in a new home that's designed and built better from the ground up can be satisfying in many ways. Beyond enjoying a home of quality, comfort, and value, you'll be doing an important part in helping reduce our nation's energy consumption, as well as greenhouse gas emissions.

More than a mark of efficiency, the ENERGY STAR label is also a symbol of trust, quality, and responsible stewardship of the environment that we all live in.

Buying a new home is a big decision. So it helps to start with the promise of peace of mind, enduring quality, wall-to-wall comfort, and proven value.

You'll find that promise with ENERGY STAR.

The little label with a big message: **Better is Better.**





"ENERGY STAR was a smart choice for our first home. It's not just about the savings. We like that our home was built with cutting-edge technology and the environment in mind. Protecting the environment is important to us—and this gave us an opportunity to be part of the solution."

The Fisher/Sankhla Family, Fontana, CA

"Choosing an ENERGY STAR home has made a significant difference for us. Our first electric bill was extremely low—we love the savings! And knowing that we have an energy-efficient home we can live in for years is so comforting."

The Costa Family, Dallas, TX

"We have noticed substantial savings, not only in our utility bills, but in our overall energy consumption. This is due to the added benefits of having ENERGY STAR appliances, effective insulation, and high-performance, energy-efficient windows."

The Orrock Family, Las Vegas, NV





Together, since 1992, ENERGY STAR and its partners have helped save American families and businesses more than \$450 billion and over 3.5 trillion kilowatt-hours of electricity while also achieving broad emissions reductions—all through voluntary action.

Learn more at energystar.gov.



United States Environmental Protection Agency
Office of Air and Radiation (6202J)
EPA 430-F11-035