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EXHIBIT D**Community: The Pines at Wake Crossing****Lot: 0096**

EXHIBIT D TO AGREEMENT OF SALE between Toll NC II LP ("Seller") and Thomas Tamio Jacobson and Andrea I. Nelson-Jacobson ("Buyer") Lot No. 0096, 2228 Lorelai Lane, Cary, NC 27519 in the community of The Pines at Wake Crossing (the "Agreement").

Pines at Wake Crossing Standard Specifications**STRUCTURE****FOUNDATION:**

Block and unpainted, parged crawl space with brick or manufactured stone facing on front (per elevation)

Note: If optional basement is selected, the poured concrete foundation is painted the color of the siding. Projections for fireplaces and bay windows on side and rear exterior walls are cantilevered from foundation and include siding only (even if option for brick on sides and rear of home is offered and chosen).

FRONT PORCH:

Concrete with broom finish

FRONT PORCH RAILING:

Painted steel railing included only if required by Building Code

FRONT STEPS:

Flagstone steps with stone risers or brick steps (per elevation)

TERMITE TREATMENT:

Termite barrier system with one year certification

OTHER INSECT CONTROL:

Taexx® tube system

FRAMING:

Exterior Wall

2x6 (mostly) with exterior wood sheathing

Construction:

1st Story Floor

Engineered wood I-joists

System:

2nd Story Floor

Engineered wood I-joists

System:

Subfloor Sheathing (if applicable):

$\frac{3}{4}$ " weather-rated subflooring

Roof and Decking:

Engineered roof trusses (mostly) with radiant barrier roof sheathing over finished spaces

Weather Resistant Barrier:

Tyvek® building wrap

WINDOWS:

Type:

Low-E, single-hung (tilt out bottom sash) vinyl windows

Grills:

Flat grills between the panes of glass

Frame and Grill Color:

White or Beige, determined by selected color scheme

Screens:

Screens included on all operable windows, except the front windows

EXTERIOR DOORS:

Front: Insulated 2-panel
Sliding Glass Doors (if applicable): Vinyl and have one side operable, but do not come with a screen
Other: Insulated fire-rated metal 2-panel

ROOFING: 30-year architectural shingles

INSULATION:

Exterior Walls: R-15 in 2x4 walls, R-19 in 2x6 walls
Ceiling: R-38 for finished rooms with unconditioned space above (R-19 at garage ceiling if conditioned space above)
Floor: R-19 over unconditioned space

CLADDING:

Front Elevation: As displayed on brochure insert
Siding: Factory-painted fiber cement
Soffit and Porch Ceiling(s): Vinyl (unless lot setbacks dictate pre-finished fiber cement)
Fascia: Pre-finished aluminum (unless lot setbacks dictate pre-finished fiber cement)
Shutters: Vinyl raised panel or board and batten shutters as shown on brochure insert

GUTTERS: 5" pre-finished, seamless aluminum

DOWNSPOUTS: 4" pre-finished aluminum, emptying on to splash blocks. In some areas - at Seller's discretion - downspouts may connect to pipes under grade.

GARAGE DOOR:

Type: Stamped steel panel, carriage-style
Opener: Included chain-drive (Wi-Fi enabled)
Glass: Included on front and courtyard entry only
Decorative Hardware: Black straps and handles included
Other: Not applicable

WOOD DECK OR PATIO:

Size: Approximately 168 square feet
Type: Pressure-treated decking with wood posts and pressure-treated railings
Garage Steps: Pressure-treated. Pressure-treated railings provided also if required by Code.
Other: Includes pressure-treated steps to grade. Stair landings are not included. Covered deck or screen porch options include a shingled roof.

EXTERIOR

CLEARING: Completed by Seller at its discretion. Natural areas remain as is (if applicable).

GRADING: Final grade and number of steps to home are determined by terrain and Seller's judgment
Note: Seller reserves the right to remove any trees necessary to complete construction of the home and/or final grading on the home site. Seller is not responsible for the survival or removal of trees left remaining on home site after settlement.

CONCRETE:
Garage: Smooth Finish
Front walk: Broom finish. Approximately three feet wide.
Driveway: Broom finish. Driveway is poured to mimic the plot plan.

MAILBOX: Mail kiosk (see Exhibit L for locations).

LANDSCAPING:
Plants Includes approximately 15 shrubs, mulch and at least two leafing trees - all selected by the Seller.
Grass Bermuda sod on front and sides of the home as well as approximately 25' in rear
Irrigation Not included
Note: Due to weather conditions, landscaping may occur after settlement. Landscaping is not warranted after closing.

MECHANICAL SYSTEMS

PLUMBING-FAUCETS-FIXTURES:

Kitchen Sink: Undermount 50/50 split stainless steel sink
Garbage Disposal: Mounted on the side closest to the dishwasher
Kitchen Faucet: Polished chrome pull-out spray faucet
Refrigerator Connection: Water line included
Bathroom Faucets: Polished chrome
Master Shower: Ceramic tile pan with tile walls
Master Tub: Soaking tub per plan
Commodos: Standard height elongated
Powder Room Sink: Vitreous china pedestal
Secondary Bath: White fiberglass bathtubs with fiberglass walls
Laundry Area: Washer and electric dryer connections
Laundry Sink: Wall-mounted acrylic sink with polished chrome faucet
Water Piping: PEX
Sanitary Piping: PVC
Water Heater: High efficiency 50-gallon gas water heater, located in the garage or basement. Some house options may necessitate a 50-gallon electric water heater instead.
Hose Bibs: Two included - one toward the front of home and one on the rear - located by the Seller

**HEATING/AIR
CONDITIONING:**

System: Gas forced air-zone heating (92% efficiency on first floor; 80% on second floor and ranch homes with one system) and electric air conditioning system (14 SEER, both floors)

Location: The unit for the lower level is located in the crawlspace, basement, or attic at Seller's sole discretion. If an additional unit is needed for an upper level, it is located in the attic.

Thermostat: One digital, programmable thermostat (Wi-Fi enabled) per floor

Exhaust fans: Included for all baths

Note: The unit, outside compressor, registers and thermostat(s) are located at the Seller's sole discretion and may not match model home.

FIREPLACE:

Type: Not included

Mantel: Not included

Hearth: Not included

Surround: Not included

ELECTRIC:

Service: 200-amp

Door Chime: One included in main entrance

Exterior GFIs: Minimum of two standard - one on front of home and one on rear (installed per Code)

Smoke Detectors: Located in all bedrooms

Carbon Monoxide Detectors: One combination smoke/carbon monoxide detectors located on each floor

Ceiling Fan Prewires: Great room and all bedrooms

Switches: Rocker-style

Switched Receptacles: Great Room and Master Bedroom

LIGHTING:

Foyer: Hanging chandelier in 2-story foyer (close-to-ceiling fixture in standard height foyer)

Kitchen: 5" Recessed Can with white trim (approx. 5-7 per plan)

Walk-in Pantry (if applicable): 7" LED Flush Mount

Dining Room and/or Breakfast Area: Hanging fixture

Bathroom vanity: Wall-mount light over each vanity sink

Master Shower: 5" Recessed Can with white trim

Private Toilet Area: 5" Recessed Can with white trim

Master Walk-in Closet(s): 7" LED Flush Mount

Secondary Bedrooms: Flush Mount

Secondary Bedroom Walk-in Closets: 7" LED Flush Mount

Hallways: 5" Recessed Can with white trim

Stair Landings: 5" Recessed Can with white trim

Laundry Room: 7" LED Flush Mount

Garage Ceiling: 7" LED Flush Mount
Front Entry Door: One Coach lamp
Rear Entry Door: One Coach lamp
Garage Door: Varies per plan and elevation

LOW VOLTAGE:

Structured Wiring: Central panel with three telephone or data outlets (cat6) and three cable outlets (no substitutions allowed).
Security System: Not included. Wired only with purchase of monitoring contract.

INTERIOR

CABINETS:

Type: Standard level kitchen cabinets with 36" refrigerator enclosure and vanities for all full baths
Height: Master bath has raised height vanities and secondary full baths have standard height vanities
Hardware: Standard level

STAIR SYSTEMS:

Treads: Oak (main stairs), carpet for secondary (if applicable)
Risers: Painted (main stairs), carpet for secondary (if applicable)
Newels: Oak
Handrail: Post-to-post oak for main stairs and for secondary stairs (if applicable)
Starter Step (main stairs): Oak bullnose with over-the-newel turnout
Balusters: Painted wood
Skirt board: Painted wood
Basement (if applicable): Painted treads and risers with painted oval handrail

DOORS AND TRIM:

Doors: Two panel smooth
Crown Molding: One-piece, 4 5/8" crown in living room (if applicable), dining room, foyer and upper hall (rooms cannot be substituted)
Note: Crown molding is deleted in areas where there are cathedral or vaulted ceilings. Rooms cannot be substituted.
Chair Rail: One-piece chair rail in dining room and living room (if applicable)
Window & Door Casing: 3 1/4" colonial window and door casing on first floor and upper hall with 2 1/4" casing in all other areas
Note: some rosettes may be necessary at transitions at arched windows.
Baseboard: 5 1/4" and included in garage
Shadow Boxing (if applicable): Not included

SHELVING:

Master Closet: White ventilated with hanger rail
Pantry: Painted wood shelving
Laundry Room: White ventilated shelf over washer and dryer area
Linen Closet(s): White ventilated
Other Closets: White ventilated with hanger rail

DRYWALL AND PAINT:

Walls: Choice from pre-selected colors (flat finish)
Ceilings: White (flat finish), except garage where ceiling receives wall color.
Oak Trim (if applicable): Stained to match color of hardwood flooring
Shadow Boxing (if applicable): If purchased, walls and trim below the chair rail will be painted the trim color
Other Trim: One coat primer and one coat semi-gloss. Includes garage area.
Fireplace mantel (if applicable): Painted the interior trim color
Basement Stairs (if applicable): Painted gray and basement handrails are painted white

COUNTERTOPS:

Kitchen: Level 1 granite with ceramic tile back splash on walls behind granite (except at kitchen desks)
Master Bathroom: Level 1 Cultured Marble top and bowl with cultured marble back and side splashes
Secondary Full Bathrooms: Level 1 Cultured Marble top and bowl with cultured marble back and side splashes

FLOOR COVERINGS:

Foyer: Level 1 pre-finished engineered hardwood
Kitchen/breakfast room: Level 1 pre-finished engineered hardwood
Dining Room: Level 1 pre-finished engineered hardwood
Living Room (if applicable): Level 1 carpet with 6lb. pad
Family or Great Room: Level 1 carpet with 6lb. pad
Powder Room: Level 1 pre-finished engineered hardwood
Master Bathroom: Level 1 ceramic tile laid straight
Master Shower Pan: Level 1 ceramic tile laid straight
Secondary Bathrooms: Level 1 ceramic tile laid straight
Laundry Room: Level 1 ceramic tile laid straight
Other Areas: Level 1 carpet with 6lb. pad
Note: Hardwoods are run perpendicular to floor joists where applicable.

WALL TILE:

Kitchen Backsplash: Level 1 ceramic tile laid straight on walls behind granite (except at kitchen desks)
Master Shower: Level 1 ceramic tile laid straight to approximately 84" off of subfloor
Secondary Bath Tub/Shower: Fiberglass surround
Note: All tile laid is terminated on open ends with a metal edge.

SHOWER ENCLOSURE:

Master Bath: Approximately 70”H clear glass, chrome-framed
Secondary Bath: Curtain rod

MIRRORS:

Master Bath Plate glass with wooden mirror trim matching vanity finish
Secondary Baths: Plate glass only
Powder Room: Oval mirror

Note: Electrical outlets may be placed in mirrored areas if Electrical Code requires.

BATH HARDWARE:

Powder Room: Polished chrome towel ring and toilet paper dispenser
Other Bathrooms: Polished chrome towel rod(s) and toilet paper dispenser

DOOR HARDWARE:

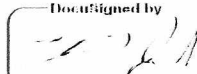
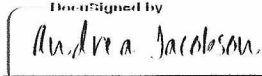
Front Door Exterior Type: Handleset with keyless entry (Wi-Fi enabled available as an option)
Other Type: Knobs
Finish: Choice of nickel or bronze hardware finish with coordinating hinge finish

APPLIANCES:

Brand: Whirlpool®
Finish: Stainless Steel
Dishwasher: Energy Star-rated
Range: Not applicable
Cooktop: 36” gas
Oven: Built-in self-cleaning 30” oven/microwave combination
Hood: 36” under-cabinet hood vented to the exterior
Disposal: 1/3 HP, mounted on the side closest to the dishwasher
Refrigerator: Not included
Washer and Dryer: Not included

In event of conflicts of information between displays, brochure inserts, other exhibits and/or endorsements, this Exhibit D takes precedence.

Please sign below that you have reviewed the above at the time of your Agreement of Sale. All items are subject to availability.

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BUYER:  DATE: 07-31-2020
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