

**Construction Specifications**  
**For "On Your Lot" Custom Home**

FOOTINGS	8" d x 16" w, 2500 PSI concrete. Exterior drain tile terminating in interior sump crock.
FOUNDATION	Exterior walls 8' high x 8" thick poured concrete, brick pattern on exterior. 16" x 28" windows, per plan, at top of foundation wall. Basements are inground, (buried) as standard. Basement Areaway, walk-out optional lot conditions permitting. Damp proofing with bituminous foundation coating below grade.
FRONT PORCH	Poured wall foundation with broom finished concrete on horizontal surfaces.
GARAGE SLAB	4" THICK 3500 psi concrete over ¾" washed gravel base with 6 mil. vapor barrier and 6x6 wire mesh or fiber mesh. Structural grade beam standard.
BASEMENT SLAB	4" THICK 3500 psi concrete over ¾" washed gravel base with 6 mil. vapor barrier and 6x6 wire mesh or fiber mesh. Interior drain tile terminating in Radon sump crock with mechanical pump. Accumulated water is pumped to exterior through band-board.
FRAMING	Engineered flooring systems on first and second floors, per plan. OSB structural sheathing on exterior of house. All floors ¾" tongue and groove OSB, glued, and ring-shank nailed. Exterior wall construction 2" x 6", 16" on center, per plan. Engineered roof trusses. 9' ceilings on first floor. 8' ceilings on second floor, per plan.
FRONT DOOR	Six panel fiberglass door with brushed nickel entry lock and single cylinder brushed nickel deadbolt.
REAR DOOR	Insulated sliding glass door, per plan.
GARAGE ENTRY	Front entry standard, with two 8' wide x 7' high garage doors. Side load is optional. Garage / house interior common wall and ceiling drywalled, tape coat only. No trim or paint.
GARAGE FIRE DOOR	Insulated six panel steel doors, with brushed nickel entry lock.
GARAGE DOORS	Raised panel metal doors without glass. Insulated.
WINDOWS	Vinyl insulated single hung Low-E windows with internal grilles. Bottom sash tilts in.
SIDING	Dutch Lap 5" vinyl siding. Vinyl soffit. Metal wrap on all fascia, trim, and frieze boards. Vinyl raised panel shutters, per plan.
ROOFING	30-year Architectural shingles, choice of colors. Aluminum roof flashing. ½" OSB sheathing with 15# roofing felt. Seamless aluminum gutters and downspouts.
PLUMBING	
Master Bath	Fiberglass soaking tub without jets (per plan), with brushed nickel roman tub faucet. Separate ceramic tile (6' high) shower with fiberglass pan (per plan). Cultured marble vanity top(s) with brushed nickel faucet(s). Brushed nickel accessories. Standard water closet. 42" high mirror over vanity, per plan.
Hall Bath	Fiberglass tub with 6x6 ceramic surround (6' high). Cultured marble vanity top with brushed nickel faucet(s) and accessories. Standard water closet. 42" high mirror over vanity, per plan.
Powder Room	Cultured marble vanity top, or pedestal sink, per plan, with brushed nickel faucet. Brushed nickel accessories. Standard 42" high mirror over vanity, per plan.
Kitchen	Granite (L1) counter tops, 42" Maple or Oak Cabinets (L1), Stainless steel 7" deep sink with brushed nickel single level pull-out faucet. Garbage disposal and ice maker hookup.
Other	50-gallon water heater, same, if soaker tub per plan. Two hose bibs, one at front and one in the back

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ELECTRICAL SYSTEMS	Prewired for telephone in Master Bedroom, FR, Kitchen & Den. Prewired for cable television in Master Bedroom, FR, Kitchen and Den. Lighting package by builder for standard interior and exterior light fixtures. Waterproof electric outlets at front and rear of home. Front doorbell. Smoke detectors, per code. CO2 detector per code.
INSULATION	Exterior walls insulated with R-19 fiberglass batting. Basement walls insulated with R-11 below grade. Bedroom floor over garage and any floor overhangs insulated with R-19 batting. Flat ceiling areas insulated with R-38 blown in insulation. Sloped ceiling areas insulated with R-30 batting. Low-E house wrap over Tyvek house wrap.
FLOORING	Laminate or LVP flooring in Foyer, Kitchen, Breakfast Area, Laundry Room (per plan), 6x6 tile in bathrooms (floor and surrounds), standard carpet and pad in remainder of home; one color throughout. Purchaser's choice of colors on all flooring covering from Builder's selections.
INTERIOR DOORS, TRIM, & HARDWARE	Six panel, textured, colonial style interior doors with brushed nickel lever knobs. 2-1/4" finger jointed colonial trim around all doors. 4 1/4" finger jointed base moldings in all rooms. Ventilated shelving in all closets. All doors and trim painted.
STAIRS	Carpeted pine box staircase. Solid wood. Pre-finished rails.
CABINETS	42 inch "Clearbrook" Oak or Maple flat panel cabinets for Kitchen and vanities. Purchaser's choice of color from Builder's selections. Includes island per plans.
APPLIANCES	Whirlpool self-cleaning Range WFE51SSOES, ventless Microwave Hood WMH32519HZ, Dishwasher WDF330PAHS, and 25 c.f. Refrigerator WRS325SDH2 with ice maker. Appliances are Stainless Steel. Optional Cooktop/wall oven available per plan for additional cost. Model Numbers Subject to Change Per Availability.
PAINT	Exterior molded features primed and finished with gloss finish latex. Exterior doors primed and finished with gloss latex. Interior walls and ceilings primed and finished with flat latex, one color throughout. Interior doors and trim primed and painted with semi-gloss latex, one color throughout. Interior wall, ceiling, and trim color is Shell White, manufactured by Duron or equivalent.
DRIVEWAY	Asphalt, 100 square yard allowance including approximately 20' x 25' pad at front-load garage and additional turnaround area approx. 10' wide x 15' deep, as grade allows. No retaining walls provided in base house. Quoted asphalt is 3" base coat only, no topcoat. Balance of drive is gravel where applicable. Additional drive to be quoted upon site inspection.
LEADWALKS	Broom finished concrete, 3' wide, from driveway to front porch.
LANDSCAPING	Foundation plantings selected by builder, \$1,000 allowance. Disturbed areas on lot graded and hydroseeded up to 5,000 sy. Undisturbed areas left in natural state.
WATER & SEPTIC	Septic - \$14,000 allowance (non-sand mound). Well - \$3,000 allowance for hook-up to existing well. Well by Lot Owner.
UTILITIES	Underground utility installations (i.e. – electrical conduit) \$1,500 allowance (up to 200')
ROCK & DIRT	Balanced lot, with respect to dirt, is assumed. If rock, or unusual subsoil conditions are encountered during construction, additional costs related to these conditions are the responsibility of the Homeowner.
CLEARING	Clearing of lot and sediment controls are not included in Base House Cost. Cost estimate(s) will be given upon inspection of the homesite.
GRADING	Builder will grade a 30' perimeter around the house structure, front, sides and rear. Disturbed areas on either side of the driveway will be graded. Areas disturbed by the installation of the well and septic system will be graded. Any other area disturbed by the Builder during the construction of the home will be graded as well. The balance of the lot will be left in its natural state and no clearing of any description will be performed.
MAILBOX	Cedar post with Postmaster approved metal box.
PERMITS	Standard permit and impact fees included.