



## Signature Features Build on Your Lot

### Excavation

We will supply a subcontractor for the excavation. Excavation costs will be given as estimation on your written contract to take to your lending institution.

### Foundation

- 8"x20" concrete footings
- 8"x10" poured concrete foundation walls with reinforcement rods from footer to walls every 6'
- 8" concrete walls garage and porches as per plan
- Sump pump or permanent daylight drain
- Asphalt coated moisture proofing foundation walls to grade
- Galvanized anchor bolts
- Plastic vapor barrier under concrete
- 4" thick concrete basement floor with stress control strips
- 4" thick concrete garage floor with stress control strips
- 4" concrete porches
- Steel rebar in garage and porches
- 2 vinyl clad basement windows with screens
- 4" diameter steel support posts as per plan
- Steel I beams main support points as per plan

### Framing

- 2"x6" pressure treated plates with sill sealer
- 2"x10" floor joists, 16" O.C. with wood bridging
- 2"x4" interior wall studs
- 2"x6" center bearing walls
- 2"x6" exterior walls
- 2"x4" garage walls
- All framing done 16" O.C.
- Pre-engineered roof trusses and/or stick built spf # 2 trussing as per plane
- 3/4" T&G OSB flooring that is glued and nailed
- 1/2" OSB roof sheathing with H clips
- 1/2" OSB exterior sheathing on exterior walls
- 8' first and second floor heights
- Front load garages
- Exterior house wrap

### Roofing

- **Pre-engineered roof trusses**
- 15 lb. felt paper
- 30 year self-sealing shingles
- All aluminum drip edge
- Fully flashed with aluminum
- Ridge vent
- Ice and water guards under all shingled valleys

### Exterior (maintenance free)

- Maintenance free double 4" vinyl siding
- Seamless aluminum gutters and downspouts
- Aluminum soffit and fascia
- Variety of siding and trim colors to choose from
- Raised panel shutters
- Stone, stucco, or brick accent on front of house as per plan

### Doors and Windows (maintenance free)

- Steel insulated metal doors
- Sliding door in kitchen nook with screen and air space grills as per plan
- All applicable door hardware is included
- Half glass sidelights at front door as per plan
- Single hung, tilt-in, insulated glass windows with low E-glass
- Screens and air space grilles included in all windows
- Insulated garage doors
- All applicable window hardware included

### Insulation

- R/21 exterior walls
- R/38 ceilings
- R/19 floors (over unheated areas only)
- Superseal air infiltration insulation home package system
- Fire caulking and fire stopping

### Heating and Air Conditioning

- High efficiency gas forced heating system
- 13 seer central air conditioning
- Trunk line in basement
- Metal ducts throughout home
- Low profile floor vents
- Hi-low returns where applicable

**Electric, TV, and Phone**

- 200 amp service
- Builder quality lighting package allowance \$1,000
- Electric meets or exceeds national underwriters code
- 2 GFI outside receptacles
- Front doorbell
- 3 TV jacks
- 3 phone jacks
- GFI safety outlets (garage, basement, kitchen, and vanities)
- Hardwired smoke detectors with battery backup, one on each floor, one in each bedroom
- Exhaust fan/light combination in all baths

**Plumbing**

**Master Bath**

- One piece fiberglass shower unit 3' or 4' with shower curtain rod as per plan
- Soaking tub as per plan
- Single lever delta faucets on vanities and shower
- Kohler water saver toilet

**Secondary Hall Bath**

- One piece fiberglass tub/shower unit with shower curtain rod as per plan
- Single lever delta faucets on vanities and shower
- Kohler water saver toilet

**Powder Room**

- Single lever delta faucet on vanity
- Kohler water saver toilet

**Kitchen**

- Delta single lever faucet
- separate spray attachment
- 1/3 Hp garbage disposal

**Plumbing Mechanicals**

- Pex piping with manabloc manifold system for water lines
- Front and Rear frost free exterior spigots
- High efficiency water heater 50 gal gas or electric
- Washer and dryer hookup in basement or as per plan

**Kitchen and Vanities**

- Flat panel oak or birch kitchen and vanities
- Appliance Package allowance \$1,000
- Stainless steel double bowl sink
- Formica countertops
- Cultured marble tops on vanities
- Mirrors over vanities
- Chrome finish fixtures

**Interior Wall, Ceiling, and Trim**

- 1/2" drywall glued and screwed
- Interior wall paint antique white
- Trim painted semi-gloss white
- Garage completely dry walled with 5/8" fire rated on ceiling and walls adjacent to living areas
- Colonial trim accents throughout home (paint grade)
- 4 1/4" baseboard molding
- 2 1/2" Trim cased
- Window sill
- Stairwell includes stained hand rail and base plate, painted spindles, boxed treads with carpet
- Chair railing and crown molding in formal dining room
- Masonite 6 panel bi-fold doors as per plan
- Masonite 6 panel interior doors with 3 hinges

**Floor Coverings**

- Tile floor throughout as per plan
- Wall to wall carpet in all other rooms (as per plan) Choice of variety of colors and textures, Berber, plush, or sculptured

**Note:** Additional items may be included during the construction of spec. homes and may not be reflected in current or advertised pricing. Many factors apply; builder and his agent/rep. reserve the right to modify pricing at their discretion along with the cost of extras, lot premiums, and final sales price. Some seller concessions may be made on a per case basis. Please confirm present pricing as per your agreement of sale. All plans drawing, prices, and options are subject to change without notice and are not part of any legal contract. Brokerage fees are calculated on base price and may be adjusted accordingly due to seller concessions and/or applicable bonuses.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_

Agent/Witness: \_\_\_\_\_

Builder: \_\_\_\_\_