

**Specification Sheet
For
The Vineyard at Wagner Farms
Phase 7
Revised 6/15/04**

1. **EXCAVATION:** Excavate for foundation, backfill foundation and finish grade and topsoil on lot.
2. **FOUNDATION/CONCRETE WORK:** Footing to be poured concrete: 10"x 20." Foundation wall to be 10" x 8" high; garage wall to be 8" x 48" high. House foundation to have one coat waterproof asphalt coating. Perimeter drain installed underslab which connects to sump pits. Cellar windows as per print. Basement floor to have stone and 4" concrete. Garage floor to have stone and 5" concrete.
3. **FRAMING CONSTRUCTION:** Main support beam to be steel with cement filled lolly columns. Sill seal under plate. Power beams to be located by builder according to calculations and code specifications. Framing lumber #2 or better 16 o.c., floor joists to be 2in.x 10in or what is determined by code to meet span. H.F. exterior walls to be 2in.x 4in., 16 in. with ½ in. OSB sheathing. Roof to be ½ in. OSB, flooring ¾ in. T&G, OSB. ¼" Luwan installed under all vinyl areas and ½" plywood installed under tile areas. Interior garage walls not abutting living areas to be unfinished.
4. **EXTERIOR DOORS & WINDOWS:** Exterior entrance doors to be steel insulated and vinyl clad thermopane insulated Andersen® 200 series windows including grills (only on windows shown having grills on blueprint) and screens. Window package meets energy codes set forth by township.
5. **ELECTRICAL WORK:** Electrical work to be completed as per local and underwriter's code. Specifications include as follows:
 - a. Rough wire for a security system included
 - b. 200 amp circuit breaker panel Hot water heater circuit
 - c. Oven and dishwasher circuit
 - d. Laundry circuit and electric dryer circuit with vent
 - e. Exterior outlets (2)
 - f. Outlets as per code
 - g. Smoke detectors as per code
 - h. Standard doorbell at front door
 - i. Bathroom fans
 - j. Phone jack (3)
 - k. TV cable jack (3)

Around the time that framing is complete the homeowner will be contacted and an electrical walk-thru will be scheduled with the homeowner. At this time the homeowner can layout the electrical scheme with the electrician and choose any extras that they might be interested in from the builder's selection sheet.

All light fixtures and bulb must be supplied by the homeowner and delivered upon notice by the builder to a predetermined site.

No fixtures will be installed by builder if not paid for in the contract or by a signed change order.

Builder will supply recessed light fixtures, exterior lights by doors as required by code, basement light bulbs, attic lights.

Location of the meter box will be installed on the side of the house in which the underground stub comes from the street and cannot be altered.

Buyer's Initials _____

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- THESE SPECIFICATIONS ARE ALL INCLUSIVE. ANY CHANGES AFTER CONTRACT MUST BE IN WRITING AND SIGNED BY BUYER AND CONTRACTOR. AND PAID IN FULL PRIOR TO INSTALLATION.
- MEDICINE CABINETS, MIRRORS, TOWEL RACKS, TOILET PAPER HOLDERS AND LIGHT FIXTURES ARE NOT INCLUDED IN PRICE.
- LIGHT FIXTURES WILL BE INSTALLED BY CONTRACTOR.
- RECESSED MEDICINE CABINETS MUST BE KNOWN **PRIOR** TO FRAMING.
- SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- CENTER ISLANDS IN ALL KITCHENS ARE AN OPTIONAL FEATURE.
- ANY SUBCONTRACTOR THAT IS NOT APPROVED BY BUILDER IS PROHIBITED FROM PREMISES DURING THE CONSTRUCTION PROCESS.
- IF ANY WORK IS DONE BY AN UNAPPROVED CONTRACTOR THAT WAS SCHEDULED BY BUYER, ALL WARRANTIES WILL BE VOID AND LEGAL ACTION MAY BE TAKEN AGAINST THE BUYER.

Buyer

Date

Buyer

Date

Contractor

Date

Buyer's Initials _____

Seller's Initials _____

6. **HEATING:** Gas hot air furnace, 92% efficient, with central air conditioning or heat pump to be installed. Size and location to be determined by heating contractor using a standard heat loss/gain calculation. Location of furnace in the basement to be determined by builder and subcontractor as location of these devices is vital in the proper functioning of the units.
Air conditioning units and gas meter location is determined by the builder.
7. **PLUMBING:** Baths as per print, standard plumbing fixtures, faucets to be *Moen* or *American Standard* single lever. A quick recovery electric hot water heater will be installed standard in a location determined by builder and subcontractor for best results. Two exterior faucets. Single-bowl stainless steel sink.
8. **INSULATION:** Exterior walls to be R-13 (2X6 exterior walls is an automatic insulation upgrade to R-19). Attics are to be blown insulation at a minimum of R-30. Basement ceiling is to be R-13. Code and calculations determine the type of insulation. Each house may vary according to plan.
9. **DRYWALL:** Walls and ceiling of house ½ in. drywall **GLUED, SCREWED & NAILED**; seams to be taped and 3 coats of spackle. Fire rated drywall between house and garage.
10. **MASONRY:** All brick or stone optional.
11. **TRIM:** Finger jointed trim with six-panel masonite Elite doors. Kwickset type locks.
12. **CABINETS:** Custom made cabinets with choice of stain. Formica choice from cabinet-maker's stock. Same for bath vanities.
13. **APPLIANCES:** *General Electric*® (or comparable model) dishwasher and self-cleaning electric range with ductless hood.
14. **PAINTING:** 1 coat prime and 1 coat paint. Exterior to have 2 coats.
15. **FLOOR COVERING:** Hardwood comes standard in foyer. Vinyl comes in laundry, breakfast, mudroom, and all baths. Tile only come standard with master bath upgrades. Floors to be selected from builder's selection and allowance at Design Floors in Easton, PA.
16. **ROOFING & SIDING:** 30-year roof to be self-seal down shingle. Siding to be vinyl. Aluminum gutter, vinyl soffits. Shutters and any decorative fypons on front of house, as per plan.
17. **SEEDING & DRIVEWAY:** Seeding and driveway to be completed by Contractor.

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