

Grace Estates
Specification Sheet
(Effective as of December 29, 2006)

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 dampproof asphalt coating. Perimeter drain installed underslab which connects to sump pit. 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.
5. **ELECTRICAL WORK:** Electrical work to be completed as per local and underwriter's code. Specifications include as follows:
 - a. 200 amp circuit breaker panel
 - a. Hot water heater circuit
 - b. Oven and dishwasher circuit
 - c. Laundry circuit and electric dryer circuit with vent
 - d. Exterior outlets (2)
 - e. Outlets as per code
 - f. Smoke detectors as per code
 - g. Standard doorbell at front door
 - h. Bathroom fans
 - i. Phone jack (5)
 - j. TV cable jack (5)
 - k. Pre-wire for garage door opener

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.

Homeowner to select from lighting fixture packages offered by Builder. If homeowner selects an upgraded lighting fixture package, homeowner must pay for such upgrade prior to installation. No fixtures will be installed by builder if not paid either under the contract or a signed change order. Builder will supply recessed lighting fixtures and attic lights.

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

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6. **HEATING**: Propane 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 *Koehler* 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 or batted 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, or as per signed and approved blueprints.
11. **TRIM**: Finger jointed trim (3 1/4" door casing, 5 ¼" base mold) with six-panel masonite Elite doors. Kwikset Type locks.
12. **CABINETS**: Custom made cabinets with choice of stain. Formica choice from builder's stock and allowance. 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 doors to have 2 coats.
15. **FLOOR COVERING**: Hardwood or tile (From builder's allowance) comes standard in foyer. Tile from builder's stock comes standard in kitchen and all baths. Vinyl is standard in laundry, breakfast and mudroom. Floors to be selected from builder's selection and allowance.
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**: Entire lot will be hydro seeded by Contractor. Contractor to install an asphalt driveway with a 30' turnaround.
11. **SEPTIC SYSTEM**: Lots shall include sand mound or in-ground septic systems depending on individual lot perc tests.
12. **WATER WELL**: The Contractor to drill 650 ft. before additional charges will be assessed.

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- **THESE SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AT THE FULL DISCRETION OF THE CONTRACTOR AT ANY TIME PRIOR TO CONTRACT. THOSE SPECIFICATIONS IN EFFECT AT THE TIME OF CONTRACT SHALL GOVERN.**
- **THE ORIGINAL BLUE PRINT STIPULATES THE STANDARD LAYOUT USED TO DETERMINE THE ALLOWANCES FOR CABINETS AND FLOORING. ALTERATIONS WILL RESULT IN PRICE ADJUSTMENTS.**
- **THESE SPECIFICATIONS ARE ALL INCLUSIVE. ANY AND ALL CHANGES AFTER CONTRACT MUST BE IN WRITING ON A CHANGE ORDER, SIGNED BY BOTH BUYER AND CONTRACTOR, AND PAID IN FULL BY BUYER PRIOR TO INSTALLATION.**
- **MEDICINE CABINETS, MIRRORS, TOWEL RACKS, AND TOILET PAPER HOLDERS ARE NOT INCLUDED.**
- **RECESSED MEDICINE CABINETS MUST BE IDENTIFIED IN WRITING PRIOR TO FRAMING.**
- **LIGHT FIXTURES WILL BE INSTALLED BY CONTRACTOR.**
- **CENTER ISLANDS IN ALL KITCHENS ARE AN OPTIONAL FEATURE.**

Buyer

Date

Buyer

Date

Contractor

Date

Buyer's Initials _____

Seller's Initials _____