

**Specification Sheet
for
Park View Commons, A Condominium
34-Unit Twin Development
(amended as of October 19, 2007)**

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 7' 10" high; garage wall to be 8" x 48" high. If full basement is selected: condo foundation to have one coat dampproof asphalt coating; perimeter drain installed underslab which connects to sump pit; Cellar windows as per print; scapewell; and basement floor to have stone and 4" concrete. Garage floor to have stone and 5" concrete or on 5" Concrete slab with footings and support piers as per code.
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. Floors and Roof will be trussed (pre-built in sections in controlled environments with bracing in engineered locations to allow for superior strength and longer durability). H.F. exterior walls to be 2in.x 4in., 16 in. with 7/16 in. sheathing. Roof to be ½ in. sheathing, flooring ¾ in. T&G., ¼" Luwan installed under all vinyl areas and ½" plywood installed under tile areas.
4. **EXTERIOR DOORS & WINDOWS:** Exterior entrance doors to be steel insulated and vinyl clad thermopane insulated single hung 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 (3)
 - j. TV cable jack (3)
6. **HEATING:** High efficiency furnace, 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. The location of furnace is in the garage and has been determined by builder and subcontractor to be the most appropriate location of such devices for the proper function of the unit. Air conditioning units and meter location is determined by the builder.

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7. **PLUMBING:** Baths as per print, standard plumbing fixtures, faucets to be 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-15 Batt Insulation. Attics are to be blown or batted insulation at a minimum of R-38. Basement ceiling is to be batted with a minimum of R-19. ReseCheck© Code and calculations determine the type of insulation. Each condo 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 condo and garage.
10. **MASONRY:** Brick under porch comes standard.
11. **TRIM:** Finger jointed trim (2 ¼” door casing, 3 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. **DECK:** 10 x 10 Pressure Treated Wood Deck, off of Living Room.
16. **FLOOR COVERING:** Vinyl flooring is standard in the foyer, laundry room, kitchen, and all bathrooms. All remaining rooms are standard carpet. Flooring materials to be selected from builder’s stock and allowance.
17. **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.
18. **SEEDING & DRIVEWAY:** Seeding and driveway to be completed by Contractor.

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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 CABINETRY 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.**

Buyer

Date

Buyer

Date

Contractor

Date

Buyer's Initials _____

Seller's Initials _____