

Garrison Cove

BUILDING SPECIFICATIONS

The following specifications are to include all materials, labor, and necessary services required for construction. All items or materials that are specified or, that are of equal material or product of the same quality may be substituted at the discretion of Developer. Changes to the specifications are negotiable. Work that is not described below or shown in additional drawings will not be considered unless required by applicable codes, when the minimum acceptable will be assumed.

Site-work

- Driveway: 2" asphalt mixed base coat of driveway (finish coat not included), the remainder is to be 3" of crushed gravel over 12" on-site gravel, 11'+/- wide. Length and/or turnaround will vary with plan.
- Trees: Cut and removed as minimally required for construction. Additional clearing is extra.
- Stumps: Buried on site.
- Excavation: Excavation and removal of soils as required.
- Material: Importing of fill per septic as required.
- Grading: Smooth final grade, using loam from site.
- Drainage: 4" perforated PVC perimeter drains inside and outside footings to 4" solid PVC gravity Outfall "to daylight" (or sump basin if topography requires).
- Public sewer
- Radon: Sub-slab piping to have a capped stub in basement w future chase in walls to the attic. Further testing and mitigation by Buyer.

Foundation and Basement

- Footings: 8" concrete. (2) Rows of #4 rebar when required
- Foundation: House: 8X7'10" poured concrete.
- Garage: 8"x3'10" poured concrete; all foundation walls include steel anchor bolts.
- Columns: 3 1/2" concrete/steel, as required.
- Piers: 24"x24"x8" concrete, under slab.
- Reinforcing: Walls pinned to footing with rebar
- Windows: Vinyl windows. Number and location dependent on plan and site work. Water Proofing: (1) coat asphalt sealer applied on foundation wall below grade.
- Floor Slab: House: 4" thick (3000) psi concrete, over 8" depth stone bed. Garage: 4" thick (3000) psi concrete, over compacted gravel.

Framing

- Sills: (1) 2x6 pressure-treated, with sill seal and steel anchor bolts, plus (1) 2X6 KD plate.
- Joists: Per plan, per code, 16" on center (O. C.)
- Bridging: Solid wood blocking or 1x3 cross bracing as required
- Subflooring: 3/4" Advantech tongue and groove glued and nailed to joists. :
- Underlayment: 3/8" A/C underlayment equivalent under vinyl and tile floors.
- Wall Height: 8' +/- Ceilings Or per plan
- Exterior walls: 2x6 studs, 16" O.C.
- Interior walls: 2x4 studs, 16" O.C.
- Beams: Built-up 2x's or LVL's, as required.
- Headers: Solid built-up 2x10s. With R 7.5 interior insulation
- Ceiling Joists: 2x's per plan, per code, 16" O.C.
- Strapping: 1x3, 16" O.C.
- Wall Sheathing: Zip System, 7/16" Zip panel.
- Siding: Certainteed "Mainstreet"
- Trim: Vinyl corners/casing/soffit/frieze. Fascia/rake/shadow wrapped in white aluminum per Plan
- Rake overhang: Per plan.
- Roof Rafters: Per plan, per code, 16" O.C
- Roof Sheathing: 1/2" Zip panel by Advantech
- Roofing: IKO, Life Time Architectural Shadow Black shingles
- Snow Belt: 48" row of bituminous ice and water shield at bottom edge of roof and all Valleys/Shed
- Flashing: Aluminum or lead as necessary
- Ventilation: Continuous ridge vents and continuous soffit vent.

Decks and Steps

- Front Stairs: Per plan with composite decking, Vinyl rails (if needed) using pressure treated joists, on Pre-Cast concrete piers set 4' below grade.
- Rear Deck: 12 x 14 Pressure Treated frame, Composite decking, vinyl rails(if needed). Stairs to grade to be field determined

Fireplace

- Gas Fireplace Direct Vented w / Mantel. Blower optional @ \$350

Windows

- White Paradigm 8300 series premium or comparable all vinyl windows with Low E and Argon glass, screens, and white contour grills between panes, per plan. 3" flat casing on front elevation only.

Exterior Doors

- Front Door: 3-0x6-8 insulated Thermatru door per plan.
- Garage to house: Insulated steel Thermatru, fire rated per code.
- Rear Door: 2-8x6-8 Vinyl 15 lite patio door per plan.
- Side Doors: Insulated per plan.

- Hardware: Schlage Plymouth locksets Satin Nickel finish, keyed alike. (Patio doors normally require hardware supplied by manufacturer)
- Casing: 1x3" flat casing.
- Garage Doors: (2) 9'Wx 6'9"H raised panel steel insulated garage doors with Stockton glass. (2) Door Belt drive Openers w/ battery backup and integrated smart remotes available.

NOTE: Specifications from this point forward apply to heated living space only. Unheated unfinished space to be completed to meet code.

Electrical

- Service Size: 200 amp underground service. Meter located on house as determined by utility guidelines and builder discretion.
- Fixtures: Allowance of \$1500.00 for Interior/Exterior light fixtures. Owner to supply builder with fixtures & Light Bulbs at required time. Builder will Credit allowance at closing.
- Included for wiring: White duplex outlets and toggle switches per code, smoke detectors per code, (2) exterior outlets, (1) garage outlet, (3) basement lights, (1) attic light, (2) exterior floods, (3) lamp/fan bathroom fixtures, (1) basement outlet, (1) basic doorbell with (1) button location, (10) 4" Recessed cans.
- Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan, switching per plan. Installation of overhead fans is extra.
- Closet: All walk in closets to have ceiling light. Standard white ventilated wire shelving.
- Phone: Pre-wired for (4) jacks using CAT-5 wiring.
- Networking: (2) network jacks
- Cable TV: Pre-wired for (4) jack locations. Owner to request final service.

NOTE: If HDMI cable is needed, Owner to supply HDMI prior to start of Electrical Rough

Plumbing

- System: 3 baths per plan, kitchen and laundry.
- Fixtures: Fixtures provided and installed in Chrome Finish. Kohler.
- Lasco One piece Showers and/or Tubs per plan. Tile shower in Master.
- Water: Standard drilled well with pump and water test. Bacteria test to be provided. Further testing, filtration, etc. by Owner.
- Hot Water: 40 gallon tank by propane, or equivalent
- Laundry: Hook Ups per Plan. Installation and or LP conversion is extra.
- Vented Ducts: 4" at baths, 4" at dryer.
- Sillcocks: (2) Frost-Proof, field determined location
- Gas Piping: Propane To furnace and stove. Dryer installation is extra.

HVAC

- System: Forced Hot Air. 1 System 2 zones. (1) First floor, (1) 2nd floor
- A/C: Central Air conditioning included.
- Furnace: Propane fired, York or similar 96% +/- Efficiency, attic furnaces to be 80%+ efficiency if plan calls for a 2 system layout
- Zones: 2 zones.

- Fuel Tank: 500 Gallon Propane tank buried on site, owned by propane supplier.
- Radiation: Standard registers located at the discretion of the installer.
- Exhaust: Direct vent.

Insulation

- Ceiling: R-49 blown cellulose or R-38 in slopes.
- Ext Walls: R-21 fiberglass
- Basement: R-30 fiberglass in ceiling.
- Garage Ceiling: R-30 fiberglass
- Air sealing: Foam around all doors windows and plywood seams prior to insulating

Drywall

- Material: 1/2" drywall all walls and ceilings first and second floors, smooth finish; fire code
Drywall in garage per code. Moisture resistant drywall as required.

Interior Paint

- Sherwin Williams or equivalent. (2) Coats flat latex finish "White Sand" or similar over (1) coat latex drywall primer. Ceilings to be flat, primed w/ (1) finish coat flat white. (1) Coat latex primer and (2) coat semi-gloss latex "Super White" finish paint to be applied to window and door casings, doors and baseboard.

Exterior Paint

- 2 coats to the exterior doors. Garage Doors are factory finished.

Interior Trim

- Doors: Choice of 2,3, 4 or 6 -panel molded doors with split jamb. (N/C if decision is made prior to trim order.)
- Hardware: Schlage Plymouth locks choice of brushed nickel or oiled rubbed bronze. (n/c if picked before trim is ordered)
- Door Trim: Choice of 3 1/2" Colonial or 1 x 4 Craftsmen
- Other Doors: 1 1/8" thick raised panel bi-folds per plan.
- Baseboard: 4 1/2" craftsman base.
- Window Trim: Choice of 3 1/2" Colonial or 1 x 4 Craftsman, picture framed.
- Closet: White coated wire closet organizers. Standard 12" single shelf/rod per closet, except 4 shelves in pantry and linen closets.

Kitchen and Bathroom Cabinets

16,000.00 allowance for kitchen and bathrooms, choice of finishes from builders' selection. Hardware choices from builders' selection. Granite countertops in the kitchen and baths, choice of colors (level 1), as per original cabinet plan. Upgrades are available.

Stairs

- Main Stairs: Hardwood. Second floor hallway is hardwood.

- Other stairs: Basement: plywood treads and risers, #75 rails.

Finished Flooring

Hardwood: Entire first floor, second floor hallway if applicable, and master. Sand and finish on site 3 1/4" red oak with choice of flat or satin finish. Any staining is an upgrade . Other upgrades available.

Carpet: Wall to wall in bedrooms and hallways. From Builders allowance, upgrades are available.

Tile: All Baths & Laundry Closet Builder Standard, Upgrade Available

Appliances

Supplied by owner Allowance \$ 5,000.00 Builder will credit at closing. Appliances are to be delivered to the builder at required time. Owner must be on site to receive and check for any damages that may occur from shipping. Appliances must be set in place on day of delivery. If Conversion to LP necessary and conversion kit is supplied labor will be \$150 per appliance. Vent hoods are extra charges TBD.

Landscaping

Spread on-site loam, rake and seed disturbed areas and plant 8 -10 shrubs and or bushes.

Walkways

Paver walkways are an optional upgrade @ \$22/sq. foot from builders' selection.

Miscellaneous

This document to be included as an addendum and an integral part of the Purchase and Sale Agreement.

The Builder/Contractor reserves the right to make product and material substitutions of similar quality or better in the event the product or material names herein is unavailable or to conform to local codes.

Plan dimensions are approximate and can be changed at the builder's discretion.

The builder will buy the stock plans up to a maximum of \$1,800.00. All charges for design time and construction drawing changes is to be paid by buyer. Be sure to inquire while in the design process.

Any additions or deletions to the original specifications or plans will require a Change Order.

The buyer will pay any costs incurred by delays due to specific customer ordered choices. To include labor charges and finance charge

- **Site Visits:** Safety is the number one concern at our site. Unless accompanied by the listing broker or a builder representative, buyers are asked not to visit the site.
- **Sub-Contractors:** Sub contractors play a significant role in the successful and timely completion of your home. They work on very tight schedules and lengthy discussions will only delay the process. It is our policy that no sub-contractors discuss monetary issues or changes in the work with customers. All questions related to your home must be channeled through the listing broker or a builder representative.
- **Change Orders:** Change orders are done through the listing broker. The scope of change needs to be determined, priced accordingly, and then signed off by buyer and builder. Payments for changes will need to be submitted at the time the change order is created, and are non-refundable.
- **Cleaning:** House and grounds to be left "broom" clean, Fine window cleaning to be done by Owners.
- **Permits:** All building permits included.
- **Builder warranty** provided by ProHome.

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER/CONTRACTOR _____ DATE _____