

Meadow Court Specifications

Foundation & Site Work

- Footings | 8" thick concrete +/- 8' high wall
- Waterproofing | Asphalt coating
- City Sewer
- City Water
- Driveway | Asphalt
- Propane Tanks | 500-gallon buried
- Yard | Rake and seed disturbed areas
- Drainage | Stone interior and exterior drain as site conditions allow

Frame

- Walls | 2 x 6 16" on center 7/16" OSB
- Exterior Walls | 2 x 6 16" on center OSB
- Interior Walls | 2 x 4 16" on center
- Sills | 2 x 6 pressure treated with bolts
- Ceiling Height | 8'
- Decks | 2 x 10 16" on center with 3/4 inch subfloor
- Roof | 5/8" osb or equivalent
All structures to meet local residential building codes

Exterior

- Windows | Alside or Equal with Screens
- Ice and Water Shield | 3' up on roof
- Front Door | Builder's Choice
- House wrap | Tyvar or equivalent
- Deck | Slider To 10 Ft x 12Ft PT deck
- Front Entry | Per Plan
- Shingles | Architectural Shingles 30 Year Dual Black color

Electrical

- Service | 200 AMP
- Phone | 3
- Cable | 3
- GFI | Per Local Building Code
- Outlets | Per Local Building Code
- Switch and Plates | White
- Interior Lighting | Per Code
- Exterior Outlets | Two exterior outlets included per local code
- Door Chimes | Per Local Code
- Smoke Detectors | Per Local Code
- Carbon Monoxide Detectors | Per Local Code

Plumbing

- Heating | Forced Hot Air by propane gas, 2 zones
- Hot Water | 40 Gallon Electric Hot Water Heater
- Exterior faucets | 2 frost free
- Bathtubs | Builders Choice- White
- Kitchen Sink | Single bowl stainless steel
- Bathroom Sinks | Cultured marble w/ integrated bowl
- Refrigerator | Water line for refrigerator included
- Faucets | Builder's choice | chrome finish
- Fixtures | Kohler or equivalent

Insulation

- Walls | R-21 Fiberglass with vapor barrier or per code
- Roof/ Ceiling | R-30 Fiberglass or per code
- Basement | R-30 Fiberglass or per code

Interior Finish

- Walls | Sheetrock, 2 coats paint
- Paint | Off-white/Gray
- Trim | White, 3" colonial baseboard, 3" flat casing on windows/doors
- Doors | 2 panel smooth Masonite, 2 panel square design
- Kitchen Cabinets | White | Per Builders selected vendor
- Kitchen countertops are Granite, Grade 1, four colors to choose from
- Shelving | Wire
- Cabinets, Vanities, and Countertops | Builder's selection

Allowances

- Kitchen and Bath cabinets and countertops | Per Builders Selection
- First Floor Living Space | Hardwood
- Tile in Baths | Per Builders Selection
- Carpet in Remainder of House | Builders Selection
- Appliances | \$1,500 allowance
- Lighting | \$500 allowance

Options (Change Order Needed)

- Central Air | \$4,200.00
- Crown Molding (Kitchen Cabinets) | \$600.00
- Gas Fireplace | \$4500.00
- Recessed Lighting | \$120.00 per can
- Generator Switch | \$950.00
- Ceiling Fan/Light Wiring | \$150.00 - Buyer provides fan(s)
- Garage Door Opener | \$500.00
- Plumbing for gas line in kitchen stove | \$750.00

AGENTS AND BUYER AGENTS MUST ACCOMPANY BUYERS AT ALL TIMES.
ALL CONTACT WILL BE MADE THROUGH THE LISTING AGENT.
BUYER INITIALS _____

SPECIFICATIONS ARE SUBJECT TO CHANGE WITH NOTICE.
BUYER INITIALS _____

IF THERE IS A CONFLICT BETWEEN HOUSE PLANS AND SPECIFICATIONS,
SPECIFICATIONS SUPER-CEDE PLANS.
BUYER INITIALS _____

ALL INTERIOR MEASUREMENTS ARE APPROXIMATE. BUILDER RESERVES
THE RIGHT TO MAKE PRODUCT AND MATERIAL SUBSTITUTIONS OF
SIMILAR QUALITY OR BETTER IN THE EVENT THE PRODUCT OR MATERIAL
IS UNAVAILABLE OR TO CONFORM WITH LOCAL BUILDING CODES.
BUYER INITIALS _____

DELAYS IN CONSTRUCTION: ANY DELAYS IN CONSTRUCTION THAT ARE DUE TO
BUYER CHANGE ORDERS OR INDECISION, WEATHER, LABOR SHORTAGES OR
MATERIAL SHORTAGES OUTSIDE OF THE BUILDERS CONTROL CAN DELAY
THE CLOSING. UNDER NO CIRCUMSTANCES WILL THE SELLER BE
RESPONSIBLE FOR BUYER'S RATE LOCK OR ANY OTHER LENDER RELATED
COSTS OR RESTRICTIONS.
BUYER INITIALS _____

FINAL BANK INSPECTIONS NEED TO BE SCHEDULED 5 WORKING DAYS PRIOR
TO CLOSING DATE. IF THE BUYER'S LENDING INSTITUTION NEEDS
ADDITIONAL TIME, THE DATE OF CLOSING WILL BE EXTENDED. PLEASE
ADVISE YOUR LENDER AT THE TIME OF LOAN APPLICATION.
BUYER INITIALS _____

HOUSE WILL BE BROOM SWEEPED CLEAN PRIOR TO CLOSING.

THIS DOCUMENT TO BE INCLUDED AS AN ADDENDUM TO THE
PURCHASE AND SALES AGREEMENT AND IS AN INTEGRAL PART OF THE
PURCHASE AND SALES AGREEMENT.

ARTISTIC RENDERINGS OF PLANS ARE SUBJECT TO CHANGE/MAY VARY
FROM ACTUAL FINAL HOUSE DESIGN. PLEASE CONFIRM SPECIFIC PLAN
FEATURES PRIOR TO FRAMING WITH BUILDER.
BUYER INITIALS _____

BUYER: Initials _____ Date _____

BUYER: Initials _____ Date _____

BUYER: Signature _____ Date _____

BUYER: Signature _____ Date _____