

WRIGHT BUILDERS, LLC

BUILDING SPECIFICATIONS

Building Location: Trailside Condos
3/29/21

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 the Builder, Wright Builders, LLC. 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.

SITEWORK

Driveway: 2" asphalt coat of driveway. The base is to be of crushed gravel, and 10'+/- wide. Length and/or turnaround will vary with plan.
Trees: Cut and removed as minimally required for construction.
Stumps: Buried on site/or hauled away.
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 and pump if topography requires).
Sewer: 3 bedroom enviro septic pipe private septic

FOUNDATION AND BASEMENT

Footings: 16"x 8" concrete. (2) Row of #4 rebar when required
Foundation: House: 8"x7'10" poured concrete.
Garage: 8"x3'10" poured concrete; all foundation walls include steel anchor bolts.
Columns: 3 1/2" concrete/steel lally columns, as required.
Piers: 24"x24"x8" concrete, under slab.
Reinforcing: Walls pinned to footing with rebar or keyway
Windows: Standard vinyl per plan.
Window Wells: None.
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.

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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. 1st floor only
Subflooring: 3/4" Advantec tongue and groove glued and nailed to joists.
Underlayment: 3/8" ULG underlayment equivalent under vinyl and tile floors.
Wall Height: 8' Ceiling (unless plan specifies other)
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 2x's and 1" styro-foam insulation as required.
Ceiling Joists: 2x's per plan, per code, 16" O.C.
Strapping: 1x3, 16" O.C.
Wall Sheathing: 7/16" Zip-Panel Green
Siding: Vinyl - siding in choice of standard colors
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 Brown
Roofing: Asphalt - black shingle color.
Snow Belt: 36" row of bituminous ice and water shield at bottom edge of roof and all Valleys/Shed Dormers
Flashing: Aluminum as necessary.
Ventilation: Continuous ridge vents and continuous soffit vent.

FRONT STEPS

Per plan with Composite decking
pressure treated joists, on 10" concrete piers set 4' below grade.

REAR DECK: Deck 12'x12' Pressure treated

FIREPLACE Gas Fireplace is an upgrade.

WINDOWS

White all vinyl windows with insulated glass, screens, and white contour grills between panes, per plan.

EXTERIOR DOORS

Front Door: 3-0x6-8 insulated Custom Colonial door per plan.
Garage to house: Insulated steel, fire rated per code.
Slider Door: Optional
Side Doors: Insulated per plan.

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Hardware: Schlage locksets in satin nickel finish, keyed alike. (Patio doors normally require hardware supplied by manufacturer)

Garage Doors: (1) raised panel steel insulated white garage door per unit. Glass panels are not included in price. Openers are included.

NOTE: Specifications from this point forward apply to heated living space only. Unheated, unfinished space to be completed at the minimum acceptable 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 \$700.00 for Interior/Exterior light fixtures. Owner to supply builder with fixtures & Light Bulbs at required time. Builder will Credit allowance at closing.

Master Closet, Pantry closet and Bedrooms

All other lights according to code

Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan, switching per plan. All lighting locations per plan, per builder.

Dimmer switches are not included in price.

Cable TV: Pre-wired for (4) jack locations. Owner to pay cable Company for outlets/hook-up.

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

PLUMBING

System: For baths per plan; kitchen and laundry

Fixtures: Fixtures provided and installed by Wright Builders, LLC are in Brush nickel Finish.
Upgrades available
One-piece Shower per plan in Main Bath
½ Bath vanity or pedestal, as per plan
5' fiberglass Shower in Master Bath

Note: Buyer cannot supply there own plumbing fixtures

Water: Drilled well

Hot Water: Gas fired hot water heater

Laundry: Hook Ups per Plan

Vented Ducts: 4" at baths, 4" at dryer.

Sill-cocks: (2) Frost-Proof, field determined location

Gas Piping: To furnace, hot water heater, range

HEATING

System: Forced Hot Air. 2 Zones.

Furnace: Gas fired, American Standard or similar .98% +- Efficiency

Zones: 2 zones.

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Fuel Tank: Propane gas
Radiation: Standard registers located at the discretion of the installer.
Exhaust: Direct vent.

INSULATION

Ceiling: R-48 fiberglass in the flats or R-30 in slopes, Upgrades available.
Walls: R-21 fiberglass with poly vapor barrier.
Basement: R-30 fiberglass in ceiling.
Garage Ceiling: R-30 fiberglass if required by code.

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. Ceiling finish is smooth
Interior Paint: Sherwin Williams or equivalent. (1) Coat flat latex finish " (1) coat latex drywall primer. Ceilings to be White. (1) Coat latex primer and (2) coat latex "White" finishes paint to be applied to window and door casings, doors, and baseboard. Additional colors are \$275.00 per color change. Dark colors are \$450.00 per change
Maximum of 2 additional colors.
Doors are factory finished.
Paint to be applied to all living spaces only

INTERIOR TRIM

Doors: Classic Style Colonial 2 Panel -panel doors with split jamb. Some plans permit Craftsman Style
Hardware: Schlage locks/hinges finish in Satin Nickel
Door Trim: 3-1/4" Colonial,
Other Doors: Per plan.
Baseboard: 4 1/4" Speed base.
Window Trim: 3-1/4" Colonial Style
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, ETC.

Buyer must use Cabinets by Jackson Lumber installed for kitchen/baths only. Choice of finishes available for an upgrade.

Cabinets are designed per plan; alteration of cabinets are an additional cost to the buyer
Granite countertops in the Kitchen as per plan. Supplied by **Bob's Granite**
Center Island is an upgrade.

Mirrors: supplied and installed by Buyer after closing

Towel and toilet paper holders supplied and installed by Buyer after closing.

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

Modifying of cabinets for farmers sink and wall ovens are an additional cost to the buyer.

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FINISH FLOORING

All flooring selections can only be from Builders samples and cannot be supplied from the buyer unless approved by the Builder at Buyers expense, credit will not be applied.

Oak: 3-1/4" Red Oak Pre-finished.

Carpet: All Bed rooms / Stairs

Tile: Tile in both Baths/Laundry area.

APPLIANCES

Supplied by owner. 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. Owner supplied appliances are to have that supplier install appliances. Builder must approve of appliance supplier.

A \$2,000 allowance credit will be credited to the buyer at the time of closing.

Range hoods and microwave vented to outside is an additional cost to the buyer.

Price may vary depending on location.

LANDSCAPING

Spread on-site loam, rake, and seed disturbed areas. 30 feet from all sides of the building.

Air conditioning is included is price

MISCELLANEOUS

Radon: Radon Pipe vented, gravity vent. Fan/Outlet is an upgrade. Further mitigation, testing, etc. by Buyer.

Cleaning: House and grounds to be left "broom" clean. Fine window cleaning to be done by Owners.

Permits: Provided by Builder

Other: See Builder/Sales for what additional items are included in base price of home.

Buyer is responsible for notifying the Builder of all upgrades selected from builders' suppliers/ vendors within 1 week of selection.

BUYER

BUYER

Date

Date

SELLER/CONTRACTOR

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