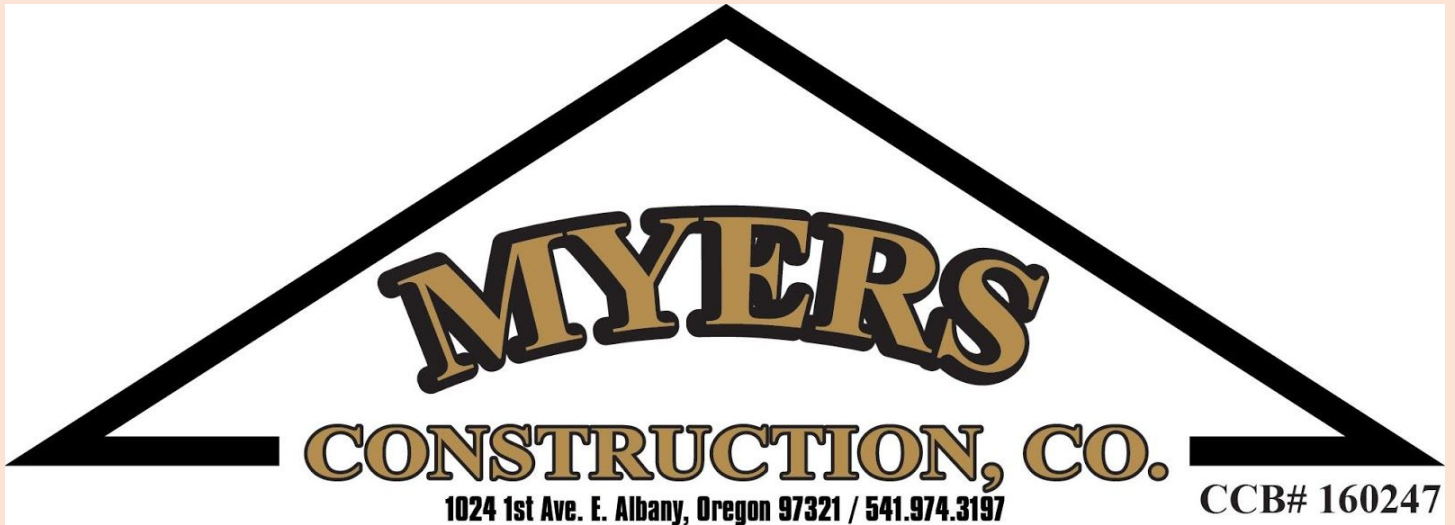


New Homes

Specifications to Build



PENNY CROSSINGS

EXCAVATION PLUS LOT PREPARATION

All necessary excavating and rough grading
Back filled with washed gravel
Finish grading

FOUNDATION

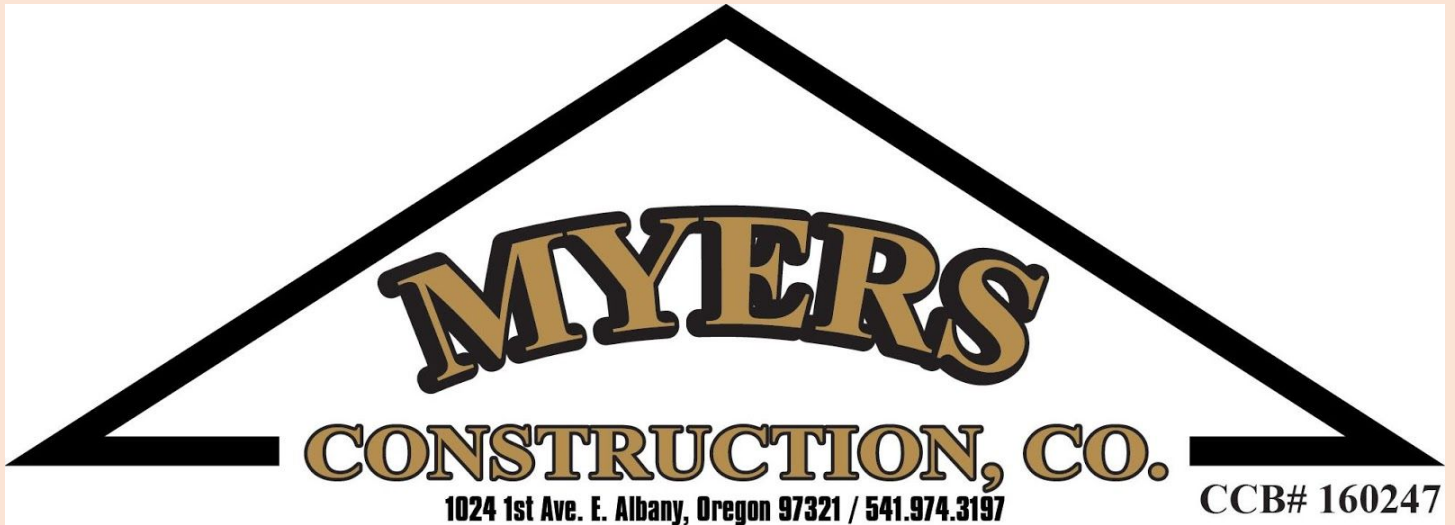
4" concrete basement floor
4" concrete garage floor with re-rod
Drain tile inside footings
Drain tile outside footings

MAIN STRUCTURE

IKO Dynasty shingles
½" OSB roofing sheathing
Engineered roof trusses, 24" on center
2" x 6" exterior walls with 7/16" OSB sheathing
Sheetrock walls and ceilings, taped and knockdown textured (1/2" walls and 5/8" ceilings)
GPI Wood I-Beam floor joists or 4 x 8 Beam
¾" tongue and groove flooring, glued and nailed
Soffit & fascia
Partial vinyl shake front
8/12 & 10/12 pitched roof
Gas fireplace (Heat n Glo 6000)
9' main floor walls
Miratech wraps on front openings and corners
Aluminum seamless gutters

New Homes

Specifications to Build



INSULATION

Walls:

5 ½" friction fit fiberglass insulation

4 mill vapor barriers

"Tyvek" air infiltration barrier

Rim joist air infiltration package

Ceilings:

Blown fiberglass – R40

6" fiberglass at rim joist

6" fiberglass at truss heel

WINDOWS AND DOORS

Ply-Gem double hung windows with casements in lower level

Ply-Gem patio door in dinette

2 – steel insulated entry doors with dead bolt locks

Transom window and sidelight front door

Schlage lock sets

1 – steel insulated garage service door

Steel raised panel insulated overhead garage doors

Grills in front windows

ELECTRICAL

150 Amp electrical service

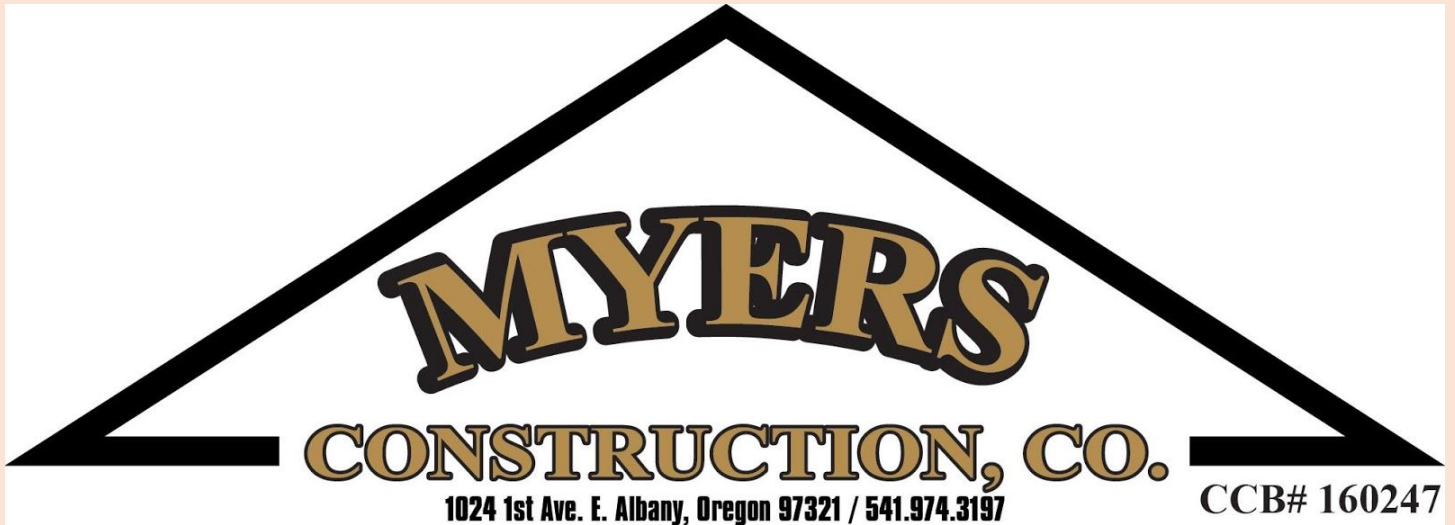
Wired to State code

GFI in garage, kitchen, bath and exterior

Electrical outlet for garage door opener

New Homes

Specifications to Build



Exterior electrical outlets (front and back)
Smoke detectors
Doorbell and chimes
220 hook-up for range and dryer
1 phone and 1 cable rough-ins
1 – ceiling fan rough-ins
Pull chain lights in unfinished lower level

PLUMBING

Master Bath

2 -Kolher lavatory faucet (top by others)

Laundry

1 -Washer hook up
1 -Mustee drop in laundry tub w/faucet, if applicable

Half Bath

1 -Kolher sink/faucet

Kitchen

1 – Kohler k3354 undertone under mount stainless steel sink w/ Delta 470SS faucet
1 – Dishwasher hook up
1 – Garbage disposal (1/2 hp)
1 – Icemaker line to refrigerator

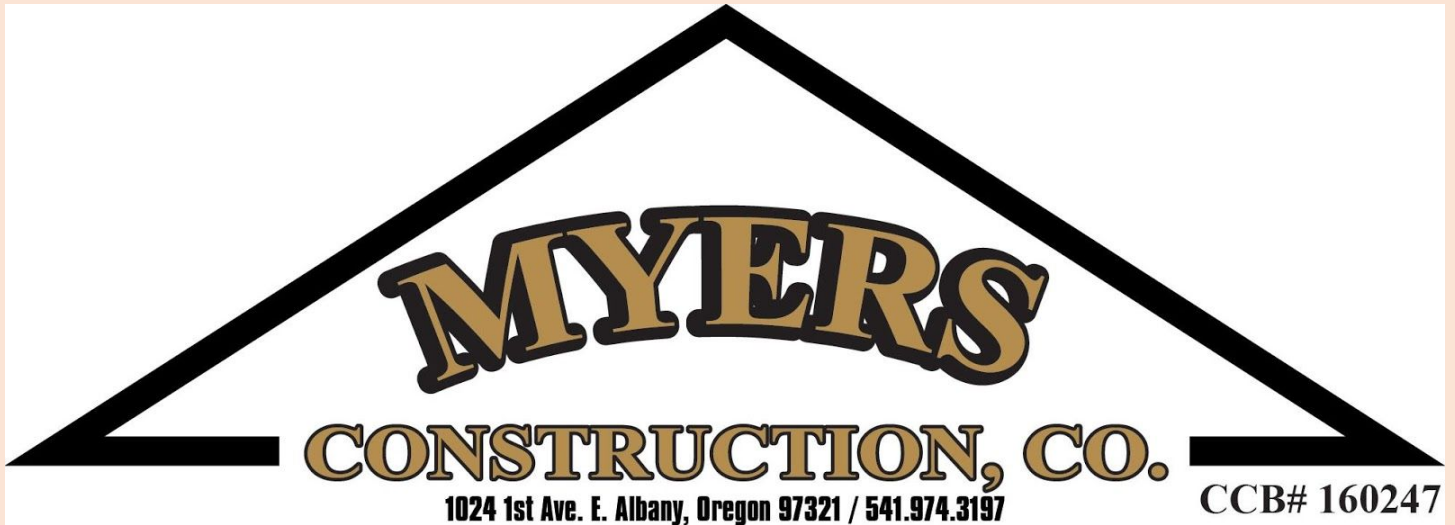
PLUMBING (CONT.)

Miscellaneous/Mechanical

1 – 50 gallon natural gas water heater
1 – Gas line to main level fireplace (up to 40')

New Homes

Specifications to Build



2 – Outside sil-faucet(s)

HEATING

- American standard natural gas forced air furnace (92% efficient)
- Vented microwave
- Dryer vent
- Electronic 2 zone damper system
- A/C Ready

INTERIOR FINISH

- Custom painted poplar casing & base
- Painted jambs on bifold doors
- Masonite 2 panel doors
- Maple skirt boards
- Cherry stair rail with square spindles
- Interior wall paint, roll primed and finish coated (flat latex)
- Flat mirror width of vanities
- Granite/Quartz in kitchen
- Laminate flooring in kitchen, dining room & entry
- Vinyl flooring in laundry and bathrooms
- Formica countertops in bathrooms/laundry
- Carpet in all bedrooms

GENERAL

- Concrete step and walk to driveway
- 30' Wide concrete driveway wrapped around approach
- City sidewalks

New Homes

Specifications to Build



- Backing beside windows for draperies
- Removal of all construction debris
- Final clean before closing
- All permits
- All insurances'
- All construction loan costs