

General Building Specifications

Plan or model No.: Crescent Ridge

Property address
or legal description: _____

Buyer(s): Crescent Ridge LLC

Builder: Valley Renovators

Supplement to contract dated: _____

General Conditions:

These specifications cover labor and materials necessary for the construction of a single-family residence according to the aforementioned Model No. or plan submitted, to be erected for said buyer at the above address. All the work is to be executed in a workmanlike manner in accordance with accepted standards of the building industry in this area, local building codes, and the plans and specifications.

All excess material left after completion of construction shall remain the property of the builder.

1. Excavation and Land Conditions:

Pad's at GFF – 12", Walk out Footings By VRI. Any additional fill, grading or cutting which may be required shall be paid for by buyer. Expenses incurred because of soil conditions such as quicksand, rock, trees, including necessity for additional excavating, providing fill or cutting of lot, grading, removal of excess ground, additional footings, reinforcing, piers, additional depth of foundation wall, pumping, extra waterproofing of basement or diversion of water because of springs, wells, seepage, underground drainage lines, etc., shall be paid for by the buyer.

2. Backfill and Grading:

Builder shall be the authority for placement of fill and establishment of building grade as required by municipal authority. Builder shall not be responsible for settling of any backfill after grading. Garage fill material is included in allowance for all necessary sand/gravel for fill under garage slab. This assumes a typical garage excavation per plan. If any additional fill is required due to unstable soil conditions, it shall be paid for by the buyer.

3. Footings:

Concrete footings for walls and piers shall be of sizes as shown on the plans and to meet local building codes.

4. Foundation Walls:

Foundation walls shall be as shown on the plans. Material: **Poured Concrete**. Waterproofing: tar-based. Drain tile to be laid along exterior of footing with adequate stone coverage. Adequate bleeders to be installed through footing which lead to drain tile installed along interior of footing and connected to drain receiver with proper pitch. CMU as appropriate for height. Basement units end wall full height with Brick pattern out.

Foundation wall height shall be: Grade Dependant

Buyer Initial: _____

5. Basement Floor:

Basement floor shall be as shown on the plans, 3" (average thickness) poured concrete slab with "Fibermesh" additive. Builder shall not be responsible for hairline cracks that may occur in the basement floor. Saw joints will be installed to control cracking. Builder will repair cracks exceeding maximum tolerances (3/16" width) by surface patching. Passive Radon with 4" perforated pipe around perimeter.

6. Steel:

Support columns and steel beams shall be furnished and installed as shown on the plan.

7. Masonry Exterior Walls :

Contractor will supply a color palette for owner selection of Stone. Stone will be used on foundation walls.

8. Fireplace/Chimney:-NA

Fireplace, type/size: NA

- Metal fireplace: _____
- Masonry fireplace; lining material: _____

Exterior chase:

- Facing: _____

Flue type:

- Metal flue: _____
- Masonry flue: _____
- Doors, if any (describe): _____

Interior treatment and mantel:

- Fireplace hearth material: _____ Flush Raised
- Fireplace hearth size: _____
- Fireplace surround material: _____
- Fireplace face opening size: _____
- Fireplace mantel: _____

9a. Walks and Driveways: Site Excavator

- Driveway width: _____ ; length: _____
- Base material: _____ ; thickness: _____
- Surfacing material: _____ ; thickness: _____ ; reinforcing: _____
- Culvert: _____

9b. Apron by Builder

- Apron material: Concrete ; length: 21.5' ; width: 60" ; allowance: _____
- Service walk material: _____ ; length: _____ ; width: _____
- Steps material: _____ ; number of steps: _____
- Stoops: front: _____ ; rear: _____ ; other: _____

Buyer Initial: _____

10. Exterior Wall Frame:

Lumber: wood studs: 2 x 4 ; species: SPF ; spacing: 12" o.c. Wind bracing, bridging, corner bracing, if any, nailing blocking, furring to be according to standard building practices.

Height of exterior walls: first floor: Vary ; second floor: See Plans

Sheathing: OSB ; thickness: 7/16" ; width: 4'

Siding: type: Vinyl + Hardie Front ; species: _____ ; grade: _____

size: TBD ; exposure: All ; fastening: Per Mfg Recommendation

10.1 Fronts:

Hardie and Stone – Shakes in the "A"

10.2 Sides and Back:

Vinyl – Back will Match Fronts on Vinyl and Hardie

11. Floor Frame:

Species: OWT ; size: first floor: _____ ; spacing: _____

size: second floor: NA ; spacing: _____

12. Subflooring:

Type: OSB ; size: 23/32" Glued and nailed to joists.

13. Interior Wall Frame:

Species: SPF ; size: 2 x 4" ; spacing: 16" o.c.

Height: first floor: See Plans ; second floor: See Plans

14. Ceiling Frame:

First floor: Wood Frame ; size: TBD by Truss Size ; spacing: 24" o.c.

Second floor: Master Bedroom Cathedral ; size: _____ ; spacing: _____

Other: _____ ; size: _____ ; spacing: _____

15. Roof System:

Type: Engineered Truss ; size: TBD ; spacing: 24"

16. Roof Sheathing:

Type: OSB ; size: 7/16" with Clips ; spacing: _____

17. Roofing:

Type: Asphalt Shingle ; color: TBD

Warranty/grade: 30 yr / Architectural ; underlayment: 30# Felt

Ice and Storm Shield Valleys and Perimeter

Buyer Initial: _____

18. Built Up or Flat Roofing: NA

Number of plies: _____ ; weight: _____ ; surface material: _____

19. Exterior Doors and Trim:

Entrance doors (type/brand): Front: Therma-true Steel insulated Door With ¼ Glass See Plans

Garage/service: Wayne Dalton

House to garage: Therma-tru Steel Insulated

Weatherstripping: Yes

Combination storm and screen doors: No

Sliding patio doors/French hinged doors: 6068 slider

Exterior millwork: N/A

Shutters, railings, louvers: TBD

20. Windows:

Type: Double Hung ; brand: Plygem ; clad exterior color: White

Low E: Yes No Storms/screens: Full Screen ; color: White

Argon _____

GBG's Per Plan:

21. Plumbing:

House drain inside: PVC Other: _____

House sewer (outside): PVC Other: _____

Water piping: Copper Other: PEX

Sill cocks (number/location): 1 Front 1 Back

Gas service: N/A Utility company Other: _____

Water supply: Public Community well Private well Allowance: _____

Sewage disposal: Public Septic Allowance: _____

Water to humidifier Clear water with sump pump Gas to furnace

Gas to water heater Gas to dryer Gas rough-in to fireplace

Log lighter at fireplace Gas to range Gas to exterior grill

Water to refrigerator Basement floor drain; location per plan Dishwasher:

Third water line to softener Sanitary pit with sump pump

Finishes: Unless otherwise specified, suitable fittings are to be furnished by the builder. The builder and plumbing contractor do not warrant any finish of a fixture with a polished brass finish.

Chrome Cutout Valves and Escutcheons

Buyer Initial: _____

Fixture	Make	Model #	Description
Lav Faucet			
Toilet Tank			
Toilet Bowl			
Toilet Seat			
Waste Disposer			
Dbl Kitchen Sink			
Basket Strainer			
Kitchen Faucet			
Catch Pan			
Pressure Reg.			
Exp. Tank			
Water heater			
Shower Valve			
Shower Plate			
Tub/ Shower			
Tub Faucet			
Shower			
Shower Faucet			
Shower			

See Portfolio

22. Heating/Ventilating/Air Conditioning/Sheet Metal:

Size, capacity, and output shall be determined by heat loss calculation per state energy code.

Warm air furnace (make and model): Lennox or Carrier Project Pricing

Number of warm air ducts: _____ Number of return inlets: _____

Warm air duct material: 26g metal Fuel: Natural gas Propane Electric

Outdoor Unit (make, model, tons): Lennox or Carrier Project Pricing 15 SEER

Zone system areas: _____

Humidifier (make and model): NA

Air filter (make and model): _____

Thermostats (make and model): Nest

Clothes chute: Yes No Vented hood: Yes No

Downdraft: Yes No Bath vent fans (no.): _____ Bath vent fan/lights (no.): 2

Gutters and downspouts: Material: Alum Size: 4x3 Color: white

Flashing material: _____

Other sheet metal work: All main trunk heating duct to be insulated with R-8 duct wrap

Other HVAC: Branch lines will be 6" and 8" R-* flexible duct

Buyer Initial: _____

23. Electrical Wiring:

Service type: Underground Overhead Size of service: 200 Amp

Type of wiring: _____

Wiring to be provided (no. of outlets—lights, switches and receptacles): Per plan Per code
plus the following special outlets:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Dryer <u>220</u> volts | <input type="checkbox"/> Bath vent—fan only _____ | <input type="checkbox"/> Air cleaner _____ |
| <input checked="" type="checkbox"/> Air conditioning | <input checked="" type="checkbox"/> Bath vent—fan/light combo. <u>2</u> | <input type="checkbox"/> Outdoor septic wiring _____ |
| <input type="checkbox"/> Water well pump | <input checked="" type="checkbox"/> Exterior outlets <u>2</u> | <input type="checkbox"/> Street lamp _____ |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Chimes _____ | <input type="checkbox"/> Sump pump _____ |
| <input checked="" type="checkbox"/> Furnace | <input type="checkbox"/> Humidifier _____ | <input checked="" type="checkbox"/> Disposal _____ |
| <input checked="" type="checkbox"/> Oven(s) | <input type="checkbox"/> Special outlets in basement _____ | <input checked="" type="checkbox"/> Wire whirlpool _____ |
| <input checked="" type="checkbox"/> CATV jack(s) <u>5</u> | <input checked="" type="checkbox"/> Telephone jacks <u>5</u> | <input checked="" type="checkbox"/> Water heater _____ |
| <input checked="" type="checkbox"/> Sink Base in Kitchen | <input type="checkbox"/> Low voltage wiring for garage door openers _____ | |

Light fixture receptacles to be: See portfolio

5 lights in Kitchen

Outlets to be duplex, color: White

24. Security/Vacuum/Audio Visual Wiring: NA

Security: _____ or Allowance: _____

Vacuum: _____ or Allowance: _____

Audio visual: Cable and Telephone Central Distribution or Allowance: _____

25. Garages:

Garage door type: Wayne Dalton 9100 series w/Lites Remote and Keypad on Jamb

Operators: Yes Number: 1 openers Make/model: _____

Garage finish: Concrete floor.

Floor drains: NA – Sloped to door

26. Insulation:

Exterior walls: R-15

Ceilings: R-38

Other: _____

Vapor barrier type: _____

27. Drywall:

Thickness: Walls: 1/2" Ceiling: 1/2" Tape, joint cement, and one spray coat. Metal outside corners.

Wall finish: Smooth Ceiling finish: Smooth

Buyer Initial: _____

28. Ceramic Tile: N/A see floor finish schedule

29. Finish Hardware Allowance:

Type: See Portfolio For Selections

All bathrooms and master bedroom to have privacy locks.

Deadbolt lock at front door only.

30. Finish Flooring:

Room/Area	Finish Floor	Subfloor	Notes
Foyer	Tile		
Dining room	Wood		
Living room	Wood		
First Floor Steps	Oak		
Kitchen	Wood		
Laundry	Vinyl	Underlayment	
2 nd Floor Steps	Carpet		
Master bathroom	Tile	Underlayment	
Master bedroom	Carpet		
Bath #2	Tile	Underlayment	
Secondary bedrooms	Carpet		
Staircase	Carpet		

Total allowance for flooring (labor and material): _____

31. Interior Doors and Trim:

Doors—painted: Type: Cheyenne Material: Masonite Thickness: 3 1/4"

Casing—painted: Type: Colonial Material: MDF Size: 3/4" x Like Spring Oak

Base—painted: Type: Colonial Material: MDF Size: 3/4" x 5 1/2"

Windows to have: Drywall returns Wood casing—picture framed with Stool

Doorway openings to have: Drywall returns Wood casing—picture framed

Special doors: Location: _____ Size: _____

Type: _____ Material: _____ Thickness: _____

Special trim: _____

Wall paneling: _____

32. Cabinets: Per Plan

Buyer Initial: _____

33. Shower Enclosures: NA

Total allowance for shower enclosures: N/A
 Specify type for each: Master Bath: In Fixture Portfolio
 Bath #2: In Fixture Portfolio
 Other: In Fixture Portfolio

34. Mirrors: included in accessories

Specify type for each: Master Bath: In Fixture Portfolio
 Bath #2: In Fixture Portfolio
 Powder Room: NA

35. Bathroom Accessories:

In Fixture Portfolio

36. Lighting Fixtures:

5 recessed lighting fixtures and trims shown on plans are included in the contract price. Refer to plan for locations of light fixtures. See portfolio for type and style

37. Painting:

Exterior: Wood: _____ coats exterior paint _____
 Caulking shall be applied on exterior where windows, doors and masonry meet siding.

Interior: Walls: One color Eggshell – Bathroom, Flat on Walls
 Ceilings: White
 Number of pastel colors allowed: NA
 Stained woodwork shall be sealed and sanded. _____ coat(s) of varnish shall be applied.
 Painted woodwork shall be sealed and primed. 1 coat(s) of satin enamel shall be applied
 _____ Contrast White.

38. Appliances:

Total allowance for appliances: Following appliances or equal are included..

This allowance assumes the following appliances are to be included in the contract price (specify make, model, and color):

Range: See Portfolio with Project Pricing
 Microwave: See Portfolio with Project Pricing
 Dishwasher: See Portfolio with Project Pricing
 Refrigerator: See Portfolio with Project Pricing
 Cooktop: _____
 Washer: _____
 Dryer: _____
 Other: _____

39. Landscaping/Planting:

Buyer Initial: _____

Landscaping shall be provided by the contractor unless otherwise stated.

40. Shelving:

Total allowance for closet shelving: See Fixture Portfolio

41. Cleaning:

Builder to provide labor, material and equipment for "move-in" cleanup, including, but not limited to: cleaning all windows, removal of debris, cleaning of cabinets and drawers, cleaning floors, and sweeping garage and basement.

42. Miscellaneous Specifications:

Builders Risk By Developers

Utilities and Permit Fees / Accounts- Builder

Tapping fees on Developer

Landscaping on Developer

The foregoing specifications consist of Nine (9) pages and have been examined and approved by the signatories below. These specifications are an addendum to any Building Construction Agreement or Offer to Purchase the below-listed property.

Seller

Date

Buyer

Date

Buyer

Date

Buyer Initial: _____