

GENERAL BUILDING SPECIFICATIONS

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EFFECTIVE SEPTEMBER 1, 2008

These specifications cover the labor and material necessary for the construction of a home based on the plans that are a part of the Building Construction Contract. All work is to be executed in a workmanlike manner in accordance with accepted standards of the building industry in this area and the plans and specifications. The construction of this home is governed by the Client Proposal, Plans, Color Selections, General Building Specifications, and the Building Construction Contract. In the event of contradictions between the above documents, the Client Proposal shall govern followed by the Plans, Color Selections, General Building Specifications, then the Construction Contract.

In order to continually improve the product, Builder has the right to substitute materials and products listed in the plans and specifications so long as the materials and products are of equal or greater value. All excess materials shall remain the property of the Builder.

SITE PREPARATION WORK	<p>Lot Clearing - NOT INCLUDED IN BASE PRICE, but may be added as an allowance. If lot requires clearing, all trees are to be removed within 25' of the building pad and all stumps are to be ground up and resulting debris removed from the premises. An additional lot stakeout is required.</p> <p>Survey - A registered surveyor will stake house corners and mark lot corners (if previously located by developer's surveyor) according to Builder's "Home on Lot Layout". Once excavation has been completed, a recertification survey to be performed which will be used as an "As Built" survey.</p> <p>Erosion Control - Install and maintain a silt fence around property during construction as dictated by local municipality. Buyer to maintain this after closing until lawn has been established.</p>
PERMITS AND FEES	<p>Building Permits - Standard costs to include HVAC, plumbing, electrical, erosion control, etc.</p> <p>Impact Fees - NOT INCLUDED IN BASE PRICE. These fees, if any, are charged by the municipality to help offset the impact of Buyer's new home on the municipality's infrastructure.</p> <p>Permit Retaining Fees - NOT INCLUDED IN BASE PRICE. These fees are added to the Building Permit cost and are paid by Builder on behalf of Buyer. These fees are reimbursable to the Buyer by the municipality once municipal provisions are met.</p> <p>Permit and Fee Notes - Standard costs given above are for a typical permit for the average community. Builder may need to adjust cost for a specific community.</p>
EXCAVATION/ BACKFILL	<p>Excavation - Excavate area of foundation according to elevations set by the municipality or developer.</p> <p>Trucking - Excess dirt from excavation and not used during backfill to be removed from site. NOTE: Builder is not responsible for trucking to the site if site is short of dirt.</p> <p>Backfill - Dirt from excavation will be used to backfill around foundation. At same time, site will be rough graded.</p> <p>Final Grading - Once all laterals are in but prior to closing (weather permitting), lot is to be final rough graded one additional time. NOTE: Builder's final rough grade will further need to be finish graded in order to receive a lawn. Also, after closing Builder is NOT responsible for settling around the foundation, drive, and laterals which should be expected to happen within the first year or so.</p> <p>Top Soil Stripping - NOT INCLUDED IN BASE PRICE. If performed, topsoil to be stripped prior to excavation and placed in piles around the lot. Spreading of topsoil will be the responsibility of the Buyer.</p> <p>Culvert - NOT INCLUDED IN BASE PRICE, but may be added as an allowance.</p> <p>Excavation/Backfill Notes - Standard costs given above are for ideal lot conditions. Builder to adjust for any additional costs needed after lot walk but before final contract amendment.</p>
STONE/GRAVEL	<p>Garage Stone - Included up to 1 load of stone per garage bay.</p> <p>Construction and Finish Drive Stone - Included up to a 40' Setback.</p> <p>Basement - Included for a conventional basement.</p> <p>Porches and Under A/C Units - These areas are to be backfilled with dirt on site.</p> <p>Stone/Gravel Notes - Standard costs given above are for ideal lot conditions. Builder to adjust any additional costs needed after lot walk but before final contract amendment.</p>

FOUNDATION	<p>Footings and Post Pads - 8" thick x 20" wide continuous concrete, unreinforced, perimeter footings are standard for 8" thick basement walls. 30" x 30" x 12" post pads are standard.</p> <p>Foundation - Standard wall to be 8'-0" tall x 8" (nominal) thick continuous concrete, reinforced with a minimum of 1 horizontal steel rod along the perimeter near the top of the wall. Interior wall finish to be smooth.</p> <p>Foundation Insulation - Insulation to be 1" R5 Polystyrene. Coverage to be from footing to top of wall. Exposed insulation to be covered with protective covering per code.</p> <p>Steel - Beams to be W8 x 18 and columns to be standard tube columns. Builder may adjust size as needed to meet or exceed building code requirements.</p> <p>Foundation Drain System - Drain tiles have minimum 12" stone covering and bleeders installed per code.</p> <p>Standard Basement Windows - Included as shown on plan. Wells drain to foundation drain system.</p> <p>Notes on Foundations - Standards are based on ideal lot conditions with soil strengths that exceed 2,000 psf. Builder to adjust any additional costs needed after lot walk.</p>
FRAMING	<p>Exterior Wall Framing - 2x4 with 1" R6.0 insulated sheathing.</p> <p>Garage Walls - 2x4 spaced 16" o.c. with ½" O.S.B. sheathing.</p> <p>Gable End Sheathing - ½" O.S.B.</p> <p>Weather-Resistant Barrier - Housewrap to be applied to all walls (in heated areas only) and their gables above. All housewrap seams to be taped and all windows to be sealed with Dupont™ Straightflash™.</p> <p>Floor Framing - 11 7/8" Engineered floor joists with 3/4" tongue and grooved O.S.B. sheathing glued and nailed. Spacing per plan.</p> <p>Interior Wall Framing - 2x4 spaced 16" o.c. Wall heights per plan.</p> <p>Roof System - Engineered trusses spaced 24" o.c. with ½" O.S.B. sheathing and H clips. Hurricane clips to be used to code.</p>
WINDOWS AND DOORS	<p>Entry Doors - Jeld-Wen® Gladiator™ insulated steel, 6 panel or 15 lite per plan. Transoms and sidelights are included if shown on plan and are to have glass size and grill patterns per plan.</p> <p>Windows and Sliding Patio Doors - Jeld-Wen® with all-vinyl frames and sash, WEN-Lock® locking system, and Low E-Argon glazing (garage windows have insulated glazing). All windows are single hung, slider, or fixed per plan. The patio door and all single hung and slider windows have screens. Grills are per plan and when shown, are flat and in the airspace, and arranged per plan.</p> <p>Skylights - If shown on plan, Velux® with model and size per plan.</p> <p>Storm Doors - NOT INCLUDED IN BASE PRICE.</p>
ROOFING	<p>Shingles - Owens Corning® Supreme™ AR, a fiberglass 25 Year, traditional three-tab shingle with a 15# underlayment in choice of standard colors.</p> <p>Roof Vents - Square "mushroom" type installed to code along main roof and continuous ridge venting along all forward facing gables.</p> <p>Valley Flashing - Baked enamel steel in color to complement roof color.</p>
FIREPLACE	<p>Fireplace - Heatilator® ND3933, a 33" direct vent unit (or model as shown on plan) with integral gas logs and gas piped to fireplace.</p> <p>Surround - El Dorado Stone® in choice of standard colors and placed as shown per plan.</p>
HEATING & AIR CONDITIONING	<p>Furnace - Armstrong® Tech 91™ high efficiency (91% efficient) fueled by natural gas.</p> <p>Air Conditioning - Armstrong® Concept 13™ (SEER 13).</p> <p>Thermostat - Programmable Thermostat.</p> <p>Air Cleaner - 1" Furnace Filter.</p> <p>Humidifier - NOT INCLUDED IN BASE PRICE.</p> <p>Air Exchanger - NOT INCLUDED IN BASE PRICE.</p> <p>Zoning - NOT INCLUDED IN BASE PRICE.</p> <p>Venting - Dryer, bath fans, and microwave or range hood vented to outside. Require hard piping for bath fans for Energy Star compliance.</p> <p>Bvent-Not needed due to use of power vent water heater</p> <p>HVAC NOTES - Size, capacity and output of HVAC equipment shall be sized per code. Layout of equipment and duct work is per heating contractor's design to most efficiently distribute air flow.</p>
PLUMBING	<p>Kitchen</p>

Sink - Kohler® Brookfield™ #5942, (a cast iron sink) in choice of standard colors.
Sink Faucet - Kohler® Coralais™ Pullout # K-15160 in choice of standard colors.
Disposal - Badger® 1, a 1/3 HP unit.
Refrigerator - Water line to ice maker.

All Bathrooms

Sinks - Kohler® Pennington™ #K-2196 (Oval). Powder room is Kohler® Wellworth™ Pedestal #K-2293.
Faucets - Kohler® Coralais™ #K-15182 in choice of standard colors.
Toilets - Kohler® Wellworth™ #K-3423 in choice of standard colors.
Tube/Shower Units -, Aker® CM60, a 60" one piece fiberglass bath & shower module or equal.
Shower Units - Aker® S48, a 48" one piece fiberglass shower module or equal.

Master Bathroom

Whirlpool Tub - NOT INCLUDED IN BASE PRICE.

Laundry

Laundry Room Sink - NOT INCLUDED IN BASE PRICE.
Washer Box - Included per plan.

Other Plumbing Items

Water Heater - A.O. Smith® Power Shot GPSH-50, a 50 gallon unit. This is a direct vent, standard recovery unit fueled by natural gas.
Laundry Tub in Basement - NOT INCLUDED IN BASE PRICE.
Sump Pump - Submersible pump with sealed crock and discharge to front of house.
Future Basement Bath - NOT INCLUDED IN BASE PRICE.
House Drain - PVC
Water Supply - FlowGuard Gold, a CPVC product
Hose Bibs - Standard is 2 BIBS.
Gas Piping - Standards are gas to fireplace, furnace, and hot water heater.

**ELECTRIC,
WIRING, AND
FIXTURES**

Service - 200 Amp
Wiring - Romex™
Receptacles - Standard outlets, switches, and Skylark speed controls for all ceiling fans.
Exterior Outlets - 2 or 3 per plan
Bath Fans - Broan QTR080 bath fans.
Other Standard Features - Broan #C831 door bell, interconnected smoke detectors (including carbon monoxide tester in basement) with battery backup per code, 220 VAC to range and Dryer.

**LOW VOLTAGE
SYSTEMS**

Structured Wiring - Five dual jacks (1-Cat5E and 1-RG6 per jack) located in Buyer's choice of rooms.
Central Vacuum - NOT INCLUDED IN BASE PRICE.
Security System - NOT INCLUDED IN BASE PRICE.
Audio System - NOT INCLUDED IN BASE PRICE.
Radio/Intercom System - NOT INCLUDED IN BASE PRICE.
Notes on Low Voltage Systems - Total cost of these systems to be actual cost of system and electrical connections plus 15%. Selections to be made at vendor's showroom.

**SIDING, SOFFIT
AND FASCIA**

Siding - Mastic® Carved Wood™ Double 4" in Cedar Finish vinyl siding with .042" nominal thickness.
Corner Boards - On the front elevation, they are 5/4" x 6" MiraTEC or per plan. On all other corners they are 3" x 3" vinyl to match siding color.
Soffits and Fascia - Reynolds® Aluminum in choice of color.
Gutters & Down spouts - Reynolds® Aluminum with 3" down spouts to grade.
Shutters - Mid-America® vinyl shutters per plan.
Soffit Venting - Reynolds® Aluminum integral soffit panels installed to code.

**EXT. CULTURED
STONE**

Exterior Cultured Stone - If shown on plan, El Dorado Stone® in choice of standard colors. Otherwise, NOT INCLUDED IN BASE PRICE.

CONCRETE FLATWORK	Garage Floors - 4" Concrete floors. Basement Floors - 3" Concrete over poly and 4" of stone. Stress relieve joints to be cut or troweled in. Stoops - Per plan, are 4" concrete.
GARAGE DOORS	Overhead Doors - CHI® 2255, a raised panel, 25 ga. steel door with R3.29 insulation and complete with torsion spring, lock (if no upgrade made to door opener) and weatherstripping in sizes as shown on plan. Door Openers - NOT INCLUDED IN BASE PRICE.
INSULATION	Ceilings - Owens Corning® fiberglass blown-in insulation at a rating of R50 on flat ceilings and R38 fiberglass batts where required in tight spots. Exterior Walls and Box Sills - Owens Corning® R15 fiberglass batt insulation between studs and a continuous R6.0 insulated sheathing where structurally feasible. Vapor Barrier - Installed per code. Insulation Notes - NOT INCLUDED IN BASE PRICE for garage ceilings or garage walls unless the walls or ceilings are shared with the house or if shown on plan.
DRYWALL AND WALL TEXTURE	Walls and Joisted Ceilings - ½" Drywall. Garage walls, if any, per plan. Trussed Ceilings - 5/8" Drywall. Garage ceiling, if any, per plan. Interior Wall Finish - Sand texture with primer. Corner Treatments - Standard square corners or as shown on plan.
CABINETS	Cabinets - Merillat® Classic Series in Spring Valley™, a square recessed panel with 1 3/16" crown. Choose between Oak and Maple in standard colors. Cabinet Pulls - Merillat® with choice of Level 1 at Builder's Selection Studio.
COUNTERTOPS	Countertops - Pionite® or Formica® laminate with a tri-cove edge in a stocked color and finish per Builder's Selection Studio.
MILLWORK	Trim Package - Prefinished 3 1/4" colonial base and 2 1/4" colonial casing in choice of oak or poplar (matches maple). Interior doors are pre-hung, prefinished 6 panel pine with wood jambs. All closet openings are jambed and cased in wood. Prefinished colors to be selected from standard colors. Stairs and Railings - Open stairs, as shown on plan, are finished 4' high drywall walls with solid wood cap and casing apron. Window Jambs - Wood stool with casing apron. Hardware and Accessories - Schlage® Plymouth Bright Brass #609. Front door receives a handleset and a kick plate. All other accessories in Bright Brass. Deadbolts - Schlage® single bore included at front door only keyed to match exterior door hardware.
CLOSET SHELVING	Closet Shelving - Rubbermaid® wire ventilated shelving with white epoxy coating per plan.
PAINTING AND STAINING	Interior Wall Painting - Standard is to spray one coat of Sherwin Williams® Promar 200™ Interior Latex Paint in "Dover White" in a flat finish on all walls, ceilings, closets and garage. Touch up paint to be left on site beneath stairs. Interior Trim Staining - Trim and stair parts are prefinished off site. Any raw wood surfaces to be stained, sealed and two coats of finish applied in a color to closely match the pre-stained trim. Nail holes to receive putty to closely match trim color. Exterior Painting - Two coats of Sherwin Williams® Woodscapes™ premium solid exterior stain (latex based) for raw cedar trim. Exterior Caulking - Vulcum caulk between joints in cedar and any other areas as required for weatherproofing.
LIGHT FIXTURES	Light Fixture - Included as an allowance item. Selected from Builder's vendor after plans are completed. Total allowance to include lights, bulbs, taxes, electrical connections, and fan speed controls.
FLOORING	Flooring Standards - All flooring is per plan. Carpet Standards - Level 1 included from Builder's Design Studio. Installed over carpet provider's standard padding. Vinyl Floors - Level 1 included Installed over 5/16" underlayment.

	<p>Wood Floors - When selected, are pre-finished 3/4" solid or 1/2" engineered wood floors in various widths per selections from Builder's Design Studio.</p> <p>Ceramic Floors - When selected, are installed over 1/2" cement board underlayment. Labor is included for a standard installation pattern only.</p>
APPLIANCES	<p>Dishwasher - GE GSD3200 in a standard color.</p> <p>Range Hood - Broan 40000 series, 160 CFM, vented to outside in choice of standard colors.</p> <p>Microwave - NOT INCLUDED IN BASE PRICE.</p> <p>Other Appliances - NOT INCLUDED IN BASE PRICE. NOTE: If Buyer supplies, installation must be done after closing. If Builder supplies, Vendor to supply all required hook-ups.</p> <p>Appliance Operation - Standards are 220 VAC to Range and to Dryer.</p>
MIRRORS, SHOWER DRS, AND BATH ACCESSORIES	<p>Mirrors - All baths receive a vanity width x 36" tall mirror except the powder room (if any) which receives a standard oval mirror.</p> <p>Shower Door - Included for master bath shower only as a Showerite® Pacer framed bypass shower door in hammered glass and with a silver (chrome) frame.</p> <p>Bath Accessories - Moen® Danbury™ series in chrome is standard. One towel ring, one 24" towel bar near shower (if any) and one toilet paper holder per bath is included.</p>
JOB SITE CLEANING	<p>Job Site Cleaning - Construction debris is picked up and removed from the site.</p> <p>Final Cleaning - Builder to clean windows (inside and out), floors, cabinets, woodwork, light fixtures, and plumbing fixtures prior to closing. Basement and garage are broom cleaned. NOTE: while Builder intends to provide a thorough cleaning, Buyer needs to know that new homes get dusty very quickly and therefore some minor cleaning may be required by Buyer after closing but prior to occupancy.</p>
LATERALS	<p>Municipal Water Service - Included up to 40' Setback. Supply is 1-1/4" CTS HD polyethylene tubing.</p> <p>Municipal Sewer Service - Included up to 40' Setback. Lateral is 4" PVC.</p> <p>Well - NOT INCLUDED IN BASE PRICE.</p> <p>Septic System - NOT INCLUDED IN BASE PRICE.</p> <p>Storm Sewer Lateral - NOT INCLUDED IN BASE PRICE.</p> <p>Lateral Notes - Standard Costs given above are for ideal lot conditions. Builder to adjust any additional costs needed after lot walk but before final contract amendment.</p>
EXTERIOR STRUCTURES	<p>Driveway and Sidewalk - NOT INCLUDED IN BASE PRICE.</p> <p>Patio - NOT INCLUDED IN BASE PRICE.</p> <p>Deck - NOT INCLUDED IN BASE PRICE.</p> <p>Landscaping - NOT INCLUDED IN BASE PRICE.</p> <p>Lamp Post - NOT INCLUDED IN BASE PRICE.</p> <p>Mailbox - NOT INCLUDED IN BASE PRICE.</p>
OTHER SITE CHARGES	<p>Subsoil Conditions - NOT INCLUDED IN BASE PRICE but may be added to cover extra costs to Builder for poor subsoils such as reinforced footings, stone compaction, etc.</p> <p>Winter Charges - Included for items such as snow removal, frost breaking, heated concrete, and haying of footings and flatwork.</p> <p>Concrete Pumping - Standard is INCLUDED. Difficult or poor site conditions may require mason to pump/convey concrete to the foundation from the street.</p> <p>Utility Connections - Standard is PAID BY BUYER. If gas and/or electricity is/are installed between December 15 and March 15, there may be an extra charge for installation which is to be paid promptly by Buyer. NOTE: In the interest of timely construction, Builder may elect to pay the utility company directly. In this case, Builder to bill Buyer for actual charges incurred.</p> <p>Utility Usage - Standard is PAID BY BUYER during construction. Power is required for sump pumps, contractors tools, furnace, etc. The furnace and temporary heat use gas for heating the home.</p> <p>Homeowners Association - NOT INCLUDED IN BASE PRICE.</p>
	<p>General Notes on Other Site Charges - Suggested costs for lot premiums in are subject to adjustment after completion of the lot walk but prior to the Amendment to the Construction Contract. Suggested costs for those items which may be upgraded by Buyer will be adjusted after Buyers selections are completed but prior to the Amendment to the Construction Contract.</p>