

COLD POINT VILLAGE SPECIFICATIONS

CUSTOMER'S NAME: _____

LOT/JOB NO: _____ TYPE OF HOUSE _____

1. FOUNDATION:
 - FOOTINGS: SIZE – 8” x 20”
 - FOUNDATION WALLS : 10” POURED CONCRETE
 - COLUMNS : 4” STEEL
 - GIRDERS : STEEL
 - EXTERIOR BASEMENT FINISH : RUB-R-WALL WATERPROOFING ON WALLS,
 - WINDOW WELL: STEEL (WHEN NEEDED)
 - BASEMENT SASH OUT OF GROUND WHEN POSSIBLE

NOTE: MONOLITHICLY POURED CONCRETE WILL HAVE A TENDANCY TO DEVELOP EXPANSION,SETTLEMENT AND SHRINKAGE CRACKS FROM TIME TO TIME. BUILDER WILL INSTALL EXPANSION JOINTS. HOWEVER, CRACKS WILL STILL DEVELOP. THESE CRACKS ARE NOT STRUCTURAL AND ARE UNCONTROLLABLE. IF A CRACK SHOULD DEVELOP IT IS BEYOND THE BUILDERS CONTROL. THEREFORE, IT IS NOT THE BUILDERS' RESPONSIBILITY.

2. EXTERIOR WALLS:
 - FRONT: MANUFACTURED STONE & SIDING-PER PLAN
 - SIDES & REAR: SIDING
 - SHUTTERS: AS PER FRONT ELEVATION (SEE BROCHURE)
 - TRIM PACKAGE AS PER FRONT ELEVATION (SEE BROCHURE)
3. INTERIOR WALLS:
 - ALL INTERIOR WALLS AND CEILING: ½” DRYWALL
 - 9’ HIGH CEILING, 1ST FLOOR
 - 8’ HIGH CEILING, 2ND FLOOR
 - 8’ HIGH FOUNDATION WALLS
4. PARTY WALL: SHAFTWALL

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5. CONCRETE WORK:

4" CONCRETE GARAGE FLOOR

6" PAD AT FRONT DOOR.

3" CONCRETE WALK FROM DRIVEWAY TO FRONT DOOR

NOTE: CONCRETE WILL BE INSTALLED IN WORKMANLIKE MANNER, BUT BUILDER WILL NOT BE RESPONSIBLE FOR CRACKING OR IMPERFECTIONS BEYOND HIS CONTROL.

6. SUB FLOORING:

MATERIAL: 3/4" TONGUE AND GROOVE ADVANTECH.

GLUED, NAILED AND SCREWED

7. FLOOR FRAMING:

JOIST MATERIAL: ENGINEERED I-JOIST OR AS REQUIRED BY TOWNSHIP CODE.

8. FINISHED FLOORING:

CARPET:

LIVING ROOM, DINING ROOM, STUDY, FAMILY ROOM, 2ND FLOOR HALL, BEDROOMS, MAIN STAIRS TO 2ND FLOOR, CLOSETS AND STAIRS TO BASEMENT.

VINYL:

LAUNDRY ROOM, REAR HALL/MUD ROOM ENTRY

HARDWOOD (2 1/4" Oak Field Finished):

FOYER, KITCHEN, BREAKFAST AREA AND POWDER ROOM.

9. PARTITION FRAMING:

STUDS: (MATERIAL): WOOD, HEMLOCK OR FIR

SIZES : 2" x 4" 1ST FLOOR EXTERIOR WALLS

2" x 4" 2ND FLOOR EXTERIOR WALLS

2" x 4" INTERIOR PARTITIONS

SPACED: 16" ON CENTER

10. ROOF SHEATHING:

SIZE: 1/2" PLYWOOD

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11. SHINGLES:
UNDERLAYMENT - #15 FELT PAPER; 40 YR. GAF LIFETIME
DIMENSIONAL SHINGLES
12. ICE & WATER SHIELD:
ALL ROOF VALLEYS AND 3 FEET UP FROM FASCIA
13. GUTTERS AND DOWNSPOUTS:
MATERIAL: ALUMINUM
14. FLASHING:
MATERIAL: ALUMINUM
15. WALL FINISHING:
(1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILING (OFF
WHITE, (1) COAT OF PRIMER AND (1) COAT OF GLOSS PAINT ON
WOODWORK. (OFF WHITE). (IN SOME CASES, THE PRIMER COAT MAY
BE APPLIED IN THE FACTORY)
16. INTERIOR DOORS AND TRIM:
TRIM : 3 ¼” COLONIAL CASING, 5” COLONIAL BASEBOARD.
CROWN MOLDING (4 5/8”): (1) PIECE IN DINING ROOM/STUDY
(Beechwood Model); (1) PIECE IN STUDY (Waverly Model) AND FAMILY
ROOM (Beechwood and Waverly Models)
CHAIR RAIL: (1) PIECE IN DINING ROOM/STUDY (Beechwood Model)
AND STUDY (Waverly Model).
DOORS: 6’8” HIGH 6 PANEL MASONITE, SMOOTH OR TEXTURED,
PAINT GRADE HOLLOW CORE ON FIRST FLOOR AND SECOND
FLOOR.
DOOR HARDWARE: KWIKSET (*Tylo Style – Polished Brass finish*)
17. SASH AND EXTERIOR DOORS:
WINDOWS: DOUBLE HUNG, WHITE VINYL INSULATED WITH
SCREENS.GRILLES INCLUDED ON FRONT, SIDES, AND
REAR.
DOORS: (FRONT) PREMIUM STEEL INSULATED SINGLE DOOR
(REAR) 9 LITE STYLE STEEL SINGLE DOOR PER PLAN.
18. BASEMENT SASH:
ONE EGRESS BASEMENT WINDOW LOCATED PER THE
SUPERINTENDENT.

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19. CABINETS:
CENTURY KITCHENS GATE HOUSE KITCHEN CABINETS WITH CHROME KNOBS AND CHOICE OF GRANITE KITCHEN COUNTERTOP.
MASTER BATH AND HALL BATH GATE HOUSE VANITIES WITH CULTURED MARBLE BATHROOM COUNTERTOPS.
FINAL DESIGN TO BE ESTABLISHED WITH CENTURY KITCHENS
20. KITCHEN APPLIANCES:
(1) G.E. GAS SELF-CLEANING OVEN/RANGE
(1) G.E. MICROWAVE - (NON VENTING)
(1) G.E. DISHWASHER
REFRIGERATOR NOT INCLUDED
WASHER AND DRYER NOT INCLUDED
21. BATHROOMS AND ACCESSORIES:
MASTERBATH: SOAKER TUB (IF APPLICABLE TO PLAN)-(WHITE OR ALMOND COLOR)
FIBERGLASS SHOWER BASE
STERLING KOHLER WINDHAM ELONGATED TOILET (WHITE, BISCUIT OR ALMOND COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
CHROME FRAMED SHOWER DOOR W/ CLEAR GLASS
MOEN 8" SPREAD MONTICELLO CHROME FAUCETS
- HALL BATH:** BOOTZ-(WHITE OR BONE COLOR)
STERLING KOHLER WINDHAM ELONGATED TOILET-(WHITE, BISCUIT OR ALMOND COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
MOEN CHATEAU LEVER CHROME FAUCETS
- POWDER ROOM:** STERLING KOHLER SACRAMENTO PEDESTAL SINK
STERLING KOHLER WINDHAM ELONGATED TOILET - (WHITE, BISCUIT OR ALMOND COLOR)
OVAL MIRROR ON WALL ABOVE SINK
MOEN CHATEAU LEVER CHROME FAUCET
TOILET PAPER HOLDERS AND TOWEL BARS ARE NOT INCLUDED
- KITCHEN:** CHROME MOEN CAMERIST FAUCET

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22. STAIRS:

BASEMENT : YELLOW PINE WITH PINE HAND RAIL-UNFINISHED

MAIN: YELLOW PINE, CARPETED WITH OAK HANDRAIL WITH POPLAR PAINTED SPINDLES IN STAIRWELL ON FIRST FLOOR LEVEL AND ½ WALL AT BASEMENT AND SECOND FLOOR LEVEL (Where applicable)

23. CERAMIC TILE:

(HALL BATHS): MATTE TILES ON FLOOR, BRIGHT TILES ON WALLS AROUND BATHTUB TO 6 FT. HEIGHT, AND BASEBOARD.
6"x 6" SIZE TILE ON FLOORS AND TUB WALLS.

(MAIN BATH): 12" x 12" TILE ON FLOOR AND 8" x 10" ON SHOWER/TUB WALLS TO 6 FT. HEIGHT, AND ON TUB PLATFORM AS WELL AS BASEBOARD (CHOICE OF COLORS)..

24. HEATING:

GAS HEAT WITH CENTRAL AIR
PERFORMANCE 95% SINGLE STAGE BY YORK

25. ELECTRICAL WORK:

STANDARD BUILDER FIXTURE PACKAGE

200 AMP SERVICE

SWITCHES AND RECEPTACLES BY TOWNSHIP CODE

CIRCUIT BREAKERS

(3) CABLE JACKS

(3) TELEPHONE JACKS

BASIC SECURITY SYSTEM: INCLUDES 1ST FLOOR DOORS, (1) MOTION DETECTOR, & (1) KEYPAD.

**ANY ADDITIONAL ELECTRICAL OUTLETS OR LINES MUST BE DISCUSSED WITH ELECTRICIAN.

26. INSULATION:

MATERIAL: (FIBERGLASS) 3 5/8" BATT INSULATION (R-13) IN EXTERIOR HOUSE WALLS, R-13 GARAGE WALL COMMON WITH HOUSE, R-11 BATT INSULATION IN PARTY WALLS; FOAM AND CAULK PACKAGE AT EXTERIOR PROTRUTIONS, BLOWN-IN INSULATION (R-30) IN MAIN ATTIC. SOUND DAMPENING BATTS ON BATHROOM WALLS AT PIPE LOCATIONS, LAUNDRY ROOM AND DRAIN LINES (WHERE POSSIBLE). MATERIALS SUBJECT TO CHANGE BASED ON CODE REGULATIONS AT BUILDERS DISCRETION.

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27. CLOSET SHELVING:

VENTILATED VINYL

28. PLUMBING:

ALL TUBING AND PIPES TO MEET TOWNSHIP CODE

(1) OUTSIDE FAUCETS WILL BE PROVIDED FOR INTERIOR UNITS LOCATED IN THE GARAGE; END UNITS WILL RECEIVE A SECOND HOSE BIB LOCATED ON THE SIDE WALL.

SEWAGE PIPE AND WATER PIPE WILL BE INSTALLED IN ACCORDANCE WITH TOWNSHIP

SPECIFICATIONS – 50' MAX. DISTANCE

HOT WATER HEATER IS A 50 GALLON GAS

29. GARAGE:

TWO CAR STANDARD.AS PER PLAN

GARAGE DOORS CLOPAY NON-INSULATED GALLERY COLLECTION W/ SQUARE GRILL WINDOWS ON TOP PANEL

30. GRADING:

DISTURBED AREAS OF LOTS WILL BE RAKED AND SEEDED ONE TIME ONLY, EXCEPT IN THE CASE OF WOODED LOTS. IF WORK CANNOT BE DONE IN ANY WOODED AREAS OR AMONG TREES IN WHICH EQUIPMENT CAN'T OPERATE, THE AREA WILL BE LEFT NATURAL.

BUILDER WILL NOT BE RESPONSIBLE FOR DRY WEATHER OR RAINS THAT HINDER THE GROWTH OF THE LAWN. HAULING IN OR OUT OF SOIL OR FILL IS NOT INCLUDED IN THIS CONTRACT. NO GUARANTEE FOR PLANTINGS.

THE BUILDER WILL HAVE SOLE DISCRETION TO ESTABLISH THE DIRECTION AND HAND OF THE HOUSE AND HOW IT WILL SIT ON THE LOT. BROCHURES MAY SHOW THE HAND OF THE HOUSE DIFFERENTLY THAN THE CONFORMS OF THE GRADE AND DRIVEWAY DEPRESSION. GRADING AND DEPRESSIONS WILL ALWAYS SUPERCEDE DRAWINGS.

WHERE A CHANGE CAN OCCUR, THE BUYER WILL BE RESPONSIBLE FOR ALL RELATED COSTS (APPROX. \$3,500.) TO MOVE CURBS, DEPRESSIONS AND DISTRIBUTION OF SOIL.

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31. EXTERIOR DECK
COMPOSITE, MAINTENANCE FREE DECK AND RAILING SYSTEM WITH PRESSURE TREATED STRUCTURE. STEPS NOT INCLUDED.
32. DRIVEWAY:
BLACKTOP WILL BE INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. (MAX: 100 YARDS ALLOWED-2 CAR GARAGE)
33. RADON:
PREPARATORY PRECAUTIONS WILL BE TAKEN AGAINST POSSIBLE RADON PENETRATION WHEN CONSTRUCTING THE HOUSE.
34. A 10 % UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN BY THE BUYER UPON APPROVAL OF THE SELECTIONS.

DISCLOSURES

BUILDER RESERVES THE RIGHT TO AN ESCALATION OF THE BASE SALE PRICE SHOULD ADDITIONAL DEVELOPMENT AND CONSTRUCTION EXPENSES BE INCCURED, PRIOR TO AND DURING CONSTRUCTION OF CUSTOM HOME. IN THE EVENT THE ESCALATION IS DEEMED NECESSARY, BUYER WILL BE NOTIFIED IN WRITING OF SAID ESCALATION, AND WILL HAVE SEVEN (7) DAYS TO ACCEPT THE INCREASE. SHOULD THE INCREASE NOT BE ACCEPTED, BUYER MAY DECLARE THE AGREEMENT OF SALE NULL AND VOID, AT WHICH TIME DEPOSIT MONIES WILL BE RETURNED WITH NO LIABILITY TO EITHER PARTY.

SETTLEMENT DATE STATED IN AGREEMENT OF SALE IS ESTIMATED. BUILDER WILL MAKE EVERY EFFORT TO ACHIEVE THIS DATE, HOWEVER THERE IS ABSOLUTELY NO GUARANTEE. A FINAL SETTLEMENT DATE WILL BE GIVEN AT THE COMPLETION OF INTERIOR TRIM ASSUMING ALL SELECTIONS HAVE BEEN MADE BY THE BUYER AND ALL PAYMENTS FOR OPTIONS HAVE BEEN RECEIVED BY THE BUILDER.

BUYER

DATE

BUYER

DATE