

DEER VALLEY 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,

UTILITY WINDOWS AS PER PLAN, (BASEMENT WINDOWS AND EXTERIOR DOORS IF APPLICABLE ARE DETERMINED BY LOT GRADING AND FIELD SUPERINTENANT)

NOTE: MONOLITHICLY POURED CONCRETE BASEMENT WALLS WILL HAVE A TENDANCY TO DEVELOP EXPANSION CRACKS FROM TIME TO TIME. BUILDER WILL INSTALL EXPANSION JOINTS AT THE RECOMMENDED DISTANCES. 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. FIREPLACE AND CHIMNEY:

(1) FIREPLACES, 36" DIRECT VENT PRE-FAB GAS, AS PER BROCHURE PLANS (DIRECT VENT)

FLUSH BLACK SLATE HEARTH AND SURROUND WITH WOOD MANTLE PAINTED.

3. EXTERIOR WALLS:

FRONT: STUCCO AND MANUFACTURED STONE

REAR & SIDES: 6" BEADED VINYL SIDING (SEE BROCHURE)

SHUTTERS: AS PER FRONT ELEVATION (SEE BROCHURE)

TRIM PACKAGE AS PER FRONT ELEVATION (SEE BROCHURE)

4. INTERIOR WALLS:

ALL INTERIOR WALLS AND CEILING: ½" DRYWALL

9' HIGH CEILING, 1ST FLOOR

8' HIGH CEILING, 2ND FLOOR

8' HIGH FOUNDATION WALLS

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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 PLYWOOD
- GLUED, NAILED AND SCREWED**

7. FLOOR FRAMING:

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

8. FINISHED FLOORING:

- CARPET: (SHAW VIPER CLASSIC CARPET OVER 1/2" 6# PADDING)**
- LIVING, DINING, FAMILY ROOM, STUDY AND 1ST FLOOR HALL, 2ND FLOOR HALL, BEDROOMS, AND CLOSETS.

- VINYL: (ARMSTRONG INITIATOR SHEET VINYL)**
- LAUNDRY / MUD ROOM

- HARDWOOD: (FIELD FINISHED – CHOICE OF COLOR)**
- KITCHEN, BREAKFAST AREA, MORNING ROOM (IF APPLICABLE), POWDER ROOM AND FOYER

9. PARTITION FRAMING: (SPACED 16" ON CENTER)

- STUDS: (MATERIAL): WOOD: HEMLOCK OR FIR
- SIZES: 2" x 6" 1ST FLOOR EXTERIOR WALLS
- 2" x 6" 2ND FLOOR EXTERIOR WALLS
- 2" x 4" INTERIOR PARTITIONS AND PARTY WALLS

10. ROOF SHEATHING:

- SIZE: 1/2" PLYWOOD

11. SHINGLES:

- UNDERLAYMENT - #15 FELT PAPER; 30 YR. DIMENSIONAL SHINGLES

12. ICE & WEATHER SHIELD

- ALL ROOF VALLEYS

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13. GUTTERS AND DOWNSPOUTS:

MATERIAL: ALUMINUM

14. FLASHING:

MATERIAL: ALUMINUM

15. WALL FINISHING:

(1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILINGS (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 ¼" BASEBOARD.

CROWN MOLDING: 3 PIECE (T-ASTRIGAL STYLE) CROWN MOLDING IN LIVING ROOM, DINING ROOM, AND FOYER

CHAIR RAIL: (2) PIECE IN DINING ROOM.

DOORS: 6'8" HIGH 6 PANEL MASONITE HOLLOW CORE ON FIRST AND SECOND FLR. - PAINT GRADE.

DOOR HARDWARE: KWIKSET (*Tylo Style – polished brass finish*)

HOOKS AND OR CUBBIES AS PER PLAN IN MUD ROOM

17. SASH AND EXTERIOR DOORS:

WINDOWS: VIWINCO SIGNATURE SERIES VINYL (DOUBLE HUNG)- INCLUDES SCREENS. GRILLES INCLUDED ON FRONT, SIDES AND REAR – COLOR - WHITE

DOORS: FRONT DOOR – 6 PANEL STEEL DOOR PAINTED; DOUBLE OR SINGLE DOOR W/ SIDELITES (AS PER PLAN) (REAR) INSULATED SLIDING OR ATRIUM STYLE AS PER PLAN.

18. CABINETS: *ARISTOKRAFT SAYBROOKE KITCHEN CABINETS;*

ARISTOKRAFT SAYBROOKE VANITIES SELECT IN MASTER, HALL AND OR PRIVATE BATHS - CUSTOM KITCHEN AND VANITY SELECTIONS TO BE MADE WITH STERLING KITCHENS.

19. COUNTERTOPS – MASTER BATH – CULTURED MARBLE

KITCHEN – CHOOSE FROM BUILDERS SELECTION OF GRANITE OR CORIAN

HALL BATH OR PRIVATE BATH – CULTURED MARBLE

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20. APPLIANCES – GE (GAS OR ELECTRIC)
- 30” RANGE
 - MICROWAVE
 - DISHWASHER
 - REFRIGERATOR NOT INCLUDED
 - WASHER AND DRYER NOT INCLUDED

21. BATHROOMS AND ACCESSORIES:

MASTERBATH: SOAKER TUB

FIBERGLASS SHOWERPAN BASE OR TILE BASE
(Subject to product availability based on shower base size)
KOHLER WELLWORTH ELONGATED TOILET- (WHITE OR BONE COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
MEDICINE CABINET WHEN APPLICABLE
CHROME MOEN CHATEAU *(Lever Style)* SHOWER TUB SPOUT AND FAUCETS
FRAMED SHOWER DOOR WITH CHROME TRIM

HALL BATH (S): BOOTZ STYLE TUB PER PLANS

KOHLER WELLWORTH ROUND FRONT TOILET- (WHITE OR BONE COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
MEDICINE CABINET WHEN APPLICABLE
CHROME MOEN CHATEAU *(Lever Style)* SHOWER AND TUB SPOUT
CHROME MOEN CHATEAU *(Lever Style)* FAUCETS

POWDER ROOM: KOHLER WELLWORTH PEDESTAL SINK STYLE -

(WHITE OR BONE COLOR)
KOHLER WELLWORTH ROUND FRONT TOILET- (WHITE OR BONE COLOR)
OVAL MIRROR ON WALL ABOVE SINK
CHROME MOEN CHATEAU *(Lever Style)* FAUCET

TOILET PAPER HOLDERS AND TOWEL BARS NOT INCLUDED

KITCHEN: CHROME MOEN CAMERIST FAUCET

22. STAIRS:

BASEMENT: YELLOW PINE WITH PINE HAND RAIL-UNFINISHED

MAIN: OAK TREADS STAINED AND PINE RISERS PAINTED, OAK HANDRAIL STAINED AND POPLAR PAINTED SPINDLES.

REAR: YELLOW PINE CARPETED WITH OAK HANDRAIL STAINED AND POPLAR PAINTED SPINDLES.

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23. CERAMIC TILE:

HALL BATHS: 6" x 6" CERAMIC TILE ON FLOORS AND TUB WALLS
(WHITE OR ALMOND)

MAIN BATH: 12" x 12" CERAMIC TILE ON FLOORS AND 6" x 6" CERAMIC
TILE ON TUB DECK AND SHOWER WALLS

24. HEATING:

1 OR 2 ZONE GAS HEAT WITH CENTRAL AIR (80 %) CAPACITY OF
SYSTEM ENGINEERED BY YORK. (THE SECOND ZONE WOULD BE
80% IF APPLICABLE, INSTALLED IN THE ATTIC, AND IS SUBJECT TO
CHANGE BASED ON HOUSE STYLE AND TOWNSHIP CODES)

25. ELECTRICAL WORK:

STANDARD BUILDERS PACKAGE (\$600 LIGHTING ALLOWANCE)

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 OR SECURITY CONTRACTOR AT THE SITE.

26. INSULATION:

MATERIAL: (FIBERGLASS) 3 5/8" BATT INSULATION (R-19) IN
EXTERIOR WALLS, FOAM AND CAULK PACKAGE AT EXTERIOR
PROTRUSIONS, BLOWN-IN INSULATION (R-30) IN ATTIC, R-11
INSULATION 4' DOWN FROM TOP OF FOUNDATION WALLS IN
BASEMENT, SOUND DAMPENING BATTS ON BATHROOM WALLS AT
PIPE LOCATIONS, LAUNDRY ROOM AND DRAIN LINES (WHERE
POSSIBLE). INSULATED GARAGE WITH R-19 IN WALLS AND R-30 IN
CEILING. MATERIALS SUBJECT TO CHANGE BASED ON CODE
REGULATIONS AT BUILDER'S DISCRETION.

27. GARAGE:

(2) CAR STANDARD, AS PER PLANS.

GARAGE DOORS SADDLE CREEK # 755 INSULATED STYLE WITH
KENSINGTON WINDOW PANES

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28. PLUMBING:

ALL TUBING AND PIPES TO MEET TOWNSHIP CODE
KITCHEN SINK (7" DEEP UNDERMOUNT STAINLESS STEEL)
KITCHEN FAUCET MONTICELLO SINGLE CONTROL
BADGER ONE GARBAGE DISPOSAL 1/3 H.P.
(2) FROSTFREE FAUCETS WILL BE PROVIDED.
MUSTEE LAUNDRY TUB WITH MOEN 4975 FAUCET
SEWAGE PIPE AND WATER PIPE WILL BE INSTALLED IN
ACCORDANCE WITH TOWNSHIP
SUMP PUMP
HOT WATER HEATER IS A 75 GALLON GAS HIGH EFFICIENCY
ICE MAKER LINE IS INCLUDED (CONNECTION TO BE PROVIDED BY
BUYER)

29. 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.

30. DRIVEWAY:

BLACKTOP WILL BE INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. (100) YARDS ALLOWED-2 CAR GARAGE

31. RADON:

PREPARATORY PRECAUTIONS WILL BE TAKEN AGAINST POSSIBLE RADON PENETRATION WHEN CONSTRUCTING THE HOUSE.

32. A 10% UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN BY THE BUYER UPON APPROVAL OF THE SELECTION.

34. IF THE NECESSARY PREPARATORY WORK IS NOT PART OF THE AGREEMENT OF SALE, BUILDER TAKES NO RESPONSIBILITY FOR FUTURE WORK BUYER MAY WANT TO DO IN REGARDS TO A FINISHED BASEMENT. BUYER MUST SPECIFY THAT THERE ARE PLANS FOR A FINISHED BASEMENT DURING THE DESIGN PROCESS IN WRITING.

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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