

ADDISON RESERVE 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. FIREPLACE:
(1) FIREPLACE, 36” DIRECT VENT PRE-FAB GAS, AS PER BROCHURE
PLANS (DIRET VENT)
FLUSH BLACK SLATE HEARTH AND SURROUND WITH CHOICE OF
WOOD MANTLE PAINTED
3. EXTERIOR WALLS:
FRONT: MANUFACTURED STONE & STUCCO-PER PLAN
SIDES & REAR: SIDING
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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4. PARTY WALL: SHAFTWALL

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:

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

VINYL:

LAUNDRY ROOM.

HARDWOOD (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; 30 YR. 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 1/4" COLONIAL CASING, 5" COLONIAL BASEBOARD.
CROWN MOLDING (4 5/8"): (1) PIECE IN DINING ROOM AND FAMILY ROOM
CHAIR RAIL: (1) PIECE IN DINING ROOM (if applicable).
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) 6 FOOT INSULATED VINYL SLIDING OR ATRIUM STYLE PER PLAN.
18. BASEMENT SASH:
ONE EGRESS BASEMENT WINDOW LOCATED PER THE SUPERINTENDENT.

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19. CABINETS:
ARISTOKRAFT SAYBROOK KITCHEN CABINETS WITH CHROME
KNOBS AND CHOICE OF GRANITE KITCHEN COUNTERTOP.
MASTER BATH AND HALL BATH ARISTOKRAFT SAYBROOKE
VANITIES WITH CULTURED MARBLE BATHROOM COUNTERTOPS.
FINAL DESIGN TO BE ESTABLISHED WITH STERLING 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
BONE COLOR)
FIBERGLASS SHOWER BASE
STERLING ELONGATED TOILET (WHITE OR BONE
COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
MEDICINE CABINET WHEN APPLICABLE
CHROME FRAMED SHOWER DOOR W/ CLEAR GLASS
MOEN 8" SPREAD MONTICELLO CHROME FAUCETS
- HALL BATH:** BOOTZ-(WHITE OR BONE COLOR)
STERLING ELONGATED TOILET- (WHITE OR BONE
COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
MEDICINE CABINET WHEN APPLICABLE
MOEN CHATEAU CHROME FAUCETS
- POWDER ROOM:** STERLING PEDESTAL SINK
STERLING ELONGATED TOILET - (WHITE OR BONE
COLOR)
OVAL MIRROR ON WALL ABOVE SINK
MOEN CHATEAU 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
23. CERAMIC TILE:
(HALL BATHS): MATTE TILES ON FLOOR, BRIGHT TILES ON WALLS
AROUND BATHTUB, AND BASEBOARD.
6"x 6" SIZE TILE ON FLOORS AND TUB WALLS.
- (MAIN BATH): SCABOS TILES ON WALLS, IN SHOWER AND ON TUB
PLATFORM, AS WELL AS BASEBOARD (CHOICE OF COLORS).
12" x 12" TILE ON FLOOR AND 8" x 10" ON SHOWER/TUB WALLS AND
ON TUB PLATFORM.
24. HEATING:
GAS HEAT WITH CENTRAL AIR
PERFORMANCE 90% SINGLE STAGE BY COMFORTMAKER
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 WALLS,
FOAM AND CAULK PACKAGE AT EXTERIOR PROTRUTIONS, BLOWN-
IN INSULATION (R-30) IN ATTIC. SOUND DAMPENING BATTS ON
BATHROOM WALLS AT PIPE LOCATIONS, LAUNDRY ROOM AND
DRAIN LINES (WHERE POSSIBLE). INSULATD GARAGE WITH R-13 IN
WALLS AND R-30 IN CEILING. 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

(2) OUTSIDE FAUCETS WILL BE PROVIDED.

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:

FRONT ENTRANCE, (1) CAR FRONT ENTRY STANDARD.

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

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