

HIDDEN PARADISE 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,

EGRESS WINDOW 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) OR (2) FIREPLACES, 36” DIRECT VENT PRE-FAB GAS, AS PER BROCHURE PLANS.

BLACK SLATE SURROUND WITH FLUSH HEARTH

SELECTION OF PAINTED WOOD MANTLES.

3. EXTERIOR WALLS:

FRONT: 6” BEADED VINYL SIDING

REAR & SIDES: 6” BEADED VINYL SIDING

SHUTTERS: FRONT ELEVATION BASED ON HOUSE STYLE

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. WATER & SEWER:

WATER SOURCE TO BE SERVED BY ON LOT PRIVATE WELL
SEWER DISPOSAL THROUGH PRIVATE ON LOT SEPTIC SYSTEM
(SAND MOUND)

8. FLOOR FRAMING:

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

9. FINISHED FLOORING:

CARPET: LIVING, DINING, FAMILY ROOM, STUDY AND 1ST FLOOR
HALL, STEPS, 2ND FLOOR HALL, BEDROOMS, AND
CLOSETS.

VINYL:

KITCHEN, BREAKFAST AREA, MORNING ROOM (IF APPLICABLE),
LAUNDRY / MUD ROOM

HARDWOOD: (FIELD FINISHED – CHOICE OF COLOR)
POWDER ROOM AND FOYER

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

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

11. ROOF SHEATHING:

SIZE: 1/2" PLYWOOD

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12. SHINGLES:

UNDERLAYMENT - #15 FELT PAPER; "LIFETIME" DIMENSIONAL SHINGLES BY GAF

13. ICE & WEATHER SHIELD

ALL ROOF VALLEYS

14. GUTTERS AND DOWNSPOUTS:

MATERIAL: ALUMINUM

15. FLASHING:

MATERIAL: ALUMINUM

16. 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)

17. INTERIOR DOORS AND TRIM:

TRIM: 2 ¼" COLONIAL CASING, 5 ¼" BASEBOARD.

CROWN MOLDING: 1 PIECE CROWN MOLDING IN LIVING ROOM, DINING ROOM,

CHAIR RAIL: (1) PIECE IN DINING ROOM.

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

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

HOOKS AND/OR CUBBIES EXCLUDED

18. SASH AND EXTERIOR DOORS:

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

DOORS: (FRONT) - 6 PANEL STEEL DOOR PAINTED AS PER PLAN (REAR) - INSULATED SLIDING OR ATRIUM STYLE AS PER PLAN.

19. CABINETS: SELECTION OF GATEHOUSE CABINETS FROM CENTURY KITCHENS; INCLUDES CULTURED MARBLE VANITY SELECTION IN MASTER, HALL AND/OR PRIVATE BATHS

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20. COUNTERTOPS – MASTER BATH – CULTURED MARBLE
HALL BATH OR PRIVATE BATH – CULTURED MARBLE

KITCHEN – CHOOSE FROM BUILDERS SELECTION OF
GRANITE

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

22. BATHROOMS AND ACCESSORIES:

MASTERBATH: SOAKER TUB
FIBERGLASS SHOWERPAN BASE OR TILE BASE
(Subject to product availability based on shower base size)
STERLING WINDHAM by KOHLER ELONGATED
TOILET- (WHITE OR BONE COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
CHROME MOEN CHATEAU *(Lever Style)* SHOWER
HEAD, TUB SPOUT AND FAUCETS
FRAMED SHOWER DOOR WITH CHROME TRIM

HALL BATH (S): BOOTZ STYLE TUB PER PLANS
STERLING WINDHAM by KOHLER ROUND FRONT
TOILET- (WHITE OR BONE COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
CHROME MOEN CHATEAU *(Lever Style)* SHOWER AND
TUB SPOUT
CHROME MOEN CHATEAU *(Lever Style)* FAUCETS

POWDER ROOM: STERLING SACRAMENTO by KOHLER PEDESTAL
SINK - (WHITE OR BONE COLOR)
STERLING WINDHAM by KOHLER 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

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23 STAIRS:

BASEMENT: YELLOW PINE WITH PINE HAND RAIL-UNFINISHED
MAIN: YELLOW PINE CARPETED OAK HANDRAIL STAINED
AND POPLAR PAINTED SPINDLES. ½ WALL AT ALL
OVERLOOKS.
REAR: YELLOW PINE CARPETED WITH ½ WALL AT ALL
OVERLOOKS.

24. CERAMIC TILE:

HALL/PRIVATE BATHS: 6" x 6" CERAMIC TILE, MATTE ON FLOORS
AND GLOSS ON TUB WALLS TO 6' HEIGHT (WHITE OR ALMOND)

MAIN BATH: BRIXTON 12" x 12" CERAMIC TILE ON FLOORS AND 9" x
12" CERAMIC TILE ON TUB DECK AND SHOWER WALLS TO 6' HEIGHT

25. HEATING:

1 OR 2 ZONE ELECTRIC HEAT PUMP WITH PROPANE BACKUP.
CENTRAL AIR (95 %) CAPACITY 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).

26. ELECTRICAL WORK:

STANDARD BUILDERS 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 OR SECURITY CONTRACTOR AT THE
SITE.

27. INSULATION:

MATERIAL: (FIBERGLASS) 3 5/8" BATT INSULATION (R-13) IN
EXTERIOR WALLS, FOAM AND CAULK PACKAGE AT EXTERIOR
PROTRUSIONS, BLOWN-IN INSULATION (R-30) IN ATTIC, R-11 FSK
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-13 IN WALLS AND R-30 IN
CEILING WHEN COMMON WITH LIVING SPACE. MATERIALS SUBJECT

TO CHANGE BASED ON CODE REGULATIONS AT BUILDER'S DISCRETION.

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28. GARAGE:

FRONT ENTRANCE, SIDE ENTRY STANDARD, 2 OR 3 CAR AS PER PLAN.

GARAGE DOORS: INSULATED STEEL RAISED PANEL AND GARAGE DOOR OPENER

29. PLUMBING:

ALL SUPPLY TUBING AND PVC DRAIN LINES TO MEET TOWNSHIP CODE

KITCHEN SINK (7" DEEP UNDERMOUNT STAINLESS STEEL)

(2) FROSTFREE EXTERIOR FAUCETS WILL BE PROVIDED.

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

SUMP PUMP

HOT WATER HEATER IS 50 GALLON PROPANE

ICE MAKER LINE IS INCLUDED (CONNECTION TO BE PROVIDED BY BUYER)

30. CLOSET SHELVING: VENTILATED VINYL

31. 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.

32. DRIVEWAY:

BLACKTOP WILL BE INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. (200) SQUARE YARDS ALLOWED

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 SELECTION.

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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.

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