

# C&F, INC.

## General Description of Materials & Standard Specifications West Woods

### 1 Foundation

<b>Footers:</b>	8" x 24" 2500 PSI Poured concrete with forma drain
<b>Foundation Wall:</b>	8' high Poured concrete walls
<b>Girders:</b>	Steel I beam and post
<b>Water Control:</b>	Tar Spray
<b>Basement Floor:</b>	4" thick concrete, trowel finish
<b>Daylight Basement:</b>	Not available in community
<b>Radon Provision:</b>	Crushed stone base with radon pipe

### 2 Exterior Walls

<b>Framing:</b>	2 x 6 studs -8' high, 16" on center, house wrap
<b>Sheathing:</b>	7/16 OSB (Oriented Strand Board)
<b>Siding:</b>	Double 4" vinyl siding -other options available
<b>Stone:</b>	Manufactured veneer, choices available (depends on model)
<b>Brick:</b>	Available at additional cost (if shown on plan, it is not standard)

### 3 Roof

<b>Framing:</b>	Roof trusses, engineered for each home, placed 24" on center
<b>Sheathing:</b>	7/16 or OSB (Oriented Strand Board)
<b>Roofing:</b>	30 Year architectural shingles

### 4 Interior Framing

<b>Floor Joist:</b>	2 x 10 floor joist, 16" on center
<b>Sub-Floor:</b>	3/4" tongue & groove sheathing nailed and glued
<b>Partitions:</b>	2 x 4 - 16" on center
<b>Ceilings:</b>	8' high, 9' high upgrade available (price varies per model)

### 5 Windows / Doors

<b>Basement Window:</b>	(1) full egress window (approx. 4 x 4)
<b>Windows:</b>	Capital MI or Harvey windows, tilt wash double hung windows with internal grids and screens, Low-E glass
<b>Exterior Doors:</b>	Front door - steel insulated 6-panel door with doorbell. Vinyl sliding door - with internal grilles and screen door
<b>Interior Doors:</b>	Six panel painted doors
<b>Door Hardware:</b>	Brushed nickel with knobs

### 6 Exterior Trim

<b>Soffit, Fascia, Trim:</b>	Aluminum
<b>Shutters:</b>	<b>Paneled shutters, front windows only / Refer to floor plan</b>
<b>Spouting:</b>	Seamless Aluminum

### 7 Insulation

<b>Exterior Walls (excluding garage):</b>	R-21
<b>Attic Area:</b>	R-49, Blown in
<b>Basement:</b>	Ceiling and band board
<b>Fire Caulk &amp; Air Infiltration Package</b>	

### 8 Stairs

<b>Basement &amp; 2nd Floor:</b>	Boxed stairs, #2 yellow pine treads. Carpet only on stairs to 2nd floor
<b>Post &amp; Railing:</b>	Birch wood, colonial style, stained post & railing, painted spindles

## 9 Plumbing

<b>Water Lines:</b>	Flexible plastic
<b>Soil Lines:</b>	PVC and faucets - brushed nickel (standard)
<b>Water Heater:</b>	50-gallon electric hot water (gas upgrade is 40-gallon)
<b>Sump:</b>	Sump pit provided
<b>Washer / Dryer Hook-Up:</b>	Washer & electric dryer hook-up, dryer vent included
<b>Exterior Hose Bib:</b>	(1) in rear, (1) in garage

## 10 Electric

<b>Main Panel:</b>	200 Amp service
<b>Interior/Exterior Light Fixtures:</b>	5 recess lights included Option #1: Standard builder package, brushed nickel finish or brass finish (or) Option #2: Credit TBD by Builder & Buyer supplies lights & bulbs for builder to install
<b>Receptacles:</b>	Number of electrical outlets per code requirements Living room, family room are split receptacles on 1 switch
<b>Smoke Detectors:</b>	Hardwired & battery back up on all floors and bedrooms
<b>TV:</b>	(3) cable jacks included

## 11 Heating / Cooling

<b>Heating:</b>	Heat Pump; Propane optional upgrade
<b>Cooling:</b>	High efficiency electric central air conditioning

## 12 Interior Finishing

<b>Drywall:</b>	Drywall interior walls, glued and screwed
<b>Trim:</b>	2 1/4" trim; 3 1/4" baseboards; 6 panel doors- other options available
<b>Paint:</b>	Walls and ceiling - 1 coat flat paint in antique white- upgrades available through painter Sprayed, trims & doors - 1 coat semi-gloss
<b>Shelving:</b>	Wire closet shelves

## 13 Floor Covering

<b>Carpet &amp; Resilient:</b>	As per model (see sales rep) Samples and upgrades available through Flooring Concepts
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## 14 Baths

<b>Tubs &amp; Showers:</b>	1 Piece fiberglass unit - white with shower rod
<b>Toilets:</b>	Water Savers - white
<b>Vanity Top:</b>	1-Piece cultured marble countertop with molded bowls - included in kitchen allowance
<b>Faucets:</b>	Brushed nickel single levers
<b>Mirrors:</b>	Plate glass at each vanity
<b>Exhaust:</b>	1 Per full bathroom with light combination (exhaust only in powder room)
<b>Cabinetry:</b>	To be chosen through kitchen supplier

## 15 Kitchen

<b>Appliances:</b>	Electric; \$2,000 credit through LH Brubaker (gas available with upgrade)
<b>Cabinetry:</b>	Allowance through supplier, varies as per Model
<b>Counter-Top:</b>	Base level laminate counter-tops
<b>Sink:</b>	Double bowl stainless steel, sink faucet with sprayer
<b>Disposal:</b>	1/3 Horsepower

## 16 Garage

<b>Electric:</b>	(2) Electrical outlet porcelain socket and bulb for lighting
<b>Floor:</b>	Sloped concrete
<b>Walls:</b>	Drywall on walls against heated / finished areas and ceiling
<b>Overhead Door(s):</b>	Paneled, aluminum with glass

**17 Outdoor Area**

<b>Patio / Deck:</b>	brushed concrete patio included refer to plan for size
<b>Walk:</b>	Concrete from driveway to front stoop
<b>Driveway:</b>	Macadam
<b>Mailbox Post:</b>	None
<b>Lamp Post:</b>	None

**18 Landscaping/Miscellaneous**

<b>Landscaping:</b>	Grading and seeding of disturbed areas
<b>Shrubbery:</b>	None

- \*\* If options are added or other changes made after house is started, buyer shall be responsible for additional cost incurred for such changes.
- \*\* Builder reserves the right to replace any of the following materials and appliances with equal quality and value.

**Excavation:**

All excavation is required to strip the topsoil, foundation excavation, back fill and rough grading. NOTE: Once finish grading is complete, all maintenance back fill required shall be the responsibility of purchaser. Contractor shall not be responsible for topsoil washout.

All topsoil shall be pushed from the work area and stacked for reuse in the final grading. If additional topsoil or fill is needed, purchaser shall pay for the additional cost. All final grading will be as per the final approved grading plan. Any additional grading ordered by the purchaser shall be at the expense of the purchaser. The contract purchase price assumes a balanced fill lot. Rock removal and subsurface water conditions will result in additional charges to purchaser.

**Sump Pump / Radon Gas Collection:**

A forma drain pipe to plastic sump pump / radon collection bucket with a forma drain pipe around inside of footer perimeter will be installed in the base price. The actual sump pump is not included in base price and is optional. The radon venting is not included in base price and is optional

**Permits and Codes:**

Acquisition of permits is the responsibility of the Contractor. Contractor shall be responsible for ordering inspections, and for meeting all applicable codes.

NOTE: No floor plan may be changed, or altered in any way, once ground is broken for that particular house. Also, NO selection changes may be made once the unit is under roof. Specific features subject to equivalent replacement at Contractor's discretion depending upon availability.

Contractor reserves the right to make equivalent substitution for any item specified at his sole discretion based upon availability and other factors.

**If options are added or other changes made, buyer shall be responsible for additional cost. All options and changes are to be made part of the agreement of sale and included in final sales price when presenting the agreement of sale. Builder reserves the right to replace any of the materials, systems, appliance and finishes with that of like kind.**

_____	_____	_____
Witness	Buyer	Date

_____	_____	_____
Witness	Buyer	Date

_____	_____	_____
Witness	Seller	Date