

C & F CONTRACTING, INC.  
STANDARD SPECIFICATIONS FOR WOODCREST HEIGHTS

\*\*If options are added or other changes made after house is started, buyer shall be responsible for additional costs 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 wash out.

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. 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.

**1. FOUNDATION**

<b>Footers:</b>	6" x 24" 2500 PSI poured concrete with 4" drain tile
<b>Foundation wall:</b>	Poured concrete walls, 8" thick
<b>Girders:</b>	Steel I beam and post
<b>Water control:</b>	Parge and Pitch
<b>Basement floor:</b>	3-4" thick concrete, trowel finish
<b>Daylight basement:</b>	Additional cost if lot permits
<b>Radon provision:</b>	Crushed stone base with radon pipe

**2. EXTERIOR WALLS**

<b>Framing:</b>	2 x 6 studs – 24" on center, house wrap
<b>Sheathing:</b>	7/16 Aspenite
<b>Siding:</b>	Double 4" vinyl
<b>Stone:</b>	Imitation stone included on certain models, refer to specific house plans

### 3. ROOF

**Framing:** Roof trusses, engineered for each home, placed 24" on center  
**Sheathing:** 7/16 Aspenite or OSB (Oriented Strand Board)  
**Roofing:** 25-year fiberglass shingles with continuous ridge vent

### 4. INTERIOR FRAMING

**Floor joist:** 2 x 10 floor joist, 16" on center  
**Sub-floor:** ¾" tongue & groove sheathing nailed and glued  
**Partitions:** 2 x 4 – 16" on center

### 5. WINDOWS:

**Basement window:** (1) full egress window (approx 4 x 4)  
**Windows:** Maintenance free, tilt wash double hung windows with internal grids  
And screens on heated, finished areas (Dove)  
**Exterior doors:** Front door – steel insulated 6-panel door with doorbell  
Garage service door – steel 9-lite insulated  
Vinyl sliding door – 6' door with internal grilles and screen door  
**Interior doors:** Six panel masonite painted doors with knobs

### 6. EXTERIOR TRIM

**Soffit, Fascia, Trim:** Aluminum  
**Shutters:** Paneled shutters, front windows only  
**Spouting:** Seamless aluminum

### 7. INSULATION

**Exterior walls:** R-19  
**Ceiling above living area:** R-38, blown in  
**Basement:** Ceiling and Band Board

### 8. STAIRS

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

### 9. PLUMBING

**Water lines:** Flexible plastic  
**Soil lines:** PVC  
**Water heater:** 50-gallon electric hot water heater (gas upgrade is 40-gallon)  
**Sump:** Pit only unless there is a walk out basement present/available  
**Washer/Dryer hook-up:** Washer & electric dryer hookup, dryer vent included  
**Exterior hose bib:** (1) in rear, (1) in garage

### 10. ELECTRIC

**Main panel:** 200 Amp Service  
**Interior light fixtures:** All lighting supplied by buyer, credit given.  
**Exterior light fixtures:** Light at each exterior entry unless within code of another.

**Receptacles:** Number of electrical outlets per code requirements  
Living rm. & family rm. split receptacles on 1 switch  
**Smoke detectors:** Hardwired & battery back up on all floors and bedrooms  
**Telephone/TV:** (2) telephone & (2) cable jacks

**11. HEATING/COOLING** High efficient forced air electric heat and central air conditioning

**12. INTERIOR FINISHING**

**Drywall:** Dry walled interior walls, glued & screwed  
**Trim:** Finger jointed paint grade trim  
**Paint:** Walls and ceiling – 1 coat of flat latex  
Sprayed, Trims & doors – 2 coats semi-gloss  
**Shelving:** Wire closet shelves

**13. FLOOR COVERING**

**Carpet & Resilient:** \$17.50/per sq. yd. flooring allowance at Flooring Concepts  
(allowance includes vinyl or carpet, padding and installation)  
Samples and upgrades available through Flooring Concepts.

**14. BATHS**

**Tubs & Showers:** 1 piece fiberglass unit – white with shower rod  
**Toilets:** Water Savers - white  
**Vanity top:** One-piece cultured marble countertop with molded bowls (white/white)  
**Faucets:** Chrome single levers  
**Mirrors:** Plate glass at each vanity  
**Lighting:** Supplied by buyer  
**Exhaust:** One per bathroom with light combination  
**Cabinetry:** Flat panel maple

**15. KITCHEN**

**Cabinetry:** Flush panel maple.  
**Counter-top:** Laminate with 4” backsplash  
**Sink:** Double bowl stainless steel  
**Range:** Self-cleaning electric, white or bisque with black front  
**Dishwasher:** Black front  
**Disposal:** 1/3 horsepower  
**Rangehood:** White or bisque

**16. GARAGE**

**Electrical:** (1) electrical outlet porcelain socket & bulb for lighting,  
Outlet for future garage door openers  
**Floor:** Sloped concrete  
**Walls:** Drywall on walls and ceiling  
**Overhead door(s):** Paneled, aluminum  
**Door openers:** Optional only

**17. OUTDOOR AREAS**

**Porch:** Certain plans include a covered stoop or full front porch, refer to specific house plans  
**Patio/deck:** 12 x 10 patio or wood deck  
Patio or deck determined by slope of lot, builder determined  
**Walk:** Concrete from driveway to front stoop  
**Driveway:** Macadam  
**Mailbox/Post:** None  
**Lamp Post:** None

**18. LANDSCAPING/MISC.**

**Lawn:** Graded & seeded-disturbed areas only, not to exceed 15,000 sq. ft.  
**Shrubbery:** None

**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, appliances and finishes with that of like kind.**

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Witness

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Buyer

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Date

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