

C&F, INC.

General Description of Materials & Standard Specifications Fritz Ave

1 Foundation

Footers:	8" x 24" 2500 PSI Poured concrete with forma drain
Foundation Wall:	8' high Poured concrete walls
Girders:	Steel I beam and post
Water Control:	Tar Spray
Basement Floor:	4" thick concrete, trowel finish
Daylight Basement:	Additional cost if lot permits
Radon Provision:	Crushed stone base with radon pipe

2 Exterior Walls

Framing:	2 x 6 studs -8' high, 16" on center, house wrap
Sheathing:	7/16 OSB (Oriented Strand Board)
Siding:	Double 4" vinyl - Upgrades available (see agent)
Stone:	Manufactured veneer, choices available (depends on model)

3 Roof

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

4 Interior Framing

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

5 Windows / Doors

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

6 Exterior Trim

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

7 Insulation

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

8 Stairs

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

9 Plumbing

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

10 Electric

Main Panel:	200 Amp service
Interior/Exterior Light Fixtures:	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
Receptacles:	Number of electrical outlets per code requirements Living room, family room are split receptacles on 1 switch
Smoke Detectors:	Hardwired & battery back up on all floors and bedrooms
Telephone / TV:	(2) Telephone & (2) cable jacks or any combo of 4 included

11 Heating / Cooling

Heating:	Electric Heat (Propane Optional)
Cooling:	High efficiency electric central air conditioning

12 Interior Finishing

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

13 Floor Covering

Carpet & Resilient:	Flooring allowance \$23.00 per sq yd Samples and upgrades available through Flooring Concepts
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14 Baths

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

15 Kitchen

Appliances:	Electric; \$2,000.00 credit through LH Brubaker (gas available with upgrade)
Cabinetry:	Allowance through supplier, varies as per Model
Counter-Top:	Laminate with backsplash, upgrades available
Sink:	Double bowl stainless steel, sink faucet with sprayer
Disposal:	1/3 Horsepower

16 Garage

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

17 Outdoor Area

Patio / Deck:	12 x 10 patio included; pressure treated wood deck upgrade builder determine
Walk:	Concrete from driveway to front stoop
Driveway:	Macadam
Mailbox Post:	Included, builder will provide post and box to keep it uniform in community
Lamp Post:	None

18 Landscaping/Miscellaneous

Landscaping:	Grading and seeding of disturbed areas
Shrubbery:	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
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Witness	Buyer	Date
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Witness	Seller	Date
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