

## **S&G HOMES – CONSTRUCTION SPECIFICATIONS**

### **EXCAVATION:**

Topsoil from the area which is disturbed for construction will be scraped and piled on the lot away from the home placement site. Excavation for footings will extend to solid undisturbed earth or compacted fill, a minimum of 3' below grade. Placement of the home on the lot, including but not limited to left/right garage placement, will be at the sole discretion of the builder. Purchaser shall be responsible for any and all costs (including, but not limited to, explosives, ripping equipment, equipment rentals, labor, hauling/trucking, dumping, professional engineering services, permits) associated with unforeseen subsurface conditions including but not limited to, rock and/or rock removal, abnormal and/or unsuitable soils, stump removal. Additional site work allowances may be added to budget if builder feels necessary.

### **LOT PREPARATION AND LANDSCAPING:**

The purchaser has been provided with an allowance for landscaping as set forth in the contract and/or addenda. The purchaser is responsible to coordinate the installation of the lawn and plant material with his/her selected landscaping contractor. The landscaping installation typically occurs after closing but may be required by certain municipalities to be performed prior to the issuance of a certificate of occupancy. Builder will only perform topsoil placement and rough grading of the areas disturbed by construction. The lot grade will be approximately 8" below the start of the vinyl siding. Builder will remove only those trees which are within the building footprint. Purchaser is responsible for any and all costs associated with additional tree removal which is not required for house placement.

The grade of the lot will be substantially the same subsequent to construction as it appeared prior to construction, unless lot is walk-out or additional grading is required to ensure proper drainage.

### **FOOTINGS:**

Footings shall be of the size and location as shown on the construction plans. Concrete will be a minimum of 3,500 PSI transit mix concrete. Rebar shall be placed as shown on the construction drawings. A form-a-drain footer drainage system shall be used and will discharge to grade if site conditions permit or will be mechanically discharged, in case of walk-out. One (1) sump pit and sump pump included.

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### **FOUNDATION WALLS:**

Poured concrete foundation walls shall be used as shown on the construction plans. Concrete shall conform to ASTM standards. Poured walls shall be 8'0" high unless otherwise shown on the construction plans. Foundation walls shall be sealed with DECO 20 dampproofing material. Windows and/or egress systems shall be placed as shown on the plans unless placement modification is required due to site conditions. Basement windows shall receive metal or plastic areaways if required by grades.

### **BASEMENT FLOORS:**

Basement floors shall be an average of 4", 3,500 PSI transit mix concrete poured over 6 mil. Polyethylene vapor barrier over a minimum of 4" 2B modified limestone. Basement floors shall receive a hard trowel finish and are sprayed with a concrete sealer. Expansion joints at all corners. Saw cuts per plans. A sump pit and ½ HP sump pump will be installed. An under floor drain system, tied into the sump pit and stubbed to extend above the basement floor will serve as a radon collection system. Any testing for radon gas or venting to the exterior shall be at the sole cost of the purchaser.

### **GARAGE FLOORS:**

Garage floors shall be an average of 4", 3,500 PSI transit mix concrete placed over a minimum of 4" of 2B modified limestone and will including reinforcing rods and/or fibermesh reinforcing as may be required. Garage floors will be sloped a minimum of 1/8" per foot toward the garage door(s). Expansion joints at 3 sides and a 1 ½" weather lip at the garage door threshold. Garage floors shall receive a hard trowel finish. Garage floors are sprayed with a concrete sealer.

### **FLOOR SYSTEM:**

The floor system shall consist of 2" x 10" floor joists or an engineered wood "I" system. Joists are supported by laminated wood or steel beam(s) and 3" steel columns or as shown on the plans. The subfloor shall be ¾" tongue and groove composite flooring, glued and cross nailed with rosin coated nails. Deck screws shall also be installed at the same spacing as the nails.

### **EXTERIOR WALLS, SIDING, SOFFIT, FASCIA, GUTTERS AND DOWNSPOUTS:**

The exterior walls (excluding exterior garage walls) shall consist of 2" x 6" studs at 16" O.C. with one plate on bottom and two 2" x 6" SPF studs with two top plates. ½" OSB shall be installed on exterior walls. A pressure treated sill plate will sill sealer insulation and using straps and/or bolts as required by code shall be installed. Exterior garage walls shall be 2" x 4" SPF studs at 16" O.C. Exterior walls will receive Tyvek or similar housewrap. Tyvek or similar straight flashing at windows and doors. Siding shall be minimum 0.040 gauge in either 4" dutch lap or clapboard style. Fascia is aluminum. Soffit is solid or vented vinyl. Gutters are 6" aluminum and downspouts are 3" x 4" aluminum.

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**EXTERIOR BRICK OR STONE (optional):**

Exterior brick or stone is optional and if selected as an option are reflected on purchaser's selection sheet(s).

**INTERIOR WALLS:**

Interior walls are constructed of 2" x 4" SPF 16" O.C. with wall plates, one bottom and two top. Framed walls will have headers secured on at least one jack stud per side. Header sizes and materials are detailed on the construction plans. Minimum header sizes on bearing walls shall be one 2" x 10" for an opening size of up to 6'. If over 6', two 2" x 12" headers shall be installed. First and second floor walls shall be 8' high.

**STAIRWAYS:** Box stairs, yellow pine treads and nosing, which comply with IRC 2009 (except stairs used for basement egress systems) shall be used. Treads and risers per code. Stained stair treads with painted risers are optional. Basement egress stairs shall be box stairs (if the egress door option is selected by purchaser).

**PATIOS AND DECKS: (optional)**

Optional concrete patios (12 x 10) shall be installed in homes if permitted by grade, with pressure treated stairs to the patio as required by the grades. Optional pressure treated decks (12 x 10), with stairs to grade, shall be installed in homes in which a walk-out lower level option has been added as a part of the contract documents. Gates are not included. Vinyl or composite deck or railing materials are optional.

**ROOF:**

Trusses (2" x 4") shall be installed at 24" O.C. and shall be braced per the truss manufacturer designs. Field framed roof systems shall be at the sole discretion of the builder. Trusses will include an energy heel. Trusses are sheathed with 7/16" OSB with "H" clips. 30# felt paper will be used as an underlay material. Ice and water shield shall be installed in the valleys. Shingles shall be GAF/ELK or similar fiberglass architectural self-sealing U.L. class "A" fire rated shingles. Shingles are installed according the manufacturer's specifications. Cobra or similar ridge vent is installed to aid in attic ventilation. Face boards and rake board are covered with aluminum. Aluminum or snow guard adhesive flashing is used as required.

**WINDOWS AND SLIDING GLASS DOORS:**

Windows shall be Simonton 300 series or similar, vinyl, tilt, single hung, low E argon filled glass with grills between the glass (if available) and screens. Windows will have white frames, grills and hardware. Basement windows are by a manufacturer selected by the builder. Wood extension jambs will be applied.

**BASEMENT EGRESS SYSTEM:**

A window egress system, which complies with code shall be installed and will include a metal areaway.

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**GARAGE DOOR(S):**

Garage doors will be Clopay, raised panel, uninsulated steel. Garage door sizes are as shown on the construction plans. ½ HP chain drive garage door opener(s) are provided each with one single function remote.

**EXTERIOR DOORS:**

The front door system shall be a 6-panel insulated foam core hollow smooth fiberglass door, Therma-Tru or similar with two 3-lite sidelights or as provided on the construction plans. The door system will include an adjustable oak threshold and compression weather stripping. The door and sidelight(s) shall be paintable (stainable doors and sidelights are optional). Fire rated doors (steel or fiberglass at the discretion of the builder) shall be used between the garage and house, as required by code. Other optional exterior service doors will be steel or fiberglass six panel insulated foam core hollow doors, Therma-Tru or similar. Exterior doors will receive three brushed nickel hinges and brushed nickel locksets (Schlage Dexter series Model 605 or similar). The front door will receive a brushed nickel handleset (Schlage Plymouth Series Model 505) or similar.

**FIREPLACE:**

Fireplaces are optional. If selected, the option will include a framed housing with a painted surround mantle ("Mt. Vernon" style) and a marble surround (level 1 selections) and flush hearth, direct vent, fan, fixed glass door panel (black), and log set. A shed type cantilever with vinyl siding will be installed.

**FLOOR COVERINGS:**

Flooring shall be installed as set forth in the contract documents and purchaser's selections. Included flooring shall be as follows (based on Level 1 selections Mohawk):

Kitchen, laundry, powder room, master bath and hall bath vinyl installed over ¼" solid core luan underlayment.

Entry foyer and hall 5" wide engineered hardwood.

All other rooms (living, dining, family, bedrooms, stairs, second floor halls) –carpet installed over ½" 6# bonded padding. 8# bonded padding is used on the stairs to the second floor.

**KITCHEN CABINETS AND TOPS:**

Cabinets as manufactured by Wolf or Woodmont. Wall cabinets shall be 36" tall. Doors shall be square recessed panel, maple veneer. Hardware (level 1) is included. Crown molding on wall cabinets is available at additional cost. Quiet close doors and drawers are included. Laminated countertops (Wilsonart, Formica or similar) with 4" laminated backsplash are included. Other cabinet, countertop and backsplash materials are available as an option.

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### **BATH CABINETS AND TOPS:**

Vanity cabinets as manufactured by Wolf or Woodmont. Doors shall be square recessed panel, maple veneer. Hardware (level 1) is included. Vanity cabinets which are 60" or larger shall receive a center drawer base. All other vanity sizes do not include drawers. The master bath vanity shall be comfort height; all other vanities shall be standard height. Cultured marble tops shall be included. Faucets shall be 4" O.C. chrome (see plumbing section for additional details).

### **APPLIANCES:**

G.E. appliances (white, black or stainless steel) are provided. Gas appliances are available as an option. The range shall be self-cleaning, electric, clean design, glass top. Dishwasher included. The disposal shall be a ½ H.P. The microwave, installed above the range will be non-vented (venting optional). Gas appliances, wall ovens, cooktops, range hoods, and other appliance upgrades are available as options.

### **INTERIOR CARPENTRY:**

Interior hand rails will include oak newel posts and rails (post to post) with painted balusters, rosettes as required. Over the post rail systems are available as an option. Interior doors shall be Masonite or comparable, 6-panel (other interior door styles are available as an option). Interior doors will be pre-hung with split jambs. Three brushed nickel hinges are provided. Door bumpers are baseboard or hinge type.

Mouldings are installed as detailed on the drawings. Optional chair rail will be 3" (PRMMDF 297); Optional crown moulding will be 4 5/8" (PRMMDF 47); Door jambs are 4 9/16" F.J. pine with 3 1/4 " Interior wall colonial casing (MDF 376); Base is 5 ¼" (MDF 163E); Exterior wall window and door colonial casing is 3 ¼" (MDF 445) with 6 9/16 extension jambs.

### **INTERIOR DOOR LOCKSETS (passive or privacy):**

Schlage Dexter series (model 605) or similar, brushed nickel.

### **CLOSET SHELVING:**

Closet Maid (or similar) vinyl coated steel shelves. Four shelves (12" deep) are installed in linen closets and pantries. One 16" deep shelf is installed over the laundry appliance location. 12" shelves with rods are installed in foyer and bedroom closets. Additional closet shelving options are available.

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**DRYWALL:**

Interior walls shall receive ½” drywall except areas around tubs, showers and optional whirlpools which shall receive National Gypsum XP or similar drywall. The house wall(s) and ceilings which are common to the garage walls shall receive 5/8” fire-rated drywall. All other areas of the garage will receive ½” drywall. Bullnose drywall corners are included.

**PAINT:**

Interior carpentry (primed MDF trim) is painted with one coat of latex semi-gloss. Interior doors are painted with two coats of latex semi-gloss. Walls are sprayed and back-rolled, applying two coats, with latex flat. The standard paint color is Sherwin Williams Snowbound – one color throughout. Exterior doors and trim shall be painted per the buyer or builder selections using Sherwin Williams Latex semi-gloss or similar.

**INSULATION:**

Attic areas will receive blown loose fiberglass or cellulose or batts to obtain an R value of 38. Exterior walls will receive fiberglass batt (R-21 high density) and ½” OSB. Basement ceiling and crawlspace will meet R-11. Basement walls will receive R-11 vinyl/fiberglass blankets. Total energy calculation to comply with the 2009 Energy code. The seams, plates and other penetrations will be sealed. All R- values listed above are based upon manufacturer represented yields.

**PLUMBING:**

The following fixtures shall be installed all of which comply with applicable local ordinances, state regulations and other governing codes:

Flexible Vanex Pex (or similar) tubing will be used for supply lines. Manifold systems are available as an option. Drain lines will be PVC schedule 40; vent stacks – PVC sized per code.

Toilets will be Mansfield Alto or similar with round seats in white. Elongated, comfort height seats are available as an option.

Faucets will be Delta (chrome), as follow:

Kitchen – Delta Leland with pull-down sprayer in chrome

Lavatory (vanity) Faucets – Delta Lahara or Linden – 4” centerset in chrome

Shower faucets – Delta Lahara or Linden in chrome

Tub/shower faucets – Delta Lahara or Linden in chrome

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Whirlpool faucets (if whirlpool or soaking tub option is selected) will match the lavatory faucet series.

Non-jetted Tub/shower or shower units will be Oasis or Mansfield (at the sole discretion of the builder) and will include seats as shown on the construction plans. Tub/shower units will receive curved chrome shower rods. Shower units will receive straight chrome shower rods. Jetted or soaking tubs are optional and if selected will be Oasis or Mansfield (at the sole discretion of the builder).

Shower doors (chrome frame with obscure glass) are standard in the master bath only. 3' or 4' showers (fiberglass) will receive a hinged shower door. 5' showers (fiberglass) will receive a by-pass door. Custom shower doors associated with optional ceramic or similar walk-in showers will be quoted as an option.

Laundry facilities will include a washer pan and rough-ins for purchaser's appliances. Laundry tubs are optional.

Kitchen sink will be double bowl stainless steel with a Chrome faucet. An icemaker line with recessed valve box will be installed for purchaser's refrigerator.

Water heaters will be 50 gallon electric (Bradford White or AO Smith, at the sole discretion of the builder); .92 efficiency rating. If gas heat option is selected, the water heater will be a 50 gallon, Ruud power vent (or similar), 40,000 gas btu input, 0.65 energy factor.

Water and sewer will be public, if available.

#### **BATH HARDWARE:**

Paper holders, towel bars or towel rings are "Preston" chrome. Other finishes are optional.

#### **ELECTRICAL:**

The electric system will receive required inspections by the proper agency and shall comply with applicable provisions of 2009 IRC. The location of the service panel and meter will be at the sole discretion of the builder or utility company. A lighting package is provided by builder which includes standard surface mounted fixtures and a total of 10 recessed lights. Dimmer switches are optional.

The entrance cable shall be 4/0 aluminum. The breaker box (Sylvania or equal) will be 200 AMP service. Normal circuits – 12/2, 14/2, 14/3 copper. Water heater and dryer - #10 grounded; Range #6 aluminum. Ceiling mounted fans shall be installed in powder rooms. Ceiling mounted fan/light combinations shall be installed in full baths. Smoke detectors as required by code. Carbon monoxide detectors as required by code. Electrical outlets per code. Outdoor receptacles shall be code compliant. Tamper proof outlets, arc fault outlets and luminaries in closets shall be code compliant. A total of 6 cable TV outlets will be provided. A total of 2 telephone outlets (kitchen and master bedroom) will be provided.

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**HVAC:**

An Amana air-to-air heat pump system is provided with a Seer rating range from 13.00 to 14.00 depending on the unit size with heating and cooling BTU's as designed. A programmable thermostat is included.

Supply registers (white or brown) will be installed on the floor. Fixed high returns on the second floor; fixed low returns on the first floor. Fiberglass or flexduct with damper controls to balance. Media air filter is included.

Optional natural gas heating systems are available.

All HVAC systems meet or exceed the Federal Government SEER rating mandate effective January 23, 2006.

**DRIVEWAY AND EXTERIOR SIDEWALKS:**

Unless otherwise required by community deed restrictions or optional purchaser selections, the driveway will be macadam, on a stone base, with 1 ½" binder and 1" topcoat. The driveway will be approximately the same width as the garage opening. Curbs will be cut or modified at the discretion of the builder and as required by the municipality.

**SERVICE WALKS :**

Concrete service walks will be installed per the plans, community requirements or additional per buyers' request.

**PUBLIC WALKS :**

Public sidewalks will be installed per the plans and in compliance with township requirements, if applicable. If public sidewalks are to be installed they will be shown on plot plan.

**Please refer to the construction plans or purchaser's selections for additional notes, options or modifications.**

**Selections and upgrades above our standard specifications will be provided after selection meeting is conducted at our office. The level of selections, quantity and manufacturer all directly affect the cost of the upgrades. Once selections are final, we will provide a detailed list of all options and upgrades for your review. Any changes made after signed contract are subject to a change order fee based upon where we are in our construction schedule.**

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