

MAPLE HILL 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) 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: MANUFACTURED STONE AND SIDING PER PLAN (SEE BROCHURE)

REAR & SIDES: VINYL SIDING

SHUTTERS: AS PER FRONT ELEVATION (SEE BROCHURE)

COMPOSITE TRIM PACKAGE AS PER FRONT ELEVATION (SEE BROCHURE.) COMPOSITE TRIM ON DORMER FACE, VINYL ON THE SIDES/REAR

4. INTERIOR WALLS:

ALL INTERIOR WALLS AND CEILING: ½” DRYWALL

9’ HIGH CEILING, 1ST FLOOR

8’ HIGH CEILING, 2ND FLOOR

9’ HIGH FOUNDATION WALLS

Initial _____ Initial _____
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5. CONCRETE WORK:
 - 4" CONCRETE GARAGE FLOOR
 - 6" PAD AT FRONT DOOR
 - 4" CONCRETE WALK FROM DRIVEWAY TO FRONT DOOR
 - NOTE: CONCRETE WILL BE INSTALLED IN WORKMAN LIKE MANNER, BUT BUILDER WILL NOT BE RESPONSIBLE FOR CRACKING OR IMPERFECTIONS BEYOND HIS CONTROL.**

6. SUB FLOORING:
 - MATERIAL: 3/4" TONGUE AND GROOVE ADVANTECH
 - GLUED, NAILED AND SCREWED

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

8. FINISHED FLOORING:
 - CARPET:** LIVING, FAMILY ROOM, STUDY, 2ND FLOOR HALL, BEDROOMS, AND CLOSETS. STAIR RUNNER TO MATCH 2ND FLOOR HALL CARPET
 - HARDWOOD: (FIELD FINISHED – CHOICE OF COLOR)** KITCHEN, BREAKFAST AREA, SUN ROOM OR MORNING ROOM (IF APPLICABLE), POWDER ROOM AND FOYER, FIRST FLOOR HALL AND DINING ROOM

9. PARTITION FRAMING: (SPACED 16" ON CENTER)
 - STUDS: (MATERIAL): WOOD: HEMLOCK OR FIR
 - SIZES: 2" x 6" 1ST FLOOR EXTERIOR WALLS
 - 2" x 6" 2ND FLOOR EXTERIOR WALLS
 - 2" x 4" INTERIOR PARTITIONS

10. ROOF SHEATHING:
 - SIZE: 1/2" PLYWOOD

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

12. GUTTERS AND DOWNSPOUTS:
 - MATERIAL: ALUMINUM

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13. FLASHING:

MATERIAL: ALUMINUM

14. WALL FINISHING:

(1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILINGS (COLOR: BONE), (1) COAT OF PRIMER AND (1) COAT OF GLOSS PAINT ON WOODWORK (COLOR: BONE). (IN SOME CASES, THE PRIMER COAT MAY BE APPLIED IN THE FACTORY)

15. INTERIOR DOORS AND TRIM:

TRIM: 3 ¼" COLONIAL CASING, 5 ¼" BASEBOARD.

CROWN MOLDING: 1 PIECE CROWN

MOLDING IN LIVING ROOM, DINING ROOM,
FAMILY ROOM AND POWDER ROOM

CHAIR RAIL: (1) PIECE IN DINING ROOM.

OG PICTURE MOLDING: DINING ROOM UNDER CHAIR RAIL

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

DOOR HARDWARE: KWIKSET (*Polo Style – SatinNickel finish*)

16. SASH AND EXTERIOR DOORS:

WINDOWS: VIWINCO SIGNATURE SERIES VINYL (DOUBLE HUNG)-
INCLUDES ½ SCREENS. GRILLES INCLUDED ON FRONT,
SIDES AND REAR – COLOR - WHITE

DOORS: (FRONT) - 6 PANEL SMOOTH FIBERGLASS DOOR AS PER
PLAN PAINTED
(REAR) – VIWINCO SIGNATURE SERIES VINYL SLIDER –
INCLUDES SCREEN AS PER PLAN.

17. CABINETRY: GATEHOUSE CABINETRY BY CENTURY KITCHENS
SELECTIONS TO BE MADE AT CENTURY KITCHENS
(*42" High Kitchen Wall Cabinets with Crown Molding*)

18. COUNTERTOPS

- KITCHEN – CHOOSE FROM BUILDERS STANDARD SELECTION OF GRANITE
- MASTER BATH – CHOOSE FROM BUILDERS STANDARD SELECTION OF GRANITE OR MARBLE
- HALL BATH OR PRIVATE BATH – CULTURED MARBLE- SELECTIONS TO BE MADE AT CENTURY KITCHENS

19. APPLIANCES – GE (GAS OR ELECTRIC)

- 30" RANGE – STAINLESS STEEL FINISH
- MICROWAVE – STAINLESS STEEL FINISH
- DISHWASHER – STAINLESS STEEL FINISH
- REFRIGERATOR, WASHER AND DRYER NOT INCLUDED

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20. BATHROOMS AND ACCESSORIES:

MASTERBATH: SOAKER TUB (WHITE OR BISCUIT COLOR)
FIBERGLASS SHOWERPAN BASE OR TILE BASE
(Subject to product availability based on shower base size)
STERLING WINDHAM by KOHLER ELONGATED
TOILET- (WHITE OR BISCUIT COLOR)
SINK- KOHLER CAXTON OVAL UNDERMOUNT SINKS
(Choice of White or Biscuit)
FLAT MIRROR ON WALL ABOVE VANITY
MOEN KINGSLEY CHROME SHOWER HEAD,
TUB SPOUT AND FAUCETS
FRAMED SHOWER DOOR WITH CHROME TRIM

HALL BATH / PRIVATE BATH (S): BOOTZ STYLE TUB OR
FIBERGLASS SHOWER BASE AS PER PLAN
STERLING WINDHAM by KOHLER ELONGATED
FRONT TOILET- (WHITE OR BISCUIT COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
MOEN CHATEAU CHROME *(Lever Style)* SHOWER AND
TUB SPOUT
MOEN CHATEAU CHROME *(Lever Style)* FAUCETS
CHROME SHOWER CURTAIN ROD

POWDER ROOM: STERLING SACRAMENTO by KOHLER PEDESTAL
SINK - (WHITE OR BISCUIT COLOR)
STERLING WINDHAM by KOHLER ELONGATED
FRONT TOILET- (WHITE OR BISCUIT COLOR)
OVAL MIRROR ON WALL ABOVE SINK
MOEN CHATEAU CROME *(Lever Style)* FAUCET

TOILET PAPER HOLDERS AND TOWEL BARS NOT INCLUDED

KITCHEN: MOEN CAMERIST CHROME FAUCET

21. STAIRS:

BASEMENT: YELLOW PINE WITH PINE HAND RAIL-UNFINISHED
MAIN: OAK TREADS STAINED AND PINE RISERS PAINTED,
OAK HANDRAIL STAINED AND POPLAR PAINTED
SPINDLES ON MAIN LEVEL – ALL OVERLOOKS FROM
SECOND LEVEL ARE ½ WALLS W/ PAINTED WOOD CAP
REAR: YELLOW PINE CARPETED WITH OAK HANDRAIL
STAINED AND POPLAR PAINTED SPINDLES.

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22. CERAMIC TILE (BATHROOMS):

HALL BATHS / PRIVATE BATH (S): 6" x 6" CERAMIC TILE, MATTE ON FLOORS AND GLOSS ON TUB WALLS TO 6' HEIGHT (*Choice of Colors*)

MASTER BATH: BRIXTON (CHOICE OF COLORS), HEATHLAND (WHITE ROCK) OR SKYBRIDGE - 12" x 12" CERAMIC TILE ON FLOORS AND 9" x 12" CERAMIC TILE ON TUB DECK AND SHOWER WALLS TO 6' HEIGHT (*Note: Skybridge Tile is 12" x 12" Floor and 10" x 14" Tub & Shower*)

LAUNDRY ROOM – 12"x12" BRIXTON, HEATHLAND OR SKYBRIDGE (CHOICE OF COLORS) (*5 1/4" Baseboard*)

MUD ROOM – BRIXTON OR SKYBRIDGE (CHOICE OF COLORS) 12" x 12" CERAMIC TILE (*5 1/4" Baseboard*)

23. HEATING:

1 ZONE (95%) OR 2 ZONE GAS HEAT WITH CENTRAL AIR SYSTEM ENGINEERED BY YORK. IF APPLICABLE, THE SECOND ZONE MAY BE BUILT AS A HONEYWELL ZONE DAMPER SYSTEM OR AN ADDITIONAL 80% SYSTEM INSTALLED IN THE ATTIC, AND IS SUBJECT TO CHANGE BASED ON HOUSE STYLE AND TOWNSHIP CODES. ONE PROGRAMMABLE THERMOSTAT IS INCLUDED ON THE FIRST FLOOR

25. ELECTRICAL WORK:

STANDARD BUILDERS LIGHTING PACKAGE

200 AMP SERVICE

SWITCHES AND RECEPTACLES BY TOWNSHIP CODE

CIRCUIT BREAKERS

ELECTRIC DRYER OUTLET (DRYER & CONNECTION BY BUYER)

(6) RECESSED LIGHTS IN KITCHEN

(3) CABLE JACKS; (2) ETHERNET CAT5e JACKS

BASIC SECURITY SYSTEM: INCLUDES (1) BASEMENT MOTION

DETECTOR, 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.

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26. INSULATION:

MATERIAL: (FIBERGLASS) 6 ¼" BATT INSULATION (R-19) IN EXTERIOR WALLS, FOAM AND CAULK PACKAGE AT EXTERIOR PROTRUSIONS, BLOWN-IN INSULATION (R-30) IN ATTIC, R-11 FSK INSULATION AS REQUIRED BY CODE ON OF FOUNDATION WALLS IN BASEMENT, SOUND INSULATE BATHROOM AND LAUNDRY ROOM WALLS (WHERE POSSIBLE). INSULATED GARAGE WITH R-19 IN WALLS AND R-30 IN CEILING WHEN COMMON WITH LIVING SPACE. MATERIALS SUBJECT TO CHANGE BASED ON CODE REGULATIONS AT BUILDER'S DISCRETION.

27. GARAGE:

TWO CAR FRONT ENTRY SINGLE 16 FT. WIDE GARAGE DOOR STANDARD.

CLOPAY GARAGE DOOR-COACHMAN 4 PANEL INSULATED DOOR W/ SQ24 GLASS WINDOW PANES W/ GARAGE DOOR OPENER & KEYPAD

28. PLUMBING:

ALL SUPPLY TUBING AND PVC DRAIN LINES TO MEET TOWNSHIP CODE

KITCHEN SINK (7" DEEP BLANCO UNDERMOUNT STAINLESS STEEL)

BADGER ONE GARBAGE DISPOSAL 1/3 H.P.

(2) FROSTFREE FAUCETS WILL BE PROVIDED.

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

SUMP PUMP

HOT WATER HEATER IS A 50 GALLON GAS HIGH EFFICIENCY

LAUNDRY/UTILITY TUB IS EXCLUDED

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

29. GRADING & LANDSCAPING:

LANDSCAPING PACKAGE AND SITE TREES PER TOWNSHIP

APPROVED PLAN. TREES AND SHRUBS SUBJECT TO CHANGE BASED ON AVAILABILITY. NO GUARANTEE FOR PLANTINGS.

DISTURBED AREAS OF LOTS WILL BE RAKED AND SEEDED ONE TIME ONLY. 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, SHRUBS AND TREES. HAULING IN OR OUT OF SOIL OR FILL IS NOT INCLUDED IN THIS CONTRACT. FINAL GRADING, SEEDING AND LANDSCAPING MAY BE COMPLETED AT A LATER DATE FOR HOMES THAT ARE

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SETTLING BETWEEN OCTOBER 15TH AND MAY 15TH. THESE HOMES WILL BE COMPLETED AFTER MAY 15TH OR AS SOON AS WEATHER PERMITS.

30. CLOSET SHELVING: VENTILATED VINYL

31. DRIVEWAY:

BLACKTOP WILL BE INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. UP TO (100) SQUARE YARDS ALLOWANCE - 2 CAR GARAGE

32. RADON:

PREPARATORY PRECAUTIONS WILL BE TAKEN AGAINST POSSIBLE RADON PENETRATION WHEN CONSTRUCTING THE HOUSE. VENTILATION PIPE INSTALLED THRU THE HOUSE TO ATTIC. VENTILATION SYSTEM AND ROOF PENETRATION NOT INCLUDED.

33. A 10% UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN BY THE BUYER UPON APPROVAL OF THE SELECTION

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.

IN SOME MODELS, CROWN MOLDING, CHAIR RAIL AND HARDWOOD FLOORING LOCATIONS MAY BE INSTALLED IN A DIFFERENT LOCATION

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WHEN SLOPED CEILINGS OR WHEN NO CLEAR ROOM BREAK LOCATION CAN BE ESTABLISHED – SEE BUILDERS REPRESENTATIVE FOR SPECIFIC DETAILS 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