



General Description of Materials & Standard Specifications  
River Crest

**1 Foundation**

<b>Footers:</b>	8" x 24" Poured concrete with forma drain
<b>Foundation Wall:</b>	8" 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>Radon Provision:</b>	Crushed stone base with passive radon system-fan not included
<b>Egress:</b>	Window well unit unless accessibility of (optional) outside entrance exists
<b>Daylight Basement:</b>	Additional cost if lot permits (elected option will replace window well egress)

**2 Exterior Walls**

<b>Framing:</b>	2 x 6 studs - 16" on center, Tyvek house wrap
<b>Sheathing:</b>	7/16 OSB (Oriented Strand Board)
<b>Exterior Material:</b>	Maintenance free double 4" vinyl siding
<b>Stone:</b>	As shown per plan

**3 Roof**

<b>Framing:</b>	Roof trusses, engineered for each home, placed 24" on center
<b>Sheathing:</b>	½" OSB (Oriented Strand Board)
<b>Roofing:</b>	15 lb felt paper rolled with 30 Year architectural shingles

**4 Interior Framing**

<b>Floor Joist:</b>	2 x 10 floor joist, 16" on center
<b>Sub-Floor:</b>	¾" tongue & groove sheathing nailed and glued
<b>Partitions:</b>	2 x 4 - 16" on center (8.6' high ceiling on first floor)
<b>Bearing Wall:</b>	2 x 6 - 16" on center (8.6' high ceiling on first floor)

**5 Windows / Doors**

<b>Basement Window:</b>	(1) full egress window (approx. 4 x 4) unless outside entrance exists
<b>Windows:</b>	Simonton pro finished tilt insulated single hung w/ 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 Masonite painted doors
<b>Door Hardware:</b>	Brushed nickel with knobs

**6 Exterior Trim**

<b>Soffit, Fascia, Trim:</b>	Aluminum
<b>Shutters:</b>	Raised panel shutters, Selected front windows only
<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:</b>	Boxed stairs, #2 yellow pine treads.
<b>Second Floor:</b>	See plan
<b>Post &amp; Railing:</b>	Birch wood, stained post & railing, painted spindles

## 9 Plumbing

<b>Water Lines:</b>	½' crosslinked polyethylene tubing system; shutoff valves at basement manifold
<b>Soil Lines:</b>	PVC
<b>Water Heater:</b>	50-gallon Gas hot water
<b>Sump:</b>	Sump pit provided
<b>Washer / Dryer Hook-Up:</b>	Washer & electric dryer hook-up, dryer vent included-Drip pan provided if 2 <sup>nd</sup> floor laundry
<b>Exterior Hose Bib:</b>	Frost Free (1) in rear, (1) in front

## 10 Electric

<b>Main Panel:</b>	200 Amp service
<b>Interior Light Fixtures:</b>	Builder's quality/Designer lighting package-allowance varies per model
<b>Exterior Light Fixtures:</b>	Light at each exterior entry unless within code of another
<b>Receptacles:</b>	Number of electrical outlets per code requirements
<b>Smoke Detectors/CO2:</b>	Hardwired & battery back up on all floors and bedrooms
<b>Telephone / TV:</b>	(3) Telephone & (3) cable jacks or any combo of 4 included

## 11 Heating / Cooling

<b>Heating:</b>	High efficiency natural gas furnace
<b>Cooling:</b>	High efficiency electric central air conditioning

## 12 Interior Finishing

<b>Drywall:</b>	Drywall interior walls, glued and screwed
<b>Windows:</b>	Drywall return with trim window sill
<b>Trim:</b>	2 1/4" trim; 3 1/4" baseboards
<b>Paint:</b>	Walls and ceiling - 1 color of flat latex (choices available) Sprayed, trims & doors - 1 coat semi-gloss
<b>Shelving:</b>	Wire closet shelves

## 13 Floor Covering

<b>Carpet &amp; Resilient:</b>	Refer to specific house plan Samples and upgrades available through Builders Samples
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## 14 Baths

<b>Tubs &amp; Showers:</b>	Master Bath: 1 Piece fiberglass unit - white with shower rod Main Bath: 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 Cabinet allowance
<b>Faucets:</b>	Chrome 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>	Allowance through Quality Olde Mill Cabinetry

## 15 Kitchen

<b>Appliances:</b>	Allowance through Maidencreek, varies as per Model, ice maker-water line rough in for refrigerator
<b>Range hood/microwave exhaust:</b>	Self venting; exterior venting is extra
<b>Cabinetry:</b>	Allowance through Quality Olde Mill Cabinetry, varies as per Model
<b>Counter-Top:</b>	Formica
<b>Sink:</b>	Double bowl stainless steel, sink faucet with sprayer
<b>Disposal:</b>	1/3 Horsepower

## 16 Garage

<b>Garage Door Opener:</b>	Prewired for electric garage door opener- opener is an upgrade
<b>Floor:</b>	Sloped concrete
<b>Walls:</b>	Insulated and drywalled- no paint or trim
<b>Overhead Door(s):</b>	Insulated steel overhead raised panel

**17 Outdoor Area**

<b>Patio / Deck:</b>	None
<b>Walk:</b>	Concrete from driveway to front stoop
<b>Driveway:</b>	Macadam base coat (top coat at one year occupancy)
<b>Mailbox Post:</b>	None, Buyer must purchase and install unless cluster boxes are provided/required
<b>Lamp Post:</b>	None

**18 Landscaping/Miscellaneous**

<b>Landscaping:</b>	Grading and seeding of disturbed areas (15,000 sf maximum)
<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 builder. 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. Sump pump and passive radon system (no fan) is included in base price.

**Permits and Codes:**

2018 IRC (International Residential Code)  
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 with approved change order. 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.**

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Buyer Date

\_\_\_\_\_  
Buyer Date

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Seller Date