



**SPECIFICATION SHEET**  
**Champion Woods**

**Date:** June 27 2008

**Builder's Job Number:** CW11

**Buyer:** Giguere Homes

**Lot: # 11 Subdivision:** Champion Woods

**Basement : Finished daylight/lookout**

**1) Foundation:** **9' x 8" poured concrete** wall except 9' x 10" in brick area or per print. 4' x 8" garage frost walls or per print. Weep tile covered with pea stone inside and outside footings to sump crock or gravity feed line or walkout basement. 4" bleeder tile under basement window(s) to footing drains. Whitewash brush coat inside walls. Damp proofing to code. **(3) Egress windows**  
**Additional Item:** 3 car front load garage.

**2) Frame Work:**

9'-1 1/8" first floor walls with 8'-1 1/8" second floor wall hghts.

Wood basement beams and steel columns by builder.

First floor deck: **L.P.I. floor** joists per print or code - whichever is greater.

Sub floor: 3/4" T&G OSB glued, and nailed.

Exterior walls: 2x4 studs, or per print, 16" o.c., 7/16" PlyGood Ultra with wind bracing or 7/16 OSB

Interior walls: 2x4 studs, 16" o.c. or per print. All frame lumber #2 or better.

Roof framing: Engineered trusses 24" o.c., or rafters per code, 1/2" OSB roof sheathing with clips on trusses and 7/16" OSB with clips on rafters.

Roofing: **Owens Corning Dimensional 30 year** shingles with 90 pound rolled roofing for valley base and 15 pound felt under sheathing. Attic ventilation by ridge vents and soffit vents.

Installation of pre-painted gutters and down spouts as required for proper drainage.

Entire building wrapped in Pactiv "Classic Wrap" **Green** or equivalent material per code.

**Additional Item:** 3 car front load garage.

**Additional Item:** Tray ceiling in Master Bedroom

**Additional Item:** Deluxe elevation – higher roof – taller transom windows – additional stone.

**Additional Item:** 10' ceiling in Great Room, Kitchen, and Nook to included transom windows.

**3) Insulation:**

Wall cavity: **R-13 fiberglass batts** or equal.

Attic: **Blown Fiberglass insulation** equal to R-38 factor.

Garage: Insulate house/garage wall. No insulation on garage sidewalls, front wall or ceiling.

Bond: **R-19 Fiberglass insulation.**

Cantilever spaces: **R-30 Fiberglass Insulation.**

All window and exterior door jambs packed with fiberglass insulation. All exterior duct and pipe openings sealed with caulk or equal.

#### 4) Siding:

Exterior: **Crane Vinyl siding** and brick or stone per print. (**American Dream standard selections**).

Fascia: Aluminum (Color: per selections)

Exterior trim per front elevation to **Miratec** any rail systems, posts. Corners, Etc Cedar.

Soffit: Vented aluminum (Color: per selections)

#### 5) Windows:

**Andersen Silverline** Single Hung Windows and sliding glass doors w/ Jamb extensions.

Type and size as per blueprint. Color: White Grills: between the glass per elevations

**6) Masonry:** Brick/stone: Stone veneer per elevation & selections sheet.

**Fireplace:** Lennox ELDV-40NM direct vent fireplace.

Fireplace Face: Piece Granite Group #1 with flush Piece Granite hearth

Fireplace Surround: Standard painted MDF surround with legs and mantle.

Fan Kit: Included

#### 7) Doors and Hardware:

Front door system: Jeld Wen Steel door model **MJ-#21** (6 panel insulated steel) with sidelights per print.

Front Screen/Storm door **not included**

Exterior doors: Insulated steel, or equal, per print.

Basement door: None

Interior doors: Hollow core "**Cambridge**" smooth, **two panel**

**Garage doors:** Embossed steel, **non-insulated** raised panel, 16' x 7' & 9' x 7' series-**#2250** w/ Stockton glass. (2) 1/2 HP operator(s) model **#1245** with integrated photocell safety sensor, four hand control(s).

Plymouth Schlage **Plymouth** series **360 Aged Bronze** grip handle on main exterior entry.

Schlage **B360 series dead bolts** on all exterior doors (except sliding glass doors).

Accent design **716 Aged Bronze** Schlage F series keyed locks on exterior doors (except main entry and sliding glass doors and French doors as applicable).

Accent design **F 716 Aged Bronze** flange series on interior doors (privacy sets at baths and bedrooms, passage sets elsewhere).

Taymor: **Oil Rubbed Bronze** Towel bars: 1 per full bath only. 1-Toilet paper holder & towel ring all baths. Bi-fold knob per standard selection. Doorstops installed on all active doors.

**8) Plumbing:** Supply Lines: Copper; Waste Lines: P.V.C.

**Master Bath:** Color: **White**; Finish: **Chrome**

Shower: S-36 Fiberglass Shower

Shower Valve: Moentrol "**Eva**" shower valve **T-2132**

Shower Door: **Clear Glass w/ chrome trim.**

Whirlpool Tub: **Aker Whirlpool tub**

Whirlpool Roman tub filler: Moen "**Eva**" **T-943**

Lavatory(s): "**Cultured Marble**" Group #1 w/integrated bowls included (2)

Lavatory Faucet(s): Moen "**Eva**" Widespread **#6420**

Toilet: Mansfield elongated w/ Seat to fit.

**Bath #2:** Color: **White**; Finish: **Chrome**

Tub/Shower: **Aker 60**- Fiberglass.  
Glass door allowance: None  
Tub/Shower Valve: Moen “**Eva**” **T-2133**  
Lavatory(s): “**Cultured Marble**”- Group #1 w/integrated bowls included.  
Lavatory Faucet: Moen “**Eva**” **#6410**  
Toilet: Mansfield Elongated front w/ Seat: to fit

**Basement Bath:** Color: **White**; Finish: **Chrome**

Tub/Shower: **Aker 60**- Fiberglass.  
Glass door allowance: None  
Tub/Shower Valve: Moen “**Eva**” **T-2133** - Chrome  
Lavatory(s): “**Cultured Marble**”- Group #1 w/integrated bowls included.  
Lavatory Faucet: Moen “**Eva**” **#6410** – Chrome  
Toilet: Mansfield round front w/ Seat: to fit

**Kitchen:** Sink: “**Ameri-Sink**” equal bowl **50/50** undermount stainless steel.

Faucet: Moen “**Camerist**” sink faucet **#7545 chrome**  
Disposal: ½ horsepower.  
Ice maker line included. Dishwasher hookup included.

**Laundry:** Washer plumbing for future hookup included

Tub: Mustee 10 drop in laundry tub  
Faucet: Moen laundry tub faucet **#74498**

**Basement and Miscellaneous:**

**One 75 gallon ‘B’ vent** natural gas hot water heater(s).  
Number of outside lawn faucets: **2**.  
Submersible sump pump with cover.  
If colored baths are included, the color must be selected before framing and will cause an additional charge to the contract price.

**9) Electrical:**

Service: 150 amp circuit breaker: underground.  
**Standard switches:** color **White** and **standard Plugs**. Color: **White** standard  
All openings governed by the prevailing electric code. All wiring, outlets, and switches are to be shown on electrical floor plan including **2** phone jacks, **2** cable TV. outlets, **2** weatherproofed outside electrical outlets and recesses lights per plan. Basement lights in unfinished areas to be porcelain switched together.  
Range/Oven: electric  
Dryer: Electric.  
**Additional Item:** (3) additional can lights included at Front Entry.  
**Additional Item:** (1) Exterior flood light and switch included.  
**Additional Item:** (1) Fan/Light combo in Master Bedroom.

**10) Light Fixtures:** **Per standard selections.**

Light fixture allowance includes all fixtures, light bulbs, doorbell, ceiling fans, under cabinet lights, step lights, and accessories. Availability of light fixtures during final installation will be the responsibility of Buyer. Any late installation due to back-ordered fixtures or Buyer changes during final installation may result in an extra labor charge not included in bid. Owner to select based on electrical fixture selection schedule attached hereto.

**Mirrors:** Plate Glass Mirrors sized to be 3” less than the width of the countertop and 42” high.

**11) Heating:**

**Lennox 80%** plus efficient forced air furnace with electronic ignition. Registers in floor. Outside air intake into plenum. Furnace fueled by natural gas. Outside venting for dryer, range, and baths included. Heating design to be governed by the prevailing mechanical code. Equipment and register locations to be determined and guaranteed by the heating contractor.

Central air conditioner..... Yes.

Power Humidifier ..... Yes.

Thermostat type ..... programmable digital

Special gas lines..... HWH.

Venting ..... Bath fans. (1) microwave hood venting.

**12) Drywall:** The project will be drywalled with all joints filled and taped. Knock down ceilings throughout the project. Garage drywalled to code and fire taped – not ready for paint.

**13) Flat Work Cement:** All cement to be approximately 4" thick. Basement to be troweled smooth, garage semi smooth, all outside cement to broom finished with expansion and control joints to best control cracks. Shrinkage cracks are common and should be expected. Basement floor per print. Garage floor per print with minimum 2" slope to overhead door(s).

Drive.....16’ wide concrete per print.

Approach..... 16’ wide concrete with 2' flares.

Lead walk..... 3.5’ wide concrete per print.

Sidewalk.....5’ concrete per site plan

**14) Patio/Deck:**

**Deck:** 14’x12’ Treated Deck with 2x2 treated wood balusters fastened directly to bond.

**15) Finished Flooring: Flooring as per attached schedule or selection of equal value.**

**Carpeting:** Per Concept Plan. Standard selections **Group #2**

**Additional Item:** Upgrade carpet pad to 8#.

**Hardwood:** Per Concept Plan. Standard selections **Group #1**

**Ceramic Tile:** Per Concept Plan. Standard selections **Group #1**

**Vinyl floor:** Per Concept Plan standard selections **Group #1**

**16) Interior Cabinets and Trim:**

Kitchen cabinets: **Group #2** standard selections.

Bathroom & Laundry cabinets **Group #1** standard selections

**Cabinet hardware:** Included on Kitchen and Bath Cabinets – standard selections.

Note: medicine cabinets are not included.

Layout of cabinets and vanities are figured per the Builder's print. If the cabinet plan or selection should be changed from the Builder's print, there may be an additional cost (or credit) to Buyer for labor and materials to install the revised layout.

**Trim: 5 1/4" base, 3 1/4"** ultralite casing paint grade (whole house)

**Trim: 3-1/4" base, 2 1/4"** ultralite casing, paint grade (closets only.).

Base shoe applied to all hard floor areas.

Closets: One rod, two MDF shelves, unless rods and shelves are shown differently on print.

**Staircase:** Open section of stairwell to be LJ Smith 4014 stained Newel with alternating LJ Smith LI5100S and LI5115S metal balusters (black) with LJ Smith 6010 stained rail.

**Crown:** Two piece crown mould in box soffit of Dining Room.

**Crown:** Standard crown on Kitchen cabinets per plan and selections.

**Additional Item:** Upgrade Kitchen drawers to dovetail all wood with deluxe rollers.

### **17) Counter Tops:**

Kitchen Counter tops including Island: **Granite – Group #1** standard selections

Baths: **"Cultured Marble" Group #1** standard selections

Laundry: **Laminate** standard selections.

Layout of counter tops are figured per Builder's print. If the layout of counter tops changes from Builder's print, there may be an additional cost to Buyer for additional countertop material and installation of the revised layout, back splashes, etc...

### **18) Appliances: Kenmore- Stainless Steel** finish.

Range: 22-94353 or equal

Refrigerator: 46-57903 or equal

Microwave: 22-80093 or equal

Dishwasher: 22-13733 or equal

Range Hood: Allowance \$1,000.00

Appliances purchased from sources other than through the Builder must be installed by the supplier, except, Builder will install dishwashers supplied by others, but NOT other appliances. Builder will only install appliances ordered through the Builder. There will be an extra charge for non conventional appliances such as built-in refrigerators, pop up cook top vents, panel doors on appliances, trim kits for appliances, etc... Availability of appliances during final installation is the responsibility of Buyer unless it is ordered through the Builder. Any late installation due to back orders or Buyer changes may result in an extra charge not included in bid. The installation charge for each appliance ordered through Giguere Homes is included in the appliance package order through the builder.

**19) Painting:** Interior walls: Finish paint all finished drywall walls except wallpapered areas unless otherwise specified. Painted ceilings are not included and are an extra charge item. Interior

painting includes one coat of O'Leary flat latex primer and **upgrade too** one coat of O'Leary 4100 Series **Ceramic** latex paint or equal, off white color. Coverage of paint may vary depending on the color chosen. Sizing of walls for wallpaper is not included.

Interior trim: All exposed wood to be painted 2-6-1 White Pearl. Latex, satin finish Painted wood to have one coat primer, and one coat finish. Painted wood will be caulked. Shrinkage cracks in caulk are common, should be expected, and are considered a homeowner maintenance item.

**Interior walls:**

Closets: 2-6-1 White Pearl

**Garage:** Painted 2-6-1 White Pearl

**Standard is (1) paint color thru-out home. (4) Additional colors are included.**

Stained wood to have one coat O'Leary Finishing or equal as determined by Builder, one coat sanding sealer, and one coat varnish.

Exterior: One coat Paint, except wolmanized lumber (and other maintenance free materials such as vinyl and aluminum), and caulk around windows and doors.

Deck flooring (if included in contract) will not be painted or stained unless mutually agreed otherwise.

**20) Grading:** Backfilling will be sufficient to provide access for construction and grading to provide drainage away from the building. Any disturbed area that can be graded with a bulldozer on the building site within **30 feet** of building shall be rough graded at time of backfill and blade graded at completion. Builder is not responsible for settling around the house, trenches and so forth, after the building is occupied. Builder NOT responsible for any existing tree dying except those planted and guaranteed by landscape company. **Landscaping Package 'B' included.**  
**Additional Item:** Add (1) 3 1/2" shade tree.

**21) Extras:** Any additions, extras, or changes made by buyer shall be on a WORK ORDER form and signed by both Builder and Buyer. Change order payments are due at the time of signature.

**22) Selection Schedule:** It shall be the obligation of Buyer to supply Builder with a signed copy of the selection schedule in a timely manner. Construction of home will not begin until all selection with final plan details are signed off by homeowner.

**23) Utilities:** Temporary power and utilities (electricity, natural gas, propane, water, etc...) will be placed in Builder's name during construction. The following costs are the Builder's responsibility. Utility hookups include public water, public sewer, storm sewer, underground electric and underground gas.

**24) Plans:** Cost of plan development included. If the Buyer requests custom changes, then the Buyer shall pay for design services. (see Design Agreement form).

**25) Financing:** Cost for financing included.

**26) Allowances:**

All allowances included. The allowance dollar amounts set on the specified items in this agreement

are hereby agreed upon by both Buyer and Builder. The allowances are amounts which can be spent by Buyer for those selected items as denoted in these specifications. An allowance is set when Builder is unable to determine the exact cost of any product. An allowance item may cost less or more than specified sum. If it is less, Builder will refund the difference to Buyer.

**27) Miscellaneous items/ Comments:**

Mailbox with wolmanized post.

Interior cleanup of construction debris included.

Exterior cleanup and haul away of construction debris included.

**28) Special Allowance Summary:**