



SPECIFICATION SHEET
Fieldstone Village

Date: June 3, 2010

Builder's Job Number:

Buyer: Nimesh & Ketki Shaw

Lot: # 52 Subdivision: Fieldstone Village

Basement : Finished daylight

1) Foundation: 9' x 8" poured concrete wall except 8' x 10" in brick area or per print. 4' x 6" 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. **(2) Egress windows**

2) Frame Work:

9'-1" first floor walls with 8'-1" 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, 7/16" OSB roof sheathing with clips on trusses and 7/16" OSB with clips on rafters.

Roofing: **Owens Corning 30 year Dimensional** 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.

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: **Amhearst Vinyl siding** and stone per print. (Revere **selections**).

Fascia: Aluminum (Color: per selections)

Soffit: Vented aluminum (Color: per selections)

5) Windows: **Jeld Wen** Single hung windows and sliding glass doors.

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

6) Masonry: Stone veneer per elevation & selections sheet.

7) Doors and Hardware:

Front door system: Steel door (6 panel insulated fiberglass with wood grain skin).

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

Basement door: None

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

Garage doors: C.H.I. OHD, embossed steel, **insulated** raised panel, 16 x 7', series-**#2250**.

(1) 1/3 HP operator(s) model **#1245** with integrated photocell safety sensor, two hand control(s).

Hardware: Satin Nickel door hardware.

Plymouth Schlage **Plymouth** series **360 Satin Nickel** grip handle on main exterior entry.

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

Plymouth design **619 Satin Nickel** Schlage F series keyed locks on exterior doors (except main entry and sliding glass doors and French doors as applicable).

Plymouth design **F 619 Satin Nickel** flange series on interior doors (privacy sets at baths and bedrooms, passage sets elsewhere).

Taymor: **Satin Nickel** 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: PEX; Waste Lines: P.V.C.

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

Shower: 36" x 60" fiberglass shower

Shower Valve: Delta "**Leland**" **T-14278** Pressure Balanced - Chrome

Shower Door: Clear glass w/ Chrome Trim.

Lavatory(s): "**Laminate**"- Group #1 w/ integrated sinks included.

Lavatory Faucet(s): Delta "**Leland**" **2578** Chrome

Toilet: Mansfield w/ Seat to fit.

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

Tub/Shower: **Aker 60**- Fiberglass.

Glass door allowance: None

Tub/Shower Valve: Delta "**Leland**" **T-14478** Pressure Balanced - Chrome

Lavatory(s): "**Laminate**"- Group #1 w/ drop in sink included.

Lavatory Faucet: Delta "**Leland**" **2578** Chrome

Toilet: Mansfield round front w/ Seat: to fit

½ Bath (main floor): Color: **White**; Finish: **Chrome**

Lavatory(s): **“Laminate”**- Group #1 w/ drop in sink included.

Lavatory Faucet(s): Delta **“Leland” 2578** Chrome

Toilet: Mansfield round front w/Seat: to fit

Basement Bath #3: Rough in only

Additional Item: Add freestanding (Mustee #18) laundry tub in lower level with Delta 2133 faucet Chrome finish. In place of future bathroom sink.

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

Faucet: **Delta “Palo Diamond”** sink faucet **#467-D** Chrome

Disposal: ½ horsepower.

Ice maker line included. Dishwasher hookup included.

Laundry: Washer plumbing for future hookup included

Basement and Miscellaneous:

One 50 gallon power 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: 100 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. Separate circuit for the microwave. Basement lights in unfinished areas to be porcelain switched together.

Range/Oven: Gas Dryer: electric

10) Light Fixtures: Per standard selections.

Includes all fixtures, light bulbs, doorbell. 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:

Amana 95% 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 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 non-programmable digital

Special gas lines..... Fireplace, Range, HWH.

Venting Bath fans. (3)

12) Drywall: The project will be drywalled with all joints filled and taped. Knock down ceilings throughout the project. Garage drywall and finished 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: Treated 12'x12' deck with 2x2 treated railing, steps to grade are not included.

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

Carpeting: Great Room, Dining Room, Staircase, Master Bedroom, Bedroom #2, Bedroom #3, upper Hallway, and all closets, Lower Level Rec room & stairs **Group #1 w/ 6# pad** std. selections

Vinyl floor: Foyer, Kitchen, Laundry Room, ½ Bath, Master bath, Bath #2 & 3, Back hallway **Group #1** standard selections

16) Interior Cabinets and Trim:

Kitchen cabinets: **Group #1** standard selections.

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

Cabinet hardware: not included

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" base, 3 ¼" hyperlite casing paint grade (whole house) – windows trimmed with drywall returns on sides and top with M.D.F sills.

Trim: 3-1/4" base, 2 ¼" hyperlite casing, paint grade (closets and garage 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: ½ wall with wood cap. Treads and risers: # 2 pine ready for carpet. No carpet on stair to Lower level. Standard rail & drywall finish.

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

17) Counter Tops:

Kitchen Counter tops: **Laminate** Group #1 standard selections

All Baths including Master: **Laminate** Group #1 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: General Electric- Black, White finish.

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Range: JGBP-300D or equal

Microwave: JVM-1850 vented or equal

Dishwasher: GSD-6904 or equal

Refrigerator: GSS-25WS or equal

Stackable Washer & Dryer WSM-2700-HWW electric or equal

Appliances purchased from sources other than through the Builder must be installed by the supplier after closing. 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 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. () Additional colors are \$150.00.

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. **Basic Landscaping Package includes; Hydro Seed front, sides and rear lot. Irrigation, Foundation plantings including shrubs & mulch. included.**

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 **is not** 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 and vinyl enclosure.

Interior cleanup of construction debris included.

Exterior cleanup and haul away of construction debris included.

28) Special Allowance Summary: