



SPECIFICATION SHEET

Sanctuary

Date: 6-30-10

Builder's Job Number: San32

Buyer: Giguere Homes

Lot: # 32 Subdivision: The Sanctuary

Basement: unfinished daylight

1) Foundation: 9' x 8" poured concrete wall except 8' 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**

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: Certainteed "Landmark" 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.

3) Insulation: Energy star certification & energy seal package.

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: **Amherst Revere vinyl siding** and stone per print. (standard color selections).

Fascia: Aluminum (Color: per selections)

Exterior trim per front elevation to **Miratec** posts. Corners, Etc.

Soffit: Vented aluminum (Color: per selections)

5) Windows: Silverline (MPC) Single hung windows and sliding glass doors w/ Jamb extensions. Type and size as per blueprint. Color: White Grills: between the glass per elevations
Additional Item: Add Low E glass

6) Masonry: Brick/stone: Brick/Stone veneer per elevation & selections sheet.
Fireplace: **Heatilator #NDV-3601-I** located in Great room
Fireplace Face Family room: Piece granite surround & hearth
Mantle: MDF with moldings, painted
Doors: Fixed glass face.
Fan: Included with switch for operation for fireplaces

7) Doors and Hardware:

Front door system: Fiberglass wood grain entry door (6 panel insulated) with two 14" sidelights & 15" transom.
Exterior doors: Insulated steel, or equal, per print.
Interior doors: Hollow core "**Six panel**" smooth painted.
Garage doors: C.H.I. Ohd. embossed steel, **non-insulated** raised panel, 16 x 7', & 9 x 7 #**2250**.
1/3 HP operator(s) model #**1245** with integrated photocell safety sensor, two hand control(s).
Hardware: Satin Nickel door hardware.
Additional Item: Upgrade Study door to 15 light painted pine
Additional Item: Upgrade Pantry door to frosted glass with "Pantry" etched in glass.

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).
Accent design **719 Satin Nickel** Schlage F series keyed locks on exterior doors (except main entry and sliding glass doors and French doors as applicable).
Accent design **F 719 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: **Satin Nickel**

Shower: 36" x 48" ceramic shower

Shower Valve: Delta "**LaHara**" **14238** single lever valve - Satin Nickel

Shower Door: included with side panel Satin Nickel finish

Whirlpool Tub: **Aker SB00-4272** whirlpool

Roman tub filler: Delta "**LaHara**" **T-2738** Satin Nickel

Lavatory(s): "**Cultured Marble**" solid surface w/integrated sinks included (2)

Lavatory Faucet(s): Delta "**LaHara**" **2538** Satin Nickel

Toilet: Mansfield w/ Seat to fit.

Additional Item: Optional granite top in Master bath

Bath #2 Jack & Jill: Color: **White**; Finish: **Chrome**

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

Glass door allowance: None

Tub/Shower Valve: Delta "**LaHara**" **T-14438** Pressure Balanced - Chrome

Lavatory(s): "**Cultured Marble**"- solid surface w/integrated sink included. Qty. (2).

Lavatory Faucet: Delta "**LaHara**" **2538 qty. (2)**

Toilet: Mansfield round front w/ Seat: to fit

Bath #3: Color: **White**; Finish: **Chrome**

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

Glass door allowance: None

Tub/Shower Valve: Delta "**LaHara**" **T-14438** Pressure Balanced - Chrome

Lavatory(s): "**Cultured Marble**"- solid surface w/integrated sink included. Qty. (1).

Lavatory Faucet: Delta "**LaHara**" **2538 qty. (1)**

Toilet: Mansfield round front w/ Seat: to fit

Powder Room: Color: **White**; Finish: **Satin Nickel**

Lavatory: "**Premier**" **Torino Dark Brown Vanity lav. #592138** included Qty. (1).

Lavatory Faucet(s): Delta "**LaHara**" **2538**

Toilet: Mansfield round front w/Seat: to fit

Kitchen: Sink: **Ameri-Sink AS#101 Stainless Steel equal bowl 50/50.**

Faucet: Delta "**Palo Diamond**" pullout sink faucet **Stainless Steel**

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: Delta laundry tub faucet **#2133 chrome**

Basement and Miscellaneous:

One 75 gallon direct vent natural gas hot water heater(s).

Number of outside lawn faucets: **2.**

Rough in three piece bath in lower level per plan.

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: 200 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 **3** phone jacks, **3** 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.

Single Oven: electric Dryer: Electric. Cook top: Gas

10) Light Fixtures: Per standard selections.

Includes all fixtures, light bulbs, and doorbell. Any late installation due to 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.

Additional Item: "Premier" Torino Dark Brown Vanity mirror #592138 in Powder Room.

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, microwave/hood, 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 and HWH.

Venting Bath fans. (1) Microwave hood venting

Additional Item: (2) zones 1st & 2nd floor.

12) Drywall: The project will be drywalled with all joints filled and taped. Knock down ceilings throughout the project. Garage completely drywalled with Knock down ceiling, trimmed out with base and casing, and painted.

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). **Three car side load Garage.** 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

Additional Item: Add concrete turn around in driveway. Approx 10x10.

14) Patio/Deck: 14' x 12' w/ 2x2 treated square baluster railings included for decks or porches that are 30" or more above grade.

Additional Item: Add steps to grade (daylight lot).

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

Carpeting: Great room, Study, Living room, Dining room, staircase, All Bedrooms, Closets and Second floor linen closets, Std. selections **Group #2 w/8lbs pad**

Hardwood: Foyer, Hallway, Powder, Kitchen, Nook, Pantry, Mudroom. Std. selections **Group #1.**

Ceramic Tile: Master Bath floor, shower, tub deck, Bath #2, #3 Standard selections **Group #1.**

16) Interior Cabinets and Trim: Homecrest cabinetry

Kitchen cabinets: **Group #3** standard selections.

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

Cabinet hardware: Included in Kitchen & baths

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" hyperlite casing paint grade (whole house)

Trim: 3-1/4" base, 2 1/4" 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: Over the Post stained Poplar rails **LJ Smith #6010** with **LJ Smith-5015** primed balusters Poplar newel post **LJ Smith #4010** stained. **Open treads & risers.** Treads and risers: # 2 pine ready for carpet. Poplar false tread ends. Section of basement stairwell to be 1/2 wall with MDF painted cap.

Basement stairwell to be finished with handrail, drywall, no carpet.

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

Additional Item: Add 5-1/4" crown molding in Living room, Dining room including both trays, also 5-1/4" crown in Master Bedroom.

17) Counter Tops:

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

Additional Item: Optional granite top in Master bath

Baths: **"Cultured Marble"** solid surface with sink(s).

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: General Electric- Stainless steel finish.

Cook top: **JGP-328 SEJSS Gas or equal** Single Oven **PT916SMSS included or equal**

Refrigerator: **GSS-25WSTSS included or equal** Range Hood: **GE PV970NSS or SS or equal**

Microwave: **PEB2060SMSS included or equal**

Dishwasher: **GLD-6966RSS included 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: Garage 2-6-1 White Pearl flat

Standard is (1) paint color thru-out home. (3) additional colors

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 will include fill sand for garage, walkout, and porch. Builder NOT responsible for any existing tree dying except those planted and guaranteed by Landscape Company.

Landscaping Package ("A) \$8,000.00 includes; Sod front & sides, Hydro seed rear yard, irrigation system, and foundation plantings including shrubs & mulch.

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, and 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 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.

27) Miscellaneous items/ Comments:

Bronze Whitehall aluminum mailbox included.

Interior cleanup of construction debris included.

Exterior cleanup and haul away of construction debris included.

28) Special Allowance Summary: