



**CONSTRUCTION SPECIFICATIONS  
SPECIFICATION SHEET OF STANDARD FEATURES**

Revised: 07/13/04

**Dwelling location:**

The placement and floor plan of the house shall be at the sole and exclusive discretion of the contractor. Contractor will be available to discuss location with Purchaser prior to stakeout. Generally, the house floor plan handage will be governed by the garage, which in most instances will be placed on the high side of the lot.

**Excavation:**

All excavation required to strip up to 6,000-sq. ft. of topsoil if applicable.

Foundation Excavation.

Back fill and rough grading. NOTE: Once rough grading is complete, all maintenance back fill required shall be the responsibility of purchaser. Contractor shall not be responsible for topsoil wash out.

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 at the sole and exclusive discretion of the contractor. Any additional grading ordered by the purchaser shall be at the expense of the purchaser.

The contract purchase price assumes a balanced fill lot. If topsoil must be trucked in or excess material trucked off the lot for any reason whatsoever there will be an upcharge. Rock removal and subsurface water conditions will result in additional charges to purchaser.

**Foundation:**

Superior Concrete Wall System

Basement and Garage floors - 4" 3000 psi mix concrete trowel finish over 4" crushed stone base and vapor barrier.

**Drain Tile System**

Drain tile system in stone bed exterior of house foundation piped to daylight not to exceed 20 lineal feet. Any distance over that amount is the responsibility of the owner. If daylight cannot be reached, piping to sump bucket in basement. Sump pump is responsibility of owner.

**Floor Deck Framing:**

Sill Seal

2x6 PT Plate

Floor joists 2x10, 16" on center

¾" T&G plywood subfloor

Basement Stairs

1x3 precut wood bridging or metal bridging

Girders – Built-up laminated wood.

Steel "I" beam available as an option.

**Exterior Walls & Interior Partitions:**

Wall Height - 8'

Ext. Walls 2x6 @ 16" on center

Garage Walls 2x4 @ 16" on center

Interior Partitions 2x4 @ 16" on center

Plumbing Walls 2x6 @ 16" on center  
Headers 2x8 or 2x10 as Req'd  
Single sole, Double top Plates  
Corner & Partitions backers installed in walls  
7/16" OSB Ext. Wall Sheathing  
Paper house wrap, infiltration barriers will be included for under siding.  
Standard Siding – "Alside" wood grain" vinyl "double lap", (choice of colors).

**Roofing & Ceiling Framing:**

2x6 top and bottom chord Trusses @ 24" on center or 2 x 8 rafters  
2x4 Lateral Bracing  
1/2" Plywood Sheathing w/ Clips  
15 LB Roof felt, drip edge, flashing, & 25 yr., Arch. Shingle  
Nail over ridge vent

**Exterior Trim:**

Aluminum fascia, vinyl soffit  
Louvered Vinyl Shutters per print  
Gutters & Downspouts as Req'd  
Front porch per print. Porch deck constructed from PT wood beams, joists and decking.  
Porch Posts are 4x4 PT Structural Wood Posts  
Porch Rail is PT Wood w/ PT Square Spindles and PT Square Top & Bottom Rails  
A concrete front porch is available as an upgrade.  
NOTE: Homeowner shall be responsible for placement of 4' downspout extensions during warranty period.

**Exterior Doors & Windows:**

Main Entrance Door – Metal Clad, Foam Insulated, 3'-0"x 6'-8" w/ Thermal Break Threshold.  
House to Garage Door - Metal Clad, Foam Insulated, 3'-0"x 6'-8" w/ Thermal Break Threshold  
Service Door - Metal Clad, Foam Insulated, 2'-8"x 6'-8" w/ Thermal Break Threshold  
Vinyl Double Hung Smart R (Low E) Windows styles per prints, Insulated Glass w/ Screens.  
Vinyl Sliding Patio Doors w/ screens per print  
Grills between glass for windows and patio doors available as an upgrade.  
Overhead Door Co. Series 391 insulated Garage Doors. Openers are included.

**Insulation:**

- (a) All exterior house walls shall be insulated with R19 insulation
  - (b) All second floor ceilings of house shall be insulated with R30 insulation.
  - (c) Second floor joists at exterior walls shall be insulated with R19 insulation
- All frame floors on first floor can be insulated with R19 insulation paper side up as an upgrade.

**Drywall:**

All interior house walls and ceilings shall be 1/2" drywall - All garage walls are unfinished - uninsulated 2 x 4 exterior walls. Any demising wall to living space shall be covered with 5/8" fire code drywall, per Municipal requirements. (All fire code drywall is taped only unfinished drywall)

**Interior Trim:**

Interior Doors – 1-3/8" flush hollow core unfinished birch or primed 6 panel colonist masonite.  
Clear white pine door & window casing is 2 1/4", baseboard is 3". A prefinished oak upgrade is available.  
Window stools.  
Door stops and sash locks provided.  
Assembled stairs 1<sup>st</sup> to 2<sup>nd</sup> floor, closed tread, yellow pine treads, risers, stringers, and railings if required.  
Basement stairs are open stringer & riser with handrail per code.  
Bedroom and bath privacy locksets, closet passage sets, and exterior locksets included are brass.

**Painting:**

Interior - Flat latex paint, walls and ceilings same color, all paint shall be mixed bucket to bucket prior to spray start. Walls and ceiling shall have two coats of paint applied with high build paint. Trim and doors shall be painted the same color as walls and ceiling with latex semi-gloss paint hand applied.

NOTE: Any other method for painting is considered an upgrade. Staining is considered an upgrade.

Exterior - Exterior surfaces to be painted shall receive two coats of hand applied exterior latex semi-gloss house paint which shall be mixed bucket to bucket prior to application.

NOTE: Painting contractor shall leave one gallon of wall and ceiling and one quart of trim paint. If this paint is misplaced after settlement, Contractor will not be responsible for color match on punch list or warranty work.

**Kitchen Cabinets, Countertops, & Vanities:**

Standard Cabinets are HomeCrest Summerfield, Windsor, Brighton or equal.

Countertops are Formica custom square edged (choice of colors)

Vanities are same style as kitchen cabinets w/ Formica tops.

Mirrors over each bathroom sink basin. Medicine cabinets w/ attached light bar to match vanities available as an upgrade.

Upgrades are available.

**Closets:**

One vinyl wire rack shelf supplied for each; three vinyl shelves for linen and pantry closet if the plan contains either.

**Floor Covering:**

1/2" carpet pad. Coronet "Popular Demand" Stain resistant carpet as selected by customer from stock colors. Upgrade carpet available as an option upon request. Mannington's "Vega II" vinyl flooring in kitchen and bathrooms, choice of colors. Upgrade vinyl available as an upgrade upon request.

Ceramic Tile and Hardwood floors are available as an upgrade.

**Appliances:**

Allowance for electric range, range hood & dishwasher is \$700.00

**Plumbing:**

Full bath (s), powder room and laundry room per print.

Kitchen sink - Double bowl basin stainless steel with Delta 400 Chrome single lever faucet w/ sprayer.

Water heater - General Electric 52 gallon quick recovery, electric.

Bath tub - one piece fiberglass tub/shower combination -w/ Delta faucet 1343-C.

Commode, Lavatory.

Shower doors are available as an upgrade.

Vanity trim and faucets - single lever Delta 2522-MPU Chrome.

All copper waterlines and schedule 40 PVC waste and vent.

Two frost-free exterior hydrant.

Washer/dryer hook-up, per print.

2 Floor Drains, (1) in Basement, (1) in Garage

All plumbing fixtures are white.

**Electrical:**

Underground service up to 200-amp service panel with breakers.

Rough electric for light /fan combo in baths, front and rear doorbell, up to 4 basement lights (if applicable), 1 light center of kitchen, foyer, breakfast, laundry, dining, bedrooms, walk in closets, and hall at top of stairs provided by contractor. Also, rough electric for 1 recessed light over kitchen sink, and 2 recessed lights over bar/island (if applicable).

Rough electric for 1 light at all exterior doors, 2 at garage, and 1 light in garage will be provided by contractor.

Number of outlets per code requirement. Ivory color is standard. Other colors available as option.

One electric outlet on exterior front. One electric outlet at rear. All kitchen, bath, and exterior receptacles will be ground fault interruption circuits.

One switched receptacle will be provided in each of the following, family room, and living room. Owner has option of switched recepts or ceiling fixtures in bedrooms.

Light fixture allowance is \$600 for material including light bulbs. This allowance includes all hardwired devices for house interior and exterior.

Two pre-wired telephone receptacles are included in base price

Two pre-wired cable TV receptacles are included in base price

Exterior spotlights are available as an upgrade.

NOTE: Any other rough wiring for receptacles or lighting fixtures than those stated is considered an upgrade.

**Heating:**

Gas hot air (Location of furnace at the sole discretion of contractor) The furnace size (BTU's) will be as req'd for plans. Chases may have to be built to accommodate ductwork.

Central Air Conditioning is available as an upgrade.

**Driveways:**

Asphalt or concrete available as an upgrade.

**Patio and steps & Decks:**

Available as an upgrade

NOTE: Homeowner shall be responsible for protective sealing of any exterior pressure treated wood. Failure to do so will void warranty on that item.

**Sidewalks:**

Available as an upgrade

**Landscaping and Seeding:**

Available as an upgrade

**Water:**

Cost to be determined once a site is chosen and reviewed.

**Sewer:**

Laterals are assumed to be identified and staked by others. Cost to be determined once a site is chosen and reviewed.

**Permits and Codes:**

Acquisition of building permits is the responsibility of the Contractor. All other permits, i.e. Sewer Tap Fee, Scranton Survey Plot Plan, third party inspections are responsibility of the owner. 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. Contractor reserves the right to make equivalent substitution for and item specified at his sole discretion based upon availability and other factors.

**Color and Finish Selections:**

All color and finishes selections shall be undertaken on contractor's standard forms and must be complete before final production drawings can be completed. No construction can commence until the final production drawings are complete and have been approved by the customer.

## LIMITED WARRANTY

The **Contractor** warrants that the floors, ceilings, walls and other internal structural components of the house will be free of substantial defects in materials and workmanship for a period of one year. The **Contractor** warrants that it will (at its sole option) (i) repair, (ii) replace, or (iii) pay to the **Buyer** the reasonable cost of such repair or replacement of any substantial defects in materials or workmanship which are brought to the **Contractor's** attention within one year after closing. **Contractor** assigns and agrees to deliver to **Buyer** all warranties received by **Contractor** from the manufacturers of the materials, appliances, equipment and fixtures (including their fittings, attachments, controls and appurtenances) if any, provided by **Contractor** in the house. **Contractor** will exert its best efforts to assist **Buyer** in dealing with manufacturer, if necessary.

The time period set forth herein shall commence on the date that possession is delivered to **Buyer**. This limited warranty shall extend to the original **Buyer** only and shall not be in any way transferable or assignable to any subsequent purchaser.

Following general operating instructions, routine maintenance as well as recommended care and use of materials and equipment in your home can affect the warranty on those items. Please make certain to read and follow the instructions contained in the product's manual.

Unless otherwise noted, all labor, materials and equipment are warranted for a period of one year. Should you have problems with something in your home, please refer to the enclosed subcontractor list and contact the appropriate party. If you feel that you have not received the service or treatment to which you are entitled, please contact our office.

Regular hours for **Contractor**, as well as most of **Contractor's** sub contractors, are 7:00a.m. to 4:30 p.m., Monday thru Friday. With that in mind, we're sure you realize that scheduling of warranty work can sometimes be difficult and somewhat inconvenient. We, as well as our subcontractors, will try to be accommodating. However, we may, for instance, need to schedule early morning or weekend work in your home.

In the event of an emergency, the Contractor or subcontractor will make the necessary repairs as soon as possible. All other warranty or callback repairs will be scheduled at the earliest convenience of both the contractor and homeowner.

With regard to the Gypsum Drywall System, it is not unusual for some slight settlement and shrinkage of the framing lumber in your home to occur. This may cause some minor cracking of seams and nail popping in the drywall system. If you experience these problems, please wait approximately 180 days preferably through the heating season, before contacting our office to make the necessary repairs. Under our warranty program we will make a one-time repair to drywall surfaces. This repair includes touch-up painting only to those areas where the drywall has been repaired.

The **Contractor**, subcontractors, suppliers or manufacturers do not warrant the following items:

**Contractor** shall not be responsible under this Agreement for (i) normal wear and tear or deterioration: (ii) shrinkage due to drying after construction: (iii) dampness or condensation due to **Buyer's** failure to maintain adequate ventilation: (iv) negligence, improper maintenance, operation or alteration by any party other than **Contractor**, its subcontractors or agents with respect to the home, its systems, appliances, equipment and fixtures: (v) loss or damage due to failure by **Buyer** to keep and maintain home in good repair and condition: (vii) consequential or incidental damages.

**Contractor** shall not be responsible for any cosmetic deficiencies except such cosmetic deficiencies as may be noted to walk-through inspection before occupancy. **Contractor** will use its best efforts to correct any deficiency noted on the walk through list prior to occupancy or within one week thereafter. **Contractor** shall not be responsible for any further cosmetic deficiencies, except as noted in the Gypsum Drywall section.

**Contractor** cannot guarantee a dry basement due to the fact that water or moisture is often introduced into a home basement by circumstances beyond **Contractor's** control including but not limited to utility entrances, high water tables, underground springs, improper surface flow, but has implemented certain safeguards to minimize the possibility of such occurrence.

**Contractor** does not warrant or make any representation that your home will have a 100% moisture-free basement. All basements are constructed according to industry accepted practices using first class materials. However, moisture and/or water accumulation may be present in your basement despite preventative measures taken. If you desire or need to have a pump installed to alleviate any excessive moisture, we will be happy to install one on an optional basis.

In the event of a mechanical failure, the **Contractor**/Subcontractor's responsibility extends only to the repair/replacement of the faulty equipment, not to financial responsibility for any secondary damages that may occur. Some or most secondary damage, which could occur, is ordinarily covered by Buyer's Homeowner's Insurance Policy.

The **Contractor** does not warrant any concrete surface from fission cracking, nor any sidewalk from scaling.

The **Contractor**/Subcontractor does not warrant any landscaping or washout of lawns. Any defects in finish grade caused by severe weather are not warranted. **Contractor** does not warrant grass, shrubs or trees, as the growth of these items are substantially dependent upon watering, regular maintenance and weather conditions.

**Contractor** is not responsible for any ground settlement at utility line trenches, septic tanks and systems, or around the basement.

After occupancy the homeowner must maintain proper water flow away from home, or damage to the basement wall may result. **Contractor** will not be responsible for such damage.

**NOTICE OF DISCLAIMER**

*PLEASE TAKE NOTE:* **Contractor** does not express or imply warranty with regard to Buyer's property being free of Radon. Recent publications by The Environmental Protection Agency and The Pennsylvania Department of Environmental Resources state that research into effective methods of treating Radon are "inconclusive". These publications also state that "no two houses are alike... small differences in construction can affect Radon entry and the design and effectiveness of reduction techniques". *PLEASE BE ADVISED THAT **CONTRACTOR** HAS NEITHER TESTED FOR NOR TREATED AGAINST RADON IN YOUR HOME* and therefore provides no warranty nor makes any claims regarding the presence of Radon.

**THE WARRANTY SET FORTH ABOVE IS EXCLUSIVE AND IN LIEU OF ANY WARRANTY OF HABITABILITY, REASONABLE WORKMANSHIP OR OTHER WARRANTY OF QUALITY WHETHER EXPRESS OR IMPLIED AND OF ALL OTHER LIABILITIES ON BUILDER'S PART.**

*IN WITNESS THEREOF*, the parties hereto have set their hands and seal the day and year first written.

DATE \_\_\_\_\_

ATTEST

By: \_\_\_\_\_

By: \_\_\_\_\_

Builder

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Buyer

STDSPECS