

C & F CONTRACTING, INC.
STANDARD SPECIFICATIONS FOR WOODCREST HEIGHTS

If options are added or other changes made after house is started, buyer shall be responsible for additional costs 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 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 as per the final approved grading. 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. The actual sump pump is not included in base price and is optional. The radon venting is not included in base price and is optional.

Permits and Codes:

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.

1. FOUNDATION

Footers:	6" x 24" 2500 PSI poured concrete with 4" drain tile
Foundation wall:	Poured concrete walls, 8" thick
Girders:	Steel I beam and post
Water control:	Parge and Pitch
Basement floor:	3-4" thick concrete, trowel finish
Daylight basement:	Additional cost if lot permits
Radon provision:	Crushed stone base with radon pipe

2. EXTERIOR WALLS

Framing:	2 x 6 studs – 24" on center, house wrap
Sheathing:	7/16 Aspenite
Siding:	Double 4" vinyl
Stone:	Imitation stone included on certain models, refer to specific house plans

3. ROOF

Framing: Roof trusses, engineered for each home, placed 24" on center
Sheathing: 7/16 Aspenite or OSB (Oriented Strand Board)
Roofing: 25-year fiberglass shingles with continuous ridge vent

4. INTERIOR FRAMING

Floor joist: 2 x 10 floor joist, 16" on center
Sub-floor: ¾" tongue & groove sheathing nailed and glued
Partitions: 2 x 4 – 16" on center

5. WINDOWS:

Basement window: (1) full egress window (approx 4 x 4)
Windows: Maintenance free, tilt wash double hung windows with internal grids
And screens on heated, finished areas (Dove)
Exterior doors: Front door – steel insulated 6-panel door with doorbell
Garage service door – steel 9-lite insulated
Vinyl sliding door – 6' door with internal grilles and screen door
Interior doors: Six panel masonite painted doors with knobs

6. EXTERIOR TRIM

Soffit, Fascia, Trim: Aluminum
Shutters: Paneled shutters, front windows only
Spouting: Seamless aluminum

7. INSULATION

Exterior walls: R-19
Ceiling above living area: R-38, blown in
Basement: Ceiling and Band Board

8. STAIRS

Basement & 2nd floor: Boxed stairs, #2 yellow pine treads. Carpet only on stairs to 2nd floor
Post & Railing: Birch wood, colonial style, stained post & railing, painted spindles

9. PLUMBING

Water lines: Flexible plastic
Soil lines: PVC
Water heater: 50-gallon electric hot water heater (gas upgrade is 40-gallon)
Sump: Pit only unless there is a walk out basement present/available
Washer/Dryer hook-up: Washer & electric dryer hookup, dryer vent included
Exterior hose bib: (1) in rear, (1) in garage

10. ELECTRIC

Main panel: 200 Amp Service
Interior light fixtures: All lighting supplied by buyer, credit given.
Exterior light fixtures: Light at each exterior entry unless within code of another.

Receptacles: Number of electrical outlets per code requirements
Living rm. & family rm. split receptacles on 1 switch
Smoke detectors: Hardwired & battery back up on all floors and bedrooms
Telephone/TV: (2) telephone & (2) cable jacks

11. HEATING/COOLING High efficient forced air electric heat and central air conditioning

12. INTERIOR FINISHING

Drywall: Dry walled interior walls, glued & screwed
Trim: Finger jointed paint grade trim
Paint: Walls and ceiling – 1 coat of flat latex
Sprayed, Trims & doors – 2 coats semi-gloss
Shelving: Wire closet shelves

13. FLOOR COVERING

Carpet & Resilient: \$17.50/per sq. yd. flooring allowance at Flooring Concepts
(allowance includes vinyl or carpet, padding and installation)
Samples and upgrades available through Flooring Concepts.

14. BATHS

Tubs & Showers: 1 piece fiberglass unit – white with shower rod
Toilets: Water Savers - white
Vanity top: One-piece cultured marble countertop with molded bowls (white/white)
Faucets: Chrome single levers
Mirrors: Plate glass at each vanity
Lighting: Supplied by buyer
Exhaust: One per bathroom with light combination
Cabinetry: Flat panel maple

15. KITCHEN

Cabinetry: Flush panel maple.
Counter-top: Laminate with 4" backsplash
Sink: Double bowl stainless steel
Range: Self-cleaning electric, white or bisque with black front
Dishwasher: Black front
Disposal: 1/3 horsepower
Rangehood: White or bisque

16. GARAGE

Electrical: (1) electrical outlet porcelain socket & bulb for lighting,
Outlet for future garage door openers
Floor: Sloped concrete
Walls: Drywall on walls and ceiling
Overhead door(s): Paneled, aluminum
Door openers: Optional only

17. OUTDOOR AREAS

Porch: Certain plans include a covered stoop or full front porch, refer to specific house plans
Patio/deck: 12 x 10 patio or wood deck
Patio or deck determined by slope of lot, builder determined
Walk: Concrete from driveway to front stoop
Driveway: Macadam
Mailbox/Post: None
Lamp Post: None

18. LANDSCAPING/MISC.

Lawn: Graded & seeded-disturbed areas only, not to exceed 15,000 sq. ft.
Shrubbery: None

If options are added or other changes made, buyer shall be responsible for additional cost. 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, appliances and finishes with that of like kind.

Witness

Buyer

Date

Witness

Buyer

Date

Witness

Seller

Date