

The "Gables at Jackson"

Effective 03/03/08

NOTE: Any changes to the building specifications and standard construction practices, MUST be noted on the Buyer's Option Addendum, even if they are minor and at no charge to the Buyer. Kreiser Construction is under no obligation to provide any desired changes if they are not included on the Buyer's paperwork.

For the construction of standard floor plan it is Kreiser Construction's standard policy to require a non-refundable deposit in the amount of \$2,000, plus ½ of the Buyer's selected options. Changes made or options added after the initial contract is signed by both Seller and Buyer, must be paid in full. Custom floor plans may require a larger deposit. Deposits may be adjusted depending on circumstances. In the case of an Agreement of Sale with a home to sell contingency, the deposit is only non-refundable after the contingency is removed.

No credits are given for deleted items costing under \$200. Builder reserves the right to substitute materials at Builder's discretion. All information deemed accurate, but not guaranteed.

Foundation

- * 6" x 20" concrete footings
- * 8' high, 10" block foundation walls
- * 8" block porch & garage foundation
- * concrete basement floor w/stone base & vapor barrier
- * steel I beam with steel post
- * exposed foundation walls stuccoed on exterior
- * sealer applied to exterior basement -Deco 20 or equivalent
- * sump pumps in all non-daylight basements (condensate line from furnace will run to sump bucket)
- * daylight basements will have condensate pump at furnace, sump bucket & electric outlet for future sump pump
- * preliminary radon piping run into sump bucket

Framing

- * 2" x 6" exterior frame walls - 24" o.c.
- * 7/16" OSB wall sheathing
- * engineered roof trusses - 24" o.c.
- * 7/16" OSB roof sheathing
- * 2" x 10" floor joists - 16" o.c.
- * 2" x 4" interior framing - 24" o.c.
- * ¾" T & G OSB flooring glued & nailed

Roofing

- * 15 lb. felt paper
- * 30 year - architectural shingles

Insulation of Heated Areas

- * R-38 ceiling
- * R-19 exterior walls
- * R-21 basement ceiling

Exterior

- * vinyl siding - Dutchlap or Double 4" standard
- * energy saving house wrap on house & garage
- * aluminum fascia & vinyl soffit
- * aluminum gutters & downspouts
- * exterior wood trim painted
- * ridge vent & vented soffit
- * shutters - raised panel or louvered on front of home
- * 10' x 12' concrete patio or wood deck with steps (at Builder's discretion)
- * yard graded & seeded; mulch & landscaping front of home (amount & type at Builder's discretion)
- * site work such as clearing the lot of trees or brush & grading of lawn at Builder's discretion
Buyer may request additional site work for extra charge.
- * house numbers on front door
- * blacktop driveway

Exterior Doors & Windows

- * insulated exterior passage doors painted to match shutters
- * fiberglass front door, steel full glass patio/deck door, steel ½ glass garage man door & steel ½ glass daylight basement door (if applicable)
- * two car garage with one or two garage doors (depending on model)
- * garage door opening (dutch or square corners standard)
- * overhead garage door (short or long panel standard)
- * white or clay double hung tilt windows with full screens & internal grills (Anderson)
- * egress window in basement (does not include daylight basement homes or the Harrison (bi-level) home.) Location of egress window to be determined by Builder.
- * No other windows are standard in daylight or non-daylight basement homes. Windows in basement, other than egress windows in non-daylight basements, are an extra charge.

Buyer Initials _____

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Plumbing

- * white tub & toilet
- * one-piece fiberglass tub/shower
- * chrome hot/cold faucets throughout
- * Pex pipe water lines
- * PVC drain lines
- * shut-off valves at plumbing fixtures
- * washer & electric dryer hook-ups
- * exterior faucet in garage & rear of home
- * 40 gallon gas hot water heater with power vent

Kitchen & Bath

- * General Electric appliances
- * self-cleaning electric range & dishwasher
- * laminate kitchen counter top with 4" back splash and matte finish
- * double bowl stainless steel kitchen sink
- * Richmaid kitchen & bath cabinets available in oak, maple or hickory
Note: All Buyers must sign Richmaid Cabinetry Natural and Translucent Finish Release
- * vanity with cultered marble top in powder room
- * double bowl or single bowl vanities with cultered marble tops in main bath or master bedroom bath (depending on style home)
- * white faux cultured marble top on vanities
- * chrome towel bars, toilet paper holders & shower curtain rods (towel ring in powder room)

Floor Covering

- * vinyl and carpet flooring throughout home
- * padding under carpet

Heating

- * gas heat (90% efficiency rating)
- * central air conditioning
- * high and low adjustable air returns
- * energy saving programmable thermostat

Electric

- * 200 amp service
- * meets or exceeds National Electric Code
- * outside entrance lights: at front, patio/deck & garage doors
- * brass interior light fixtures except that bathrooms have chrome light fixtures
- * roman bronze exterior light fixtures
- * ceiling lights in all bedrooms w/provisions for fan/light kit
- * paddle fan w/light kit in dining area
- * chandelier in dining room (if applicable)
- * split receptacles in living room
- * door bell
- * two cable TV prewires (three in style home w/family room)
- * two telephone prewires (three in style home w/ family room)
- * front & rear outside GFI receptacles
- * one receptacle in basement
- * one receptacle in garage wall
- * prewired for future overhead garage door opener
- * off-white electrical device covers
- * smoke detectors – hardwired/battery backup (per code)
- * carbon monoxide detector on 1st floor
- * receptacle & switch for future garbage disposal

Interior

- * finger jointed trim
(painted semi-gloss one shade darker than walls)
- * window sills
- * six panel masonite doors
- * insulated door between garage & home
- * yellow pine steps with oak handrail stained the general color of kitchen cabinets unless otherwise stated
- * 1/2" drywall screwed and glued
- * walls painted off- white (flat latex)
- * garage wall insulated and drywalled/taped only
- * garage ceiling drywalled/taped only

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____