

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 wall in basement between homes
- * 8" block foundation for porch and garage
- * concrete basement floor w/stone base & vapor barrier
- * 8" 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
- * 2" gypsum shaftwall with 2" x 4" framed wall and insulation on both sides between homes

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
- * 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 with foundation on non-daylight basement or wood deck on daylight basement
- * yard graded & seeded; mulch & landscaping front of home (amount & type at Builder's discretion)
- * house numbers on front door
- * blacktop driveway
- * one car garage

Exterior Doors & Windows

- * insulated exterior passage doors painted to match shutters
- * fiberglass front door, steel full glass patio/deck door, & steel ½ glass daylight basement door (if applicable)
- * 9' x 7' overhead garage door with sunburst windows
- * white or tan double hung tilt windows with full screens & internal grills (Certainteed)
- * egress window in basement (does not include daylight basements) Location of egress window to be determined by Builder. No other windows are standard in daylight or non-daylight basement homes.

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 & front 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, matte finish and 12" overhang at half wall
- * double bowl stainless steel kitchen sink
- * Richmaid kitchen & bath cabinets in oak (cabinet selections at Gables Sales Office)
Note: All Buyers must sign Richmaid Cabinetry Natural and Translucent Finish Release
- * 60" double bowl vanity in main bath
- * white faux cultured marble vanity top
- * chrome towel bars, toilet paper holders & shower curtain rods (towel ring in powder room)
- * pedestal sink in powder room with wall cabinet above toilet

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 door
- * brass interior light fixtures (chrome light fixtures in bathrooms)
- * roman bronze exterior light fixtures
- * ceiling lights in all bedrooms w/provision for fan/light kit
- * paddle fan w/light kit in dining area
- * split receptacles in living room
- * door bell
- * two cable TV prewires
- * two telephone prewires
- * front & rear outside GFI receptacles
- * one receptacle in basement
- * one receptacle in garage wall
- * pre-wired 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 to house wall insulated and drywalled/taped only
- * garage ceiling drywalled/taped only

Buyer Signature _____ Date _____

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