

HESS HOME BUILDERS INC
Description of Materials for Fox Ridge

1. FOUNDATION

Footers: 8"x18" 2500 P.S.I. poured concrete w/4" S & D drain pipe
 Foundation walls: 8" poured concrete OR Superior Walls and 8" CMU
 Girders: Steel I beam 8" 18lb steel and 3 1/2" steel columns
 Water control: Parge and Pitch below grade *NOTE: (see below)*
 Basement floor: 4" thick concrete 3000 P.S.I. with poly
 Basement electric: One (1) outlet
 Daylight basement: Additional cost if lot permits

2. EXTERIOR WALLS

Framing: 2x6 studs – 24" on center, spruce
 Sheathing: 7/16" O.S.B.
 Siding: Vinyl
 Brick, Stucco, Manufactured veneer: May be included on certain plans; refer to specific house plan

3. ROOF

Framing: Roof trusses, engineered for each home, placed 24" on center
 Sheathing: 7/16" Aspenite or O.S.B. (Oriented Strand Board) with "H" clips
 Felt paper: 15 lb
 Roof surface: Twenty-five (25) year fiberglass shingles with ridge vent

4. INTERIOR FRAMING

Floor joists: 2x10 floor joists 16" on center
 Sub-floor: 3/4" tongue & groove 4'x8' O.S.B glued & nailed
 1/4" underlayment for vinyl flooring
 Bridging: 1" x 3"
 Partitions: 2x4 studs – 16" on center

5. STAIRS

Basement: Boxed stairs, yellow pine
 2nd Floor stairs: Boxed stairs, yellow pine
 Post & railing: Wood Baluster, stained rail and post, painted spindles

6. FIREPLACE

Gas fireplace: Optional

7. WINDOWS & DOORS

Basement windows: Aluminum – placement determined by grade
 Windows: Vinyl insulated, single hung with internal grids, screens
 Exterior doors: Front door – insulated steel door 1 3/4" w/doorbell
 Patio door – insulated vinyl sliding door w/screen
 Exterior door trim: Brickmould
 Interior doors: Six panel colonial, Masonite

NOTE 1: Parging and pitching is a preventative measure but will not insure that a wall will be free from moisture or water penetration.

8. EXTERIOR TRIM

Soffit, Fascia, Trim: Aluminum fascia & trim, vinyl soffit
Shutters: Vinyl shutters or trim per specific house plan
Spouting: Seamless aluminum type "K", size 5", gauge .026

9. INSULATION

Exterior walls: R-19 batt fiber
Ceiling above living area: R-38 blown fiber
Floor below living area: R-11 batt fiber (with poured walls)

10. PLUMBING

Water piping material: PVC and CPVC
Toilets: 1.6 Gallon water saver, Gerber or equal
Water heater: 50 Gallon electric
Sump: Pit only
Washer/Dryer hook-up: Washer hook up, electric dryer hookup standard
Lawn hydrants: Two (2), one in garage and one in rear *NOTE: 2 (see below)*
Whirlpool: Optional

11. ELECTRIC

Main panel: 200 amp service
Interior fixtures: Standard Book allowance - \$400.00 total
Bedrooms: Box and switch for ceiling light fixture
Exterior fixtures: Light at each exterior entry except overhead garage door(s)
Receptacles: Number and placement of electrical outlets per code requirements
Oven range: 220 volt
Dryer: 220 volt
Water heater: 220 volt
Smoke detectors: Hardwired & battery backup on all floors – placement per code
Telephone/Cable: One (1) phone jack & one (1) cable jack in each bedroom; one (1) cable jack in living/great room; one (1) phone jack in kitchen
Outside receptacles: Two (2) per house
Closet lights: Walk-ins only

12. HEATING/COOLING

Unit: 90 plus high efficiency gas forced air
Central air conditioning
Dry filter

13. INTERIOR FINISHES

Wall surface: ½" Drywall glued & screwed on first and second floor
Trim: MDF paint grade Colonial
Extended sills
Paint: One (1) coat of flat latex paint sprayed on all walls & ceilings; semi gloss paint on trim & doors
Shelving: Ventilated shelving – Closet maid
Fire shield: Two (2) hour rated shaft liner between units

NOTE #2: Garden hoses must be disconnected during freezing weather or serious damage will occur!

14. FINISH FLOORING

Bathroom	Vinyl allowance \$12.75 per sq yd installed
Powder Room	Vinyl allowance \$12.75 per sq yd installed
Master Bath	Vinyl allowance \$12.75 per sq yd installed
Laundry Room	Vinyl allowance \$12.75 per sq yd installed
Kitchen	Vinyl allowance \$12.75 per sq yd installed
Living Room	Carpet allowance \$17.75 per sq yd installed
Dining Room	Carpet allowance \$17.75 per sq yd installed
Bedrooms(s)	Carpet allowance \$17.75 per sq yd installed
Hallway	Carpet allowance \$17.75 per sq yd installed
Foyer	Vinyl allowance \$12.75 per sq yd installed
Family Room	None
Stairs – Upper Level	Carpet allowance \$17.75 per sq yd installed
Stairs – Lower Level	None
Padding	6.2 lb high density

Hardwood:

Optional

All vinyl flooring to be installed over luan underlayment or concrete.

15. BATHS

Tub(s) & shower(s):	Bisque one (1) piece fiberglass unit w/shower rod
Vanity:	Per standard selections / Manor oak or equal
Lavatory:	One (1) piece cultured marble or pedestal per plan
Faucets:	Chrome – Moen 4621
Mirrors:	Plate glass – one (1) at each vanity
Lighting:	Light at sinks
Exhaust fan:	One (1) per bathroom

16. KITCHEN

Cabinetry:	Per standard selection
Counter top:	Laminate w/4" backsplash
Sink:	Stainless steel double bowl
Faucet:	Chrome – Moen 7425
Range:	Whirlpool RF362 Self-cleaning electric or equal
Dishwasher:	Whirlpool DU800 or equal
Disposal:	Optional
Microwave:	Optional
Water line for ice maker:	Optional

17. GARAGE

Electrical:	One (1) outlet; porcelain socket & bulb for lighting
Floor:	4" sloped concrete 3000 P.S.I.
Walls:	Drywalled and one tape coat only
Overhead door:	Insulated – paneled
Door opener (s):	Optional – (pre wiring included as standard)

18. OUTDOOR AREAS

Porch:	Concrete front stoop as per plan
Porch posts or Railings:	None
Deck/Patio:	8' x 10' pressure treated lumber w/rail or concrete to be determined by Builder as per grades
Walk:	Concrete from driveway to front stoop
Driveway:	4" stone, 2" asphalt paving
Mailbox & post:	Cluster boxes – provided by Builder

19. LANDSCAPING

Lawn:	Grading & seeding entire lawn
Shrubbery:	Builder package – allowance \$250.00

Seller 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