

COLD POINT MANOR SPECIFICATIONS

CUSTOMER'S NAME: _____

LOT/JOB NO: _____ TYPE OF HOUSE _____

1. FOUNDATION:

FOOTINGS: SIZE – 8” x 20”

FOUNDATION WALLS : 10” POURED CONCRETE

COLUMNS : 4” STEEL

GIRDERS : STEEL

EXTERIOR BASEMENT FINISH :

RUB-R-WALL WATERPROOFING ON WALLS AND
AN EXTERIOR PERIMETER FOUNDATION DRAIN

UTILITY WINDOWS AS PER PLAN, (BASEMENT WINDOWS AND
EXTERIOR DOORS IF APPLICABLE ARE DETERMINED BY LOT
GRADING AND FIELD SUPERINTENANT)

NOTE: MONOLITHICLY POURED CONCRETE BASEMENT WALLS WILL
HAVE A TENDANCY TO DEVELOP EXPANSION CRACKS FROM TIME TO
TIME. BUILDER WILL INSTALL EXPANSION JOINTS AT THE
RECOMMENDED DISTANCES. HOWEVER, CRACKS WILL STILL DEVELOP.
THESE CRACKS ARE NOT STRUCTURAL AND ARE UNCONTROLLABLE. IF A
CRACK SHOULD DEVELOP IT IS BEYOND THE BUILDERS CONTROL.
THEREFORE, IT IS NOT THE BUILDERS' RESPONSIBILITY.

2. FIREPLACE AND CHIMNEY:

(1) FIREPLACES, 36” DIRECT VENT PRE-FAB GAS, AS PER
BROCHURE PLANS (DIRECT VENT)

FLUSH BLACK SLATE HEARTH AND SURROUND WITH CHOICE
OF WOOD MANTLE PAINTED.

3. EXTERIOR WALLS:

FRONT: STUCCO AND MANUFACTURED STONE (SEE
BROCHURE)

SIDES AND REAR: STUCCO

SHUTTERS: AS PER FRONT ELEVATION (SEE BROCHURE)

TRIM PACKAGE AS PER FRONT ELEVATION (SEE BROCHURE)

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4. INTERIOR WALLS:

ALL INTERIOR WALLS AND CEILING: ½" DRYWALL
9' HIGH CEILING, 1ST FLOOR
8' HIGH CEILING, 2ND FLOOR
8' HIGH FOUNDATION WALLS

5. PARTY WALLS: SHAFTWALL

6. CONCRETE WORK:

4" CONCRETE GARAGE FLOOR
6" PAD AT FRONT DOOR
3" CONCRETE WALK FROM DRIVEWAY TO FRONT DOOR

NOTE: CONCRETE WILL BE INSTALLED IN WORKMANLIKE MANNER, BUT BUILDER WILL NOT BE RESPONSIBLE FOR CRACKING OR IMPERFECTIONS BEYOND HIS CONTROL.

7. SUB FLOORING:

MATERIAL: 3/4" TONGUE AND GROOVE PLYWOOD
GLUED, NAILED AND SCREWED

8. FLOOR FRAMING:

JOIST MATERIAL: ENGINEERED I-JOIST OR AS REQUIRED BY
TOWNSHIP CODE.

9. FINISHED FLOORING:

CARPET: (SHAW UPBEAT CARPET OVER 3/8" URETHANE PAD)
DINING, GREAT ROOM, STUDY, 2ND FLOOR HALL, BEDROOMS, AND
CLOSETS.

VINYL:

,LAUNDRY / MUD ROOM
(IF APPLICABLE)

HARDWOOD: (FIELD FINISHED – CHOICE OF COLOR)

KITCHEN, BREAKFAST AREA, POWDER ROOM AND FOYER

10. PARTITION FRAMING: (SPACED 16" ON CENTER)

STUDS: (MATERIAL): WOOD: HEMLOCK OR FIR

SIZES: 2" x 6" 1ST FLOOR EXTERIOR WALLS

2" x 6" 2ND FLOOR EXTERIOR WALLS

2" x 4" INTERIOR PARTITIONS AND PARTY WALLS

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11. ROOF SHEATHING:

SIZE: 1/2" PLYWOOD

12. SHINGLES:

UNDERLAYMENT - #15 FELT PAPER; 30 YR. DIMENSIONAL SHINGLES

13. ICE & WEATHER SHIELD

ALL ROOF VALLEYS AND 3 FEET UP FROM FASCIA, EXTERIOR DOORS, AND WINDOWS TO BE PROTECTED WITH ICE AND WEATHER SHIELD.

14. GUTTERS AND DOWNSPOUTS:

MATERIAL: ALUMINUM

15. FLASHING:

MATERIAL: ALUMINUM

16. WALL FINISHING:

(1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILINGS (OFF WHITE), (1) COAT OF PRIMER AND (1) COAT OF SEMI GLOSS PAINT ON WOODWORK (OFF WHITE). (IN SOME CASES, THE PRIMER COAT MAY BE APPLIED IN THE FACTORY)

17. INTERIOR DOORS AND TRIM:

TRIM: 3 1/4" COLONIAL CASING, 5 1/4" BASEBOARD.

CROWN MOLDING: 1 PIECE CROWN

MOLDING IN DINING ROOM, GREAT ROOM

CHAIR RAIL: (1) PIECE IN DINING ROOM.

DOORS: 6'8" HIGH 6 PANEL MASONITE, SMOOTH OR TEXTURED, HOLLOW CORE ON FIRST FLOOR AND SECOND FLOOR - PAINT GRADE.

DOOR HARDWARE: KWIKSET (*Tylo-polished brass finish*)

CUBBIES AS PER PLAN IN MUD ROOM (*Dogwood only*)

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18. SASH AND EXTERIOR DOORS:

WINDOWS: VINYL DOUBLE HUNG- INCLUDES SCREENS.GRILLES INCLUDED (BETWEEN THE WINDOWS) ON FRONT, SIDES AND REAR – WHITE

DOORS: FRONT DOOR – 6 PANEL FIBERGLASS DOOR PREFINISHED STAIN; SINGLE DOOR W/ SIDELITES OR (AS PER PLAN)
(REAR) INSULATED SLIDING OR ATRIUM STYLE AS PER PLAN.

19. CABINERY: ARISTOKRAFT SAYBROOKE KITCHEN CABINETS AND ARISTOKRAFT SAYBROOKE MASTER, HALL BATH VANITIES SELECTIONS TO BE MADE WITH STERLING KITCHENS.

20. COUNTERTOPS: MASTER BATH – CULTURED MARBLE KITCHEN – CHOOSE FROM BUILDERS SELECTION OF CORIAN HALL BATH – CULTURED MARBLE

21. APPLIANCES: GENERAL ELECTRIC APPLIANCES

- 30” RANGE - (*SELF CLEAN, GAS OR ELECTRIC*)
- MICROWAVE
- DISHWASHER
- REFRIGERATOR NOT INCLUDED
- WASHER AND DRYER NOT INCLUDED

22. BATHROOMS AND ACCESSORIES:

MASTERBATH: SOAKER TUB
FIBERGLASS SHOWER PAN, MARBLE SLAB SEAT AS PER HOUSE PLAN
KOHLER WELLWORTH ELONGATED TOILET- (WHITE OR BONE COLOR)
FLAT MIRROR ON WALL ABOVE VANITY
MEDICINE CABINET WHEN APPLICABLE
CHROME MOEN MONTICELLO SHOWER AND TUB SPOUT
CHROME MOEN MONTICELLO FAUCETS 8” SPREAD-LOW SPOUT FAUCET & LEVER HANDLES
CLEARGLASS, FRAMED SHOWER DOOR WITH CHROME TRIM

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HALL BATH (S): BOOTZ STYLE TUB PER PLANS

KOHLER WELLWORTH ROUND TOILET- (WHITE OR BONE COLOR)

FLAT MIRROR ON WALL ABOVE VANITY

MEDICINE CABINET WHEN APPLICABLE

CHROME MOEN CHATEAU SHOWER AND TUB

SPOUT (*lever style*)

CHROME MOEN CHATEAU (*lever style*) FAUCETS

POWDER ROOM: KOHLER WELLWORTH PEDESTAL SINK STYLE - (WHITE OR BONE COLOR)

KOHLER WELLWORTH ROUND TOILET- (WHITE OR BONE COLOR)

OVAL MIRROR ON WALL ABOVE SINK

CHROME MOEN CHATEAU (*lever style*) FAUCET

TOILET PAPER HOLDERS AND TOWEL BARS NOT INCLUDED

KITCHEN: CHROME MOEN CAMERIST FAUCET

23. STAIRS:

BASEMENT: YELLOW PINE WITH PINE HAND RAIL-UNFINISHED

MAIN: PINE TREADS AND RISERS CARPTED

OAK HANDRAIL STAINED AND POPLAR PAINTED SPINDLES.

REAR: NONE

24. CERAMIC TILE:

HALL BATHS: 6" x 6" CERAMIC TILE ON FLOORS AND TUB WALLS (WHITE OR ALMOND)

MAIN BATH: 12" x 12" CERAMIC TILE ON FLOORS AND 6" x 6" CERMIC TILE ON TUB DECK AND SHOWER WALLS

24. HEATING:

1 ZONE GAS HEAT WITH CENTRAL AIR (90 %) CAPACITY OF SYSTEM ENGINEERED BY YORK.

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25. ELECTRICAL WORK:

STANDARD BUILDERS PACKAGE (\$600 LIGHTING ALLOWANCE)
200 AMP SERVICE
SWITCHES AND RECEPTACLES BY TOWNSHIP CODE
CIRCUIT BREAKERS
(3) CABLE JACKS
(3) TELEPHONE JACKS
BASIC SECURITY SYSTEM: INCLUDES 1ST FLOOR DOORS, (1) MOTION
DETECTOR, & (1) KEYPAD.

*(ANY ADDITIONAL ELECTRICAL OUTLETS OR LINES MUST BE DISCUSSED WITH ELECTRICIAN OR SECURITY
CONTRACTOR AT THE SITE.)*

26. INSULATION:

MATERIAL: (FIBERGLASS) 3 5/8" BATT INSULATION (R-19) IN
EXTERIOR WALLS, R-11 IN PARTY WALL, FOAM AND CAULK
PACKAGE AT EXTERIOR PROTRUSIONS, BLOWN-IN INSULATION
(R-30) IN ATTIC, R-11 FSK INSULATION AS REQUIRED FROM TOP OF
FOUNDATION WALLS IN BASEMENT (HEIGHT OF FSK INSULATION
WILL VARY DEPENDING ON HOUSE STYLE), SOUND DAMPENING
BATTS ON BATHROOM WALLS AT PIPE LOCATIONS, LAUNDRY
ROOM AND DRAIN LINES (WHERE POSSIBLE). INSULATED GARAGE
WITH R-19 IN WALLS AND R-30 IN CEILING. MATERIALS SUBJECT TO
CHANGE BASED ON CODE REGULATIONS AT BUILDER'S
DISCRETION.

27. CLOSET SHELVING:

VENTILATED VINYL

28. GARAGE:

(2) CAR STANDARD, AS PER PLANS.
FRONT ENTRY STANDARD, ARTISAN FIELD STAINED DOOR WITH
GARAGE DOOR OPENER

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29. PLUMBING:

ALL TUBING AND PIPES TO MEET TOWNSHIP CODE
KITCHEN SINK BLANCO 501-104 (7" DEEP UNDERMOUNT STAINLESS STEEL)
BADGER ONE GARBAGE DISPOSAL 1/3 H.P.
(2) FROSTFREE FAUCETS WILL BE PROVIDED.
MUSTEE LAUNDRY TUB WITH MOEN 4975 FAUCET (*Maple & Dogwood*)
SEWAGE PIPE AND WATER PIPE WILL BE INSTALLED IN ACCORDANCE WITH TOWNSHIP
SUMP PUMP
HOT WATER HEATER IS A 50 GALLON GAS
ICE MAKER LINE IS INCLUDED (CONNECTION TO BE PROVIDED BY BUYER)

30. GRADING:

DISTURBED AREAS OF LOTS WILL BE RAKED AND SEEDED ONE TIME ONLY, EXCEPT IN THE CASE OF WOODED LOTS. IF WORK CANNOT BE DONE IN ANY WOODED AREAS OR AMONG TREES IN WHICH EQUIPMENT CAN'T OPERATE, THE AREA WILL BE LEFT NATURAL. BUILDER WILL NOT BE RESPONSIBLE FOR DRY WEATHER OR RAINS THAT HINDER THE GROWTH OF THE LAWN. HAULING IN OR OUT OF SOIL OR FILL IS NOT INCLUDED IN THIS CONTRACT. NO GUARANTEE FOR PLANTINGS.

THE BUILDER WILL HAVE SOLE DISCRETION TO ESTABLISH THE DIRECTION AND HAND OF THE HOUSE AND HOW IT WILL SIT ON THE LOT. BROCHURES MAY SHOW THE HAND OF THE HOUSE DIFFERENTLY THAN THE CONFORMS OF THE GRADE AND DRIVEWAY DEPRESSION. GRADING AND DEPRESSIONS WILL ALWAYS SUPERCEDE DRAWINGS.

31. EXTERIOR DECK:

PRESSURE TREATED FRAMING STRUCTURE WITH EVERGRAIN DECKBOARDS, CEDAR RAILS AND BALUSTERS

32. DRIVEWAY:

BLACKTOP WILL BE INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. (100) YARDS ALLOWED-2 CAR GARAGE

33. RADON:

PREPARATORY PRECAUTIONS WILL BE TAKEN AGAINST POSSIBLE RADON PENETRATION WHEN CONSTRUCTING THE HOUSE.

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34. A 10% UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN BY THE BUYER UPON APPROVAL OF THE SELECTION.

DISCLOSURES

BUILDER RESERVES THE RIGHT TO AN ESCALATION OF THE BASE SALE PRICE SHOULD ADDITIONAL DEVELOPMENT AND CONSTRUCTION EXPENSES BE INCCURED, PRIOR TO AND DURING CONSTRUCTION OF CUSTOM HOME. IN THE EVENT THE ESCALATION IS DEEMED NECESSARY, BUYER WILL BE NOTIFIED IN WRITING OF SAID ESCALATION, AND WILL HAVE SEVEN (7) DAYS TO ACCEPT THE INCREASE. SHOULD THE INCREASE NOT BE ACCEPTED, BUYER MAY DECLARE THE AGREEMENT OF SALE NULL AND VOID, AT WHICH TIME DEPOSIT MONIES WILL BE RETURNED WITH NO LIABILITY TO EITHER PARTY.

SETTLEMENT DATE STATED IN AGREEMENT OF SALE IS ESTIMATED. BUILDER WILL MAKE EVERY EFFORT TO ACHIEVE THIS DATE, HOWEVER THERE IS ABSOLUTELY NO GUARANTEE. A FINAL SETTLEMENT DATE WILL BE GIVEN AT THE COMPLETION OF INTERIOR TRIM ASSUMING ALL SELECTIONS HAVE BEEN MADE BY THE BUYER AND ALL PAYMENTS FOR OPTIONS HAVE BEEN RECEIVED BY THE BUILDER.

BUYER

DATE

BUYER

DATE