

# WALNUT HILL 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,

BASEMENT WINDOWS, UTILITY WINDOWS AND EXTERIOR  
DOORS 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) FIREPLACE, PRE-FAB GAS IN FAMILY ROOM

(VENTING PER DESIGN). ANY ADDITIONAL FIREPLACE SHOWN ON PLANS / BROCHURES ARE OPTIONAL.

FLUSH BEIGE MARBLE HEARTH AND SURROUND, WITH CHOICE OF WOOD STYLE MANTLE PAINTED.

3. EXTERIOR WALLS:

FRONT: STUCCO AND MASONRY STONE

REAR & SIDES: STUCCO AND MASONRY STONE WATERTABLE (SEE BROCHURE)

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, 1<sup>ST</sup> FLOOR  
8' HIGH CEILING, 2<sup>ND</sup> FLOOR  
8' HIGH FOUNDATION WALLS

5. 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.**

6. SUB FLOORING:  
MATERIAL: ¾" ADVANTEC

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

8. FINISHED FLOORING:  
CARPET: (SHAW VIPER CLASSIC CARPET OVER ½" 6# PADDING)  
LIVING ROOM, DINING ROOM, FAMILY ROOM, STUDY/DEN, 2<sup>ND</sup> FLOOR HALL, BEDROOMS, AND CLOSETS.

VINYL:  
LAUNDRY / MUD ROOM

HARDWOOD: (2 ¼" OAK FIELD FINISHED – CHOICE OF COLOR)  
KITCHEN, BREAKFAST AREA, SUNROOM, LOWER HALL, POWDER ROOM AND FOYER

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9. PARTITION FRAMING: (SPACED 16" ON CENTER)  
STUDS: (MATERIAL): WOOD, HEMLOCK OR FIR  
SIZES :        2" x 6" 1<sup>ST</sup> FLOOR EXTERIOR WALLS  
                  2" x 6" 2<sup>ND</sup> FLOOR EXTERIOR WALLS  
                  2" x 4" INTERIOR PARTITIONS AND PARTY WALLS
10. ROOF SHEATHING:  
SIZE: 1/2" PLYWOOD
11. SHINGLES:  
UNDERLAYMENT - #15 FELT PAPER;  
30 YR. DIMENSIONAL SHINGLES
12. ICE & WEATHER SHIELD  
ALL ROOF VALLEYS, EXTERIOR DOORS, AND WINDOWS TO BE  
PROTECTED WITH ICE AND WEATHER SHIELD.
13. GUTTERS AND DOWNSPOUTS:  
MATERIAL: ALUMINUM
14. FLASHING:  
MATERIAL: ALUMINUM
15. WALL FINISHING:  
(1) COAT OF PAINT ON ALL INTERIOR WALLS AND CEILINGS, (1)  
COAT OF PRIMER AND (1) COAT OF GLOSS PAINT ON  
WOODWORK. (IN SOME CASES, THE PRIMER COAT MAY BE APPLIED  
IN THE FACTORY)
16. INTERIOR DOORS AND TRIM:  
TRIM: 3 1/4" COLONIAL CASING, 5 1/4" BASEBOARD.  
CROWN MOLDING: 1 PIECE CROWN MOLDING IN DINING ROOM &  
FOYER AREA.  
CHAIR RAIL: 1 PIECE IN DINING ROOM.  
DOORS:        6'8" HIGH 6 PANEL MASONITE, SMOOTH, SOLID CORE  
                  ON FIRST AND SECOND FLOORS -PAINT GRADE.  
  
DOOR HARDWARE: KWIKSET TYLO HARDWARE

## **WALNUT HILL SPECIFICATIONS**

### **17. SASH AND EXTERIOR DOORS:**

**WINDOWS:** ANDERSEN WINDOWS (DOUBLE HUNG / CASEMENT AS PER PLAN) - INCLUDES SCREENS. GRILLES INCLUDED ON FRONT, SIDES AND REAR.

**DOORS:** FRONT DOOR – WHITE MAHOGANY STAIN GRADE WOOD; DOUBLE WITH TRANSOM ABOVE OR SINGLE DOOR WITH SIDELITES AND TRANSOM ABOVE.  
(REAR) 6 FOOT INSULATED SLIDING OR PER PLAN.

### **18. CABINERY: \$10,000.00 ALLOWANCE FOR ARISTOKRAFT SAYBROOKE, 42" TALL WALL CABINETS WITH ONE PIECE CROWN MOLDING - CUSTOM KITCHEN AND VANITY SELECTIONS TO BE MADE WITH STERLING KITCHENS.**

### **19. COUNTERTOPS – MASTER BATH – CULTURED MARBLE KITCHEN – GRANITE HALL BATH – CULTURED MARBLE**

ALL STONE SELECTIONS TO BE CHOSEN FROM BUILDERS STANDARD SELECTION.

### **20. APPLIANCES – GE RANGE, DISHWASHER, MICROWAVE ALL STAINLESS STEEL**

### **21. BATHROOMS AND ACCESSORIES:**

**MASTERBATH:** WHIRLPOOL JETTED TUB (NOVA JACUZZI)  
TILE SHOWER BASE  
KOHLER WELLWORTH ELONGATED TOILET- (WHITE OR ALMOND COLOR)  
FLAT MIRROR ON WALL ABOVE VANITY  
MEDICINE CABINET WHEN APPLICABLE  
CHROME MOEN MONTICELLO FAUCETS 8" SPREAD-  
LOW SPOUT FAUCET & LEVER HANDLES  
FRAMELESS SHOWER DOOR WITH CHROME TRIM

**HALL BATH (S):** BOOTZ STYLE TUB PER PLANS  
KOHLER WELLWORTH TOILET- (WHITE OR ALMOND COLOR)  
FLAT MIRROR ON WALL ABOVE VANITY  
MOEN CHATEAU CHROME FAUCETS

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POWDER ROOM: KOHLER WELLWORTH PEDESTAL SINK STYLE -  
(WHITE OR ALMOND COLOR)  
KOHLER WELLWORTH TOILET- (WHITE OR BONE  
COLOR)  
OVAL MIRROR ON WALL ABOVE SINK  
MOEN CHATEAU CHROME FAUCET

*TOILET PAPER HOLDERS AND TOWEL BARS NOT INCLUDED*

### 22. STAIRS:

BASEMENT : YELLOW PINE WITH PINE HAND RAIL-UNFINISHED  
MAIN: OAK TREADS WITH PINE RISERS, OAK HANDRAIL  
AND 1 ¼" POPLAR PAINTED SPINDELS.

### 23. CERAMIC TILE:

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

MAIN BATH: 12" X 12" BRIXTON ON FLOOR  
9" X 12" ON SHOWER WALLS AND TUB DECK, TUB  
FACE AND TUB BACKSPLASH.  
2" X 2" CERAMIC TILE (COMPLEMENTING COLOR TO  
BRIXTON) ON SHOWER BASE OVER VINYL PROTECTIVE  
PAN.

### 24. HEATING:

2 ZONE GAS HEAT WITH CENTRAL AIR 95+ HIGH EFFICIENCY DIRECT  
VENT (1<sup>ST</sup> FLOOR ONLY) CAPACITY OF SYSTEM ENGINEERED BY  
YORK. (THE SECOND ZONE WOULD BE 80%)

## **WALNUT HILL SPECIFICATIONS**

### **25. ELECTRICAL WORK:**

STANDARD \$1,100 LIGHTING ALLOWANCE  
(5) STANDARD WHITE BAFFLE RECESSED LIGHTS IN KITCHEN  
200 AMP SERVICE  
SWITCHES AND RECEPTACLES BY TOWNSHIP CODE  
CIRCUIT BREAKERS  
(3) CABLE JACKS  
(3) TELEPHONE JACKS  
BASIC SECURITY SYSTEM: INCLUDES 1<sup>ST</sup> 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, FOAM AND CAULK PACKAGE AT EXTERIOR  
PROTRUSIONS, BLOWN-IN INSULATION (R-30) IN ATTIC, R-11  
INSULATION 4' DOWN FROM TOP OF FOUNDATION WALLS IN  
BASEMENT, 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.  
BATT INSULATION IN SECOND FLOOR CEILING (R-30) (IN LIVE LOAD  
AREAS ONLY)

### **27. PLUMBING:**

ALL TUBING AND PIPES TO MEET TOWNSHIP CODE  
KITCHEN SINK 7" DEEP UNDERMOUNT STAINLESS STEEL  
KITCHEN FAUCET CAMERIST SINGLE CONTROL CHROME  
BADGER ONE GARBAGE DISPOSAL 1/3 H.P.  
(2) OUTSIDE FAUCETS WILL BE PROVIDED.  
MUSTEE LAUNDRY TUB WITH MOEN 4975 FAUCET  
SEWAGE PIPE AND WATER PIPE WILL BE INSTALLED IN  
ACCORDANCE WITH TOWNSHIP  
HOT WATER HEATER IS A 75 GALLON GAS DIRECT VENT  
ICE MAKER LINE IS INCLUDED (CONNECTION TO BE PROVIDED BY  
BUYER).

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28. GARAGE:

(2) CAR STANDARD, AS PER PLANS.  
ARTISAN DECORATIVE WOOD GARAGE DOORS  
GARAGE DOOR OPENER (*for each door*)

29. 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. FRONT YARD WILL BE SODDED, SIDES AND REAR SEEDED

IF A WALKOUT BASEMENT IS POSSIBLE DUE TO GRADING, A WALKOUT WILL BE STANDARD ON THAT LOT. THE SAME RULE FOR A DAYLIGHT BASEMENT. THERE WILL NOT BE ANY CHANGES ON THOSE LOTS. DOOR AND WINDOW SIZES TO BE DETERMINED BY FIELD PERSONNEL

30. IRRIGATION:

LAWN AREAS, PLANTING BEDS IN FRONT YARD

31. DRIVEWAY:

BLACKTOP WILL BE INSTALLED FROM CURB DEPRESSION TO GARAGE DOOR. (70) YARDS ALLOWED-2 CAR GARAGE

32. RADON:

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

33. A 50% UP FRONT PAYMENT IS REQUIRED FOR ALL OPTIONS CHOSEN BY THE BUYER UPON APPROVAL OF THE SELECTION.

33. IF THE NECESSARY PREPARATORY WORK IS NOT PART OF THE AGREEMENT OF SALE, BUILDER TAKES NO RESPONSIBILITY FOR FUTURE WORK BUYER MAY WANT TO DO IN REGARDS TO A FINISHED BASEMENT. BUYER MUST SPECIFY THAT THERE ARE PLANS FOR A FINISHED BASEMENT DURING THE DESIGN PROCESS IN WRITING.

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## DISCLOSURES

BUILDER RESERVES THE RIGHT TO AN ESCALATION OF THE BASE SALE PRICE SHOULD ADDITIONAL DEVELOPMENT AND CONSTRUCTION EXPENSES BE INCCURED, PRIOR TO 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