

Blue Mountain View Estates

Specifications

Effective 11/1/09

NOTE: Any changes to the normal and usual specifications and 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 floorplans, it is Kreiser Construction's standard policy to require a non-refundable deposit in the amount of \$2,000. plus 1/2 of the buyer's selected options. Changes made or options added after the initial contract is signed by both seller and buyer, will be paid for in full. Custom floorplans may require a larger deposit. Deposits may be adjusted depending on circumstances. In the case of any agreement 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 basement footings
(8" X 24" garage & porch)
- * 8' high X 8" thick poured concrete walls
(8" block - garage & porch)
- * concrete basement floor w/stone base & vapor barrier
- * steel I beam with steel post
- * exposed exterior foundation walls stuccoed
- * sealer applied to exterior basement walls
- * driveway to be placed on high side of lot,
(regardless of plot plan drawing) reversed only at
builder's discretion, and at additional cost to buyer
- * 1/2 hp sump pumps in all non-daylight basements
(condensate line from furnace will run to sump bucket)
- * daylight basements will have condensate line run to outside,
sump bucket & electric outlet for future sump pump
- * Preliminary radon system basement to attic

Framing

- * 2" X 6" exterior frame walls - 16" o.c.
with 7/16" OSB 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.
- * 3/4" T & G OSB flooring glued & nailed

Roofing

- * 15LB felt paper
- * 30 year - architectural shingles

Exterior

- * vinyl siding – Dutchlap or Double 4 standard
- * energy saving house wrap on house & garage
- * aluminum fascia & vinyl soffit (white std.)
- * aluminum gutters & downspouts (white std.)
- * painted exterior wood trim (white or tan std.)
- * vinyl porch railing (white or tan std.)
- * ridge vent & vented soffit
- * shutters - raised panel or louvered (front wall only)
- * 12' X 14' concrete patio or wood deck with steps
(varies according to grade, determined by Builder)
- * yards graded & seeded, with mulch and landscaping
front of home (amount & type determined by Builder)
- * site work such as clearing the lot of trees, brush, and grading
of lawn at builder's discretion.
Additional site work at additional charge.
- * Antique brass house numbers on front door
- * blacktop paved driveway

Heating

- * 13 SEER electric heat pump
- * central air conditioning
- * 5 yr Parts, 10 yr Compressor & 1 yr Labor Warranty
- * high and low adjustable air returns
- * digital thermostat

Insulation of Heated Areas

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

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(condensate line from furnace will run to sump bucket)
- * Preliminary radon system basement to attic

Framing

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Insulation of Heated Areas

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

Plumbing

- * white tub & toilet
- * one-piece fiberglass tub/shower
- * chrome single lever faucets throughout
- * crosslink polyethylene pipe water lines
- * PVC drain lines
- * shut-off valves at all fixtures
- * washer & electric dryer hook-up
- * washer pan in 2nd floor laundry room
- * faucet in garage & rear frost free faucet
- * 52 gallon hot water heater

Kitchen & Bath

- * General Electric appliances
- * GE self-cleaning electric range & dishwasher
- * laminate kitchen counter top with 4" back splash, matte finish
- * 4 recessed lights in kitchen & paddle fan/light in dining area
- * double bowl stainless steel kitchen sink
- * outlet & switch for future garbage disposal
- * cabinet above range; sized & wired for future microwave
- * country kraft custom cabinets & vanities
- * pedestal sink and wall cabinet in powder room, except bath/laundry combination; vanity instead
- * double bowl master bath & single bowl main bath vanities
- * double bowl main bath vanity; floorplans with out master baths
- * white faux cultured marble tops on vanities
- * chrome towel bars, toilet paper holder & shower curtain rods (towel ring in powder room).

Floor Covering

- * vinyl and carpet throughout home
- * upgraded padding

Interior walls & ceiling

- * 1/2" drywall screwed & glued
- * walls painted with flat latex
- * trim painted semi gloss
- * garage walls & ceiling drywalled & taped only
- * garage walls insulated
- * garage ceiling insulated only when finished living space is above

Electric

- * 200 amp service
- * meets or exceeds National Electric Code
- * all light fixtures included
- * antique bronze/oxford Silver exterior lights
- * cobblestone/brushed nickel interior lights
- * ceiling lights in all bedrooms w/provisions for future fan/light
- * split receptacles in living room with switch door bell
- * 2 cable TV prewires
- * 2 telephone prewires
- * front and rear exterior GFI receptacles
- * one GFI receptacle in basement
- * two GFI receptacles in garage walls
- * prewired for future overhead garage door opener
- * bisque/white electrical devices & covers
- * smoke detectors - hardwired/battery backup (per code)

Exterior Doors & windows

- * insulated exterior doors painted to match shutters
- * insulated garage door (short or long panel standard)
- * white/tan vinyl Certainteed double hung tilt windows with full screens & internal grills
- * white/tan vinyl sliding patio door with screen
- * egress window in basement (location determined by builder - does not include daylight basements & garage under style homes)

Interior trim & doors

- * paint grade trim, semi gloss paint
- * window sills
- * 6 panel masonite doors with antique brass hardware
- * insulated door between garage & house
- * yellow pine steps with open treads & oak handrail stained the general color of the kitchen cabinets

Buyer _____ Date _____

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