



**8. Plumbing:**

Tub/Shower(s): one-piece fiberglass tub/shower(s)  
location & style as per plan  
color to be selected by Owner(s)

Fixtures: single handled chrome  
Mirrors: plate glass included for all  
bathroom vanities

Water Heater: 50 gal. (electric) is standard  
80 gal. (electric) for units with soaking tubs

Exterior Faucets: (1) spigot in Garage  
(1) spigot on rear of house

**9. Electrical:**

Wiring: 200 AMP service standard  
exhaust fans in all bathrooms  
doorbell  
ceiling fan on speed control

Smoke detectors: hard-wired and inter-connected  
one on each floor & bedroom

Lights: All lighting fixtures (interior & exterior)  
are standard. The lights are supplied  
and installed by the **Contractor**.

Telephone: (3) outlets are standard  
Cable: (3) outlets are standard  
Int. Outlets: standard according to code  
Ext. Outlets: (2) one on front porch  
and one on rear of house

**Buyer(s)** must mark any and all additional telephone, cable television, and/or other electrical wiring changes on the signed mini-prints when signing the Agreement. These types of changes or additions will be considerably more expensive AFTER this time.

**10. Insulation:**

Attic Areas:	R-38	Basement Ceiling:	R-11
Exterior Walls:	R-19	Super-Seal Package:	caulk & foam

**11. Interior Drywalling:**

House Interior Wall Finish:	1/2" drywall
Garage Interior Wall Finish:	1/2" drywall

**12. Millwork:**

Interior Doors: 2-panel Masonite (locations and sizes as per plans)  
Trim Style: Colonial (painted)

**13. Painting:**

Interior Wall Paint Color: standard Pearl White (flat)  
Interior Trim Paint Color: standard Pearl White (semi-gloss)

**14. Finished Floors:**

Standard: wall-to-wall carpeting, vinyl & hardwood as per plan

**Buyer(s)** to make selections with Flooring Sub-Contractor.  
These selections must be finalized before the Contractor will  
begin construction.

**15. Closet Shelving:**

Closet Maid ventilated wire closet wall shelving as per plans

**16. Cabinetry:**

Standard: semi-custom kitchen cabinets  
counter tops  
bathroom vanities & tops  
double-bowl stainless steel kitchen sink

**Buyer(s)** to make selections with Cabinetry Sub-Contractor.  
These selections must be finalized before the Contractor will  
begin construction.

**17. Driveway:**

Driveway will be paved from the Garage to the street.

**18. Landscaping:**

Yard will be graded and seeded. **Contractor** will not guarantee against or responsible for washouts. Standard plants and shrubs included.

**19. Appliances:**

Appliance Brand: Hotpoint  
Appliance Components: dishwasher  
range  
spacemaker microwave

**Buyer(s)** to select appliance color via the Selections Sheet.  
These selections must be finalized before the **Contractor** will begin construction.

**20. Radon:**

The **Contractor** does not guarantee that the home will be radon free. However, the **Contractor** will install a pipe underneath the Slab/ Basement concrete floor which will be vented up through the House into the attic area. It will be the **Buyer(s)**' responsibility to test for radon and to take further steps for radon mitigation.

**21. Sump Pump:**

A sump pump hole (or pit) is included along with a **Sump Pump** standard in all basements below grade. Basements that have the ability to be drained to grade will not have a sump pump hole (or pit) or a sump pump.

**22. Minor Adjustments and Material/Product Replacement:**

The **Contractor** reserves the right to make necessary minor adjustments due to on-site conditions. The **Contractor** reserves the right to replace any of the materials and/or products with products of comparable quality and value.

**23. Options and Changes Selected After The Signing of "The Agreement":**

Any changes in plans, specifications and extras/options requested by the **Buyer(s)** after all parties have accepted this contract shall be made only upon written agreement of both parties. Any such changes shall be subject to a 20% surcharge or a \$50.00 charge, whichever is higher. Payment for any changes is due with the return of the signed Additional Work Authorization. No work on any changes will be conducted until payment is received.

**24. Selections Deadlines:**

The **Contractor** will not begin construction until **Buyer(s)** have made all necessary selections. Any delay in beginning construction will result in an equal delay of the Completion Date and, therefore, the Settlement Date. The **Buyer(s)** alone will be responsible for any and all expenses arising due to this type of delay.

**26. Representations:**

In entering into this Agreement, the **Buyer(s)** have not relied upon any representations, claims, advertising, promotional activities, brochures, or plans of any kind made by the **Contractor**, his agents, or his employees unless expressly incorporated or stated in this Agreement. It is further understood that this Agreement contains the whole Agreement between the **Contractor** and the **Buyer(s)** and there are no other terms, obligations, covenants, representations, statements, or conditions, oral or otherwise of any kind whatsoever concerning this sale. Furthermore, this Agreement shall not be altered, amended, changed, or modified except in writing executed by the parties.