

# *Garman Builders, Inc.*

## Base Home Construction Specifications

12-1-08

Buyer(s): \_\_\_\_\_

Lot #: \_\_\_\_\_

Job Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### 1. Excavating:

All excavating costs are included in the standard home price, except in the event that a spring is encountered or excessive rock which requires hammering and/or blasting is encountered in excavating for this home. Any additional costs resulting from water or rock hammering, blasting, or removal (hauling off lot) must be paid by the **Buyer(s)** to the **Contractor** at the time of settlement.

### 2. Foundation:

Block: Footers: concrete footer - 8" x 20" for block  
Perimeter drains in basement foundation are standard  
Basement walls: 10" C.M.U. (12 courses)      Garage & Porch Block: 8" C.M.U. (5 courses)

Slab: Footers: concrete footer - 6" x 20"  
Foundation Block: 8" C.M.U. (5 courses)      Garage & Porch Block: 8" C.M.U. (5 courses)

Superior: 8'-2" height superior walls on stone footer      Garage & Porch Block: 8" C.M.U. (5 courses)

### 3. Framing and Sheeting:

Pressure-treated sill plates anywhere wood framing comes in contact with a masonry product.

Floor Joists: 2" x 10" joists      (1" x 3" wooden bridging between floor joists is standard)

Exterior Walls: 2" x 6" studs 24" oc      Exterior Wall Sheeting: 7/16" OSB

Garage Walls: 2" x 4" studs 24" oc      Exterior Garage Sheeting: 7/16" OSB

Interior Walls: 2" x 4" studs 24" oc      Roof Sheeting: 7/16" OSB with H-Clips

Roof System: pre-engineered trusses

Roof Shingles: 30-year fiberglass shingles

Sub-Flooring: 3/4" tongue-and-groove OSB

House wrap with taped joints and proper window flashing

### 4. Exterior Coverings:

Main materials: vinyl siding & stone or brick

Soffit & Fascia: aluminum

Shutters: as per plans

Porch Floor: concrete

Service Walk: concrete

Window Wrap: as per plans

### 5. Windows and Doors:

Window Type: Vinyl, Single-Hung  
Tilt-wash w/ screens  
Grilles Between the Glass  
location & sizes as per plans

Door Type: Insulated Steel  
location & sizes as per plans

Garage Door: Insulated raised panel  
location & sizes as per plans

### 6. Spouting:

Spouting: aluminum seamless gutter and down spouts

### 7. Heating and Cooling:

Heating System: Heat Pump

Cooling System: Central Air - High & Low Returns

**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

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: (2) 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: 6-panel Masonite (locations and sizes as per plans)  
Trim Style: Colonial (painted)

**13. Painting:**

Interior Wall Paint Color: standard Antique White (flat)  
Interior Trim Paint Color: standard Antique 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:**

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 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) only is included standard in all basements below grade.

**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.