

TimberLane Builders, LLC

BUILDING SPECIFICATIONS

Lot 66 4420 Back Nine Drive, Back Nine, The Community of Bishops Bay

General Specifications

New Craftsman Style Two Story home will consist of approximately 3,056 square feet combined on the main, lower & upper level of the home. Basement will be partially finished. A three car attached garage of approximately 626 square feet is included.

EXCAVATION, BACKFILL, AND GRADING.

Builder shall be the responsible for the placement of building on lot and for the establishment of building grade. All digging and back filling will be under the supervision of the builder. The following are included by the builder:

Site preparation including clearing and grubbing, digging of basement, back filling, and rough grading, Form-A-Drain on the interior & exterior of foundation footings, fill, Erosion Control, and finish grading of stripped topsoil.

DRIVEWAY

There will be a concrete drive from front of garage to street as shown on site plan.

FOUNDATION

Foundation walls shall be poured concrete as shown on the plan. The standard basement wall height shall be 8'9".

Concrete footings and piers shall be a 5-bag mix. Footings for walls shall be 8 inches by 16-inches, Pier footings shall be not less than 24 inches square and 10 inches thick.

Builder to remove ties on interior & exterior sides of foundation walls, parge exterior tie holes, provide and install Sealed Sump Crock Pit, Install Delta MS Waterproofing Sheet Membrane applied to foundation below grade, (10 year, \$10,000 Warranty, 30 year product warranty), insulate walls with 1" Styrofoam and 4" interior drain tile at full exposure areas.

THE BUILDER DOES NOT WARRANT AGAINST DAMPNES OR WATER CAUSED BY NATURAL CONDITIONS OF SOIL, DRAINAGE HYDROSTATIC PRESSURE OR CLIMATIC CONDITIONS.

FLAT CONCRETE

All concrete shall be installed in a good workmanlike manner. Builder shall use quality concrete for floors, slabs, walkways and driveways. Physical properties of concrete are inelastic and due to changes in climatic conditions, temperature and ground pressure concrete will crack. Builder cannot insure that the installation of crack free concrete can be attained. It is an expressed condition of this contract that concrete will not be guaranteed from cracking. It is also noted that chemicals applied for snow and ice removal can cause damage to concrete surfaces.

THE FOLLOWING FLAT CONCRETE ITEMS ARE INCLUDED.

Front Stoop is included.

Front sidewalk from front stoop to City Walk.

Concrete Driveway from front of the garage two cars wide and tapered toward the concrete approach.

Basement floor shall be 3" poured concrete over 2" of Styrofoam and visqueen vapor barrier over washed stone.

Garage floor is poured at an average thickness of 4" over compacted fill.

GARAGE

One 16'x7' Overhead Series 5283/5983 series stamped insulated overhead garage door with 1/2 hp opener, 2-transmitters, 2-photo eyes and a keyless entry, with an Aluminum Clad Garage door surround.

Garage walls are finished. Fire stop installed on the ceiling & common walls with the home. Balance of the garage is un-insulated, Paint and orange peel finish is included on the interior of the garage.

STOOPS / PORCHES

There is a covered front porch per plan with solid aluminum soffit ceiling. Vinyl Perma Rail.

CHIMNEYS AND FIREPLACES

A 36" Heat-N-Glo NDV4236-IPI with Standard black louvers and mesh screen. Standard on/off switch on wall and blower fan.

EXTERIOR MASONRY

Coronado Stone - as shown on plan Classic Series Aegean Coral Santonini Blend.

EXTERIOR WALLS

Wood stud walls spruce, pine or fir 2" x 6" 16" on center. 1" EPS Sheathing, Tyvek house wrap covered by James Hardie Fibre Cement Lap Siding 6" Reveal. Main level wall heights are at 9'.

SIDING, SOFFIT, AND FASCIA.

Material and installation is included.

Soffit is aluminum and fascia is LP SmartTrim color by to be white.

James Hardie Fiber Cement siding and trim with 25 year paint in Steel Gray.

Hardie 3 1/2" 25 year paint trim boards around the exterior of the window & door

Openings on all sides, 6" corners and freeze boards, 10" Band Boards.

FLOOR FRAMING

11 7/8" Pre-engineered structural Trus-Joist I-joists on Main Floor, and 9.5" I-Joists on second floor. Spacing as required by manufacturer to meet all codes. Subfloor to be 3/4" T&G OSB Sheathing nailed, screwed and glued per industry or Manufacturer's recommendation. Any underlayment required by flooring supplier is included with the flooring allowance.

FINISH FLOORING & TILE WORK

An allowance is provided in the contract to cover the material, installation, and sub-Flooring.

Based on: Wood-Maple at \$8.00 sq ft including labor and material.

Carpet at \$3.00 sq ft including labor and material.

LVY in Lower level areas \$3.50 sq ft including labor and material.

Ceramic/Porcelain tile at \$8.00 sq ft. including labor and material.

Square foot pricing includes all materials, delivery and installation by flooring supplier. No Allowance is provided for any other ceramic tile not listed.

SPECIAL HARDWARE

Cabinet hardware, bathroom hardware (shower door), mirrors and window coverings have an allowance listed in contract, and installed by builder (hardware) or supplier (shower door and mirrors).

INTERIOR WALLS

Ceilings on the main level are nine feet tall constructed of 2" x 4" spruce, pine or fir 16" on center studs, headers, beams to code. No soffits over kitchen cabinets are included. Trey ceiling master bedroom is included.

ROOF FRAMING

Pre-engineered wood trusses 24" on center. Trusses are as specified and engineered by truss manufacturer. Builder to install per manufacturers recommended installation procedure. If a crane is required it is the responsibility of the builder.

ROOFING

7/16" 4' x 8' sheets of roof rated oriented strand board on trusses, installed with clips, then covered with 15# roofers felt and ice & water shield on the eaves and valleys. Owens Corning Oakridge 30-year architectural shingles are included, with color to be Onyx Black.

DRYWALL

1/2" on walls and 5/8" on ceilings taped with square corner bead, spray finished with orange peel finish, HI-Build primer. Firewall and taping in garage to code.

EXTERIOR DOORS

Pre-hung fiberglass insulated doors per the plan are included. Front door is a Therma Tru Craftsman Style Smooth Star door. Schlage SN Plymouth Handle set SJ87722 with Schlage SN Accent Polo Inside handle pack. Painting of the front door to match trim. No painting of overhead garage doors is included.

WINDOWS

Windows and Patio doors are to be supplied by builder. Windows are Weathershield 2500 Visions casement units with High performance Low-E glass per plan. Removable screens are included for all operational windows and patio door. Patio Door is an Andersen slide-by unit. Windows installed by builder. Windows will be with taped on the exterior with flexible window tape.

INTERIOR TRIM

Millwork package is included with factory painted interior doors and millwork. Casing throughout the home. Interior doors are solid core. Schlage locks and knobs. Window extension jambs are painted jambs to match millwork.

CLOSETS AND SHELVING

Continuous slide shelf & pole in each closet. Linen & Pantry closets to have 4 shelves.

KITCHEN AND BATH CABINETS

Custom Built and installed cabinets per proposal from Auburn Ridge. Layout and color approval by owner & builder. Countertops in kitchen to be granite or quartz, pre-fabricated tops in bathroom vanities will be granite. Laundry Room Tops will be granite. Installation of cabinets by Auburn Ridge; countertop installation by supplier/fabricator.

INTERIOR STAIRS

Open railing provided has Maple Box Newels, Maple Shoe-rail w/fillet, 1-1/4" Maple S4S Balusters, C-6700 Maple Bannister Rail. Stairways have Veneer Maple stringers with carpeting on the treads and stringers.

PLUMBING

Rough-in plumbing using CPCV or equal piping for water and pvc piping for waste is included.

Installation of sewer & water laterals from home to municipal main lines.

Installation of all fixtures and faucets are included.

Toilets, sinks, fiberglass modules are white.

KITCHEN:

Allowance is included in the contract for all plumbing items.

MASTER BATH:

Allowance is included in the contract for all plumbing items.

LOWER LEVEL BATH:

Allowance is included in the contract for all plumbing items.

POWDER ROOM:

Allowance is included in the contract for all plumbing items.

BASEMENT

Standpipe for furnace
Front and back outside frost free hillock included.
50 Gallon AO Smith direct vent water heater is included.
Zoeller 72 Sump Pump
24,000 metered Water Softener is included.
3" Floor Drain, 4" backwater valve/sleeve. 3 Line system CPVC – 1/2".

ELECTRIC WIRING

Electrical per proposal by Apex Electric. Final adjustments will be made by change order prior to start of rough electrical after electrician-homeowner walk thru.
Complete electrical service and wiring to meet all applicable codes.
Included is 200 Amp underground Service.
Combination smoke/CO2 detector for each level is included.
Hookups for all appliances, furnace, and other mechanicals are included.
Recessed Cans. Standard switches and outlets per code.
Exhaust Fans in all bathrooms.

LIGHT FIXTURES

Light fixture by allowance for all decorative light fixtures, ceiling fans, as selected by owner with installation by electrician.

HEATING

Bryant 926TA 2-Stage natural gas forced air furnace High-efficiency with a Bryant 113A R410 central air-conditioning system. Venting of 1 kitchen hood, 4 bath fans and 1 dryer. High and Low Returns, Gas to fireplace, water heater and furnace. Finished Lower level.

INSULATION/PAPER/POLY BARRIER

Exterior Walls Fiberglass with R5 Styrofoam sheathing
Exterior Ceilings R50 Blown in Fiberglass Insulation
Window and door headers 1" Spray Foam
Mud Sill area spray foamed with 3" spray Foam-Seal Tight Energy System.
Garage Wall Insulation: None
Garage Ceiling Insulation: None
Basement Wall Insulation: 1" energy board on foundation, 2" under basement slab.
Framed Basement Wall-knee walls insulation over concrete: R19 Fiberglass Batt
Basement Ceiling Insulation None
Building Paper over Sheathing Tyvek or Dow House Wrap
Building Paper under Roofing #15 Builder Felt
Vapor Barrier Polyethylene on Heated Side of Exterior Walls and Ceilings

PAINING

Interior walls and ceilings are painted the same color of buyers' choice of Sherwin Williams Builder Solution flat paint, from builder's standard color options.

Painting of the front door & garage entrance door. All exterior non-treated trim and doors are primed and painted.

Owner to have the option to paint other rooms in the home a different color prior to installation of the trim. Owner responsible to touch up any walls they paint. An allowance is provided for painting and finishing costs. An allowance is included in the contract for all staining and painting.

STAINING

All interior millwork is pre-finished. Nail holes will be puttied after installation. Any on site staining/painting necessary to trim home is included.

GUTTERS

Aluminum Gutters to be installed by builder.

DECK

Trex deck and Aluminum and Glass Panel railing by Regal Railing.

HOUSE CLEANING

The house shall be kept broom clean during construction.

All construction debris will be removed by builder.

Builder to complete final wipe down of the home, including washing of the interior & exterior of the windows.

SALES TAX

Tax on all applicable items is included.

APPLIANCES

Appliances include the following GE units. Double Oven, 30" Gas cook top, Microwave and trim, 36" counter depth side by side fridge. Front loading washer and dryer. Builder will install microwave, range hood, and dishwasher. Other appliances shall be hooked-up by supplier of appliances.

PLANS, PERMITS, OTHER ITEMS

All building plans are included.

Mailbox is included. Homeowner association dues are paid through 12/31/2015.

Fees for all permits necessary to build the home are included.

City impact fees are paid by builder

Builder's Risk Insurance is provided during construction of the home by builder

All building inspection fees during the construction period are included.

LANDSCAPING AND LAWN

Scope of Work: Install plant design. Consisting of four 2” or greater caliper deciduous trees, One 5-6’ Black Hills Spruce, Three understory trees in #15 pot or larger, 94 Shrubs and 22 perennial grasses. 200 In ft of Ace of Diamonds black commercial grade plastic edging, 13 yards of natural double shredded hardwood mulch, Grade and prep lawn area (included a maximum of eight yards of topsoil), Hydroseed all lawn areas, Paver block patio. Construction of natural stone retaining walls using an outcropping style of local stone.

CERTIFICATION AND PERFORMANCE

The Home will be certified by Focus on Energy. An Energy Consultant will perform an initial assessment of the home. Consultant will do an audit at the end of rough framing, and testing at completion of house. Testing to include: Blower Door test, Infrared Inspection and Smoke gun testing. House will be scored and certified by Focus on Energy.

Audio Visual

The home will ill include Speakers in the ceiling in 2 rooms (Kitchen-Living Room) with in wall Volume Control. Theater room will be set up for Ceiling Projector or wall location, 4 in ceiling speakers, all prewired to rack location in Service room.

Security System,

The home will include and ITI 80+-843-4 Concord 4 ATP1000 panel. A 4199-FireX Fire relay system, GE Security 60-6983 LCD Keypad in Mudroom and Master Bedroom, 2- Indoor Sirens, 1 motion detector, 4 exterior door contacts. Will be professionally installed by Stealth Security, LLC.

SUMMARY OF ALLOWANCE ITEMS: Included in the contract.

On all allowance items the owner receives a credit off the purchase price if the total spent is less than the allowance and is responsible for any overages that would be added to the sales price.

Builder Signature

Buyer Signature

_____ Date

_____ Date