

GENERAL SPECIFICATIONS

(NOTE: MAY NOT APPLY TO EVERY HOUSE)

NOTE: Due to shortage of material, substitutions will be made.

FOOTING: Our concrete footings are approximately 24" wide and 8" to 10" deep (more or less) with 2-#4 rebar. Concrete piers, if necessary, will be approximately 24" x 24" and 8" to 10" deep (more or less).

PATIO HOME FOUNDATIONS: See Building Plans for details. Consist of one course of 8"x8"x16" concrete blocks and one course of 8" x 8" x 16" header blocks with anchor bolts located 8" to 12" off each corner, then about every 4 feet more or less. Expansion joints in the slab floor will be located at Builder discretion.

CRAWL SPACE, FOUNDATION: See Building Plans for details. Consists of three courses of 8" x 8" x 16" concrete blocks and one course of 4" x 8" x 16" concrete cap blocks. Anchor bolts are located approximately 8" to 12" off of each corner and then approximately every 4 feet more or less. Foundation vents are not included. A plastic moisture barrier will be placed on grade in the crawl space area. Damp proofing or water proofing is not included. There is no moisture warrantee.

BASEMENT FOUNDATIONS: See Building Plans for details. Include cast-in-place walls. Hard stucco with a relatively smooth stucco is an available options. Anchor bolts will be located about 8" to 12" off each corner and approximately every 4 feet thereafter more or less. See Foundation Section of the Build Sheet and Building Plans for complete details.

BASEMENT DAMP PROOFING: Consists of a thick sprayed on elastic coating, a fiberglass drain board and a foundation drain located at the base of the foundation wall on the exterior side. It also includes a limited warranty by the coating manufacturer. The Purchasers are required to register all warranties and keep the ends of the foundation drains open at all times.

BASEMENT, GARAGE AND PATIO HOME FLOORS: See Building Plans for details. Consists of about 3" to 4" of crushed stone as a base material, one layer of polyethylene moisture barrier and approximately 4" of concrete with No.10 gauge wire with a relatively smooth finish. Puddles or standing water is not uncommon on slabs and carries no warrantee. If the floors require piers, the piers will be approximately 18" x 18" x 8" (more or less) deep. The piers will be poured at the same time as the floor. Some floors may have grade beams which are approximately 18" wide and 8" deep (more or less) to support load bearing walls. They will be poured at the same time as the floors. Expansion joints will be used to help control cracking. These joints will be located at our discretion. There are no warrantees for cracking and scaling.

BASEMENT: See Building Plans for details. It includes insulated metal garage doors without windows, steel support columns which are located at our discretion, a lighted stairwell with finished walls and painted framing grade treads, and wiring for a limited number of overhead lights, wall switches and base plugs.

ATTACHED GARAGE: See Building Plans for details. The foundation and floors are built the same as the patio home foundation. The walls and roof are built the same as the house. See plans for door and window sizes. Also see plans for the electrical. The walls and attic will be insulated. The walls and ceilings will be finished, trimmed and painted.

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FLOOR SYSTEM: See Building Plans for details. The foundation plates are treated number 2 pine, anchored to the foundation. The perimeter joists will be secured to the foundation plate. The floor joists and girders will be sized according to its relevance and spaced accordingly. The floor decking is ¾" x 4' x 8' tongued and grooved or equivalent, glued and then nailed about every 4" to 6" more or less. Note: Wood species may be substituted. In some situations spruce or laminated veneer lumber may be substituted for conventional lumber.

WALL SYSTEMS: See Building Plans for details. The standard wall height is 9 feet. The wall will consist of double 2" x 4" spruce top plate and a single 2" x 4" bottom plate. The finger joint spruce stud grade studs will be placed 16" on center more or less. The exterior wall will be covered with 7/16" x 4' x 8' sheathing (or other builder approved material) glued and then nailed to the studs about every 6" more or less. A house wrap when requires will be used over the sheathing, but not at unfinished areas. NOTE: Because of plumbing, some studs will be located farther apart than 16" and some studs may be 2" x 6" rather than 2" x 4"s. Also some studs may be doubled depending upon the amount of weight they carry. NOTE: Wood species may vary.

ROOF SYSTEMS: Will consist of 2" x 6" rafters, ridge beams, valley and spaced according to its relevance. The roof decking will consist of 7/16" x 4' x 8' sheets, nailed about 6" apart, more or less. Wood species may vary (See Building Plans for details).

ROOFING: The roofing is a dimensional shingle with a limited manufacturer's material warranty. The color selection is limited in house available colors. Most roofs will include ridge vents and metal box vents located at the Builder's discretion. NOTE: The cornice (eves) soffit is vented on all horizontal runs and non-vented at sloped areas, such as gables.

EXTERIOR DOORS AND WINDOWS: See Building Plans for details. At the Builder's discretion, exterior entrance doors will be fiberglass, metal or wood with aluminum thresholds. The selection of the doors will be limited to in stock choices only. The windows are low E double pane windows in white vinyl frames. **WINDOW SCREENS ARE NOT INCLUDED.** The window selection will be limited to in stock choices only.

SIDING: See Building Plans for details. The siding is made of fiber cement. The siding comes with a manufacturer's limited warranty. The purchaser is required to register all warranties.

EXTERIOR TRIM: See Building Plans for details. Most of the trim is made of fiberglass. Some trim is made of wood.

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PORCHES, TREATED WOOD: See Building Plans for details. The floor system will consist of joists and rim joists. They will be sized according to their relevance (See Plans). The floors consist of 2" x 6" or 5/4" decking. The screened-in porches have 1" x 4" tongued and grooved floor decking with floor joists spaced 16" on center. The columns consist of a 6" x 6" post. Screened porches have 6" x 6" treated wood post without trim. The banisters consist of one 2" x 4" top plate with another 2" x 4" turned down at the outer edge, a single 2" x 4" bottom plate which is nailed to the floor decking and wooden spindles which are spaced about 5" apart. All wood, except for the column trim, are Yellow Wood number 2 treated wood or its equivalent. All nails are galvanized. The porch ceilings are painted fiber cement beadboard. The porch steps consist of triple 2" x 12" stringers and double 2" x 6" treads. Style, sizes, brand, and species may vary. All wood will be painted (not stained). (See Building Plans for complete details).

DECKS: See Building Plans for details. The treated wood decks are built like the porches except there is no roof. All wood will be painted, not stained.

PLUMBING: See Building Plans for details. Fresh water plumbing will consist of class "A" PEX. The water line from meter to house will also be class A PEX. Sanitary plumbing will be core foam. Typical exclusions are wells, water meters, lawn irrigation systems, recreational water supply, house to street sewer connections, unless otherwise included on your contract.

MECHANICAL: See Building Plans for details. Our standard heating and cooling unit is a high efficiency heat pump XB1400 or its equivalent. A gas unit with electric air conditioning is available for an additional charge. Basement duct work is metal insulated with sealed connections. Attic duct work is insulated flexible duct. Units will be sized according to the calculations of the Manual-J. The location of the units, the registers and return air will be at the mechanical contractor's discretion. The range hood is vented, however some situations require a ventless hood. Most bath exhaust fans are vented to the outside. Showers will have an exhaust fan wired in conjunction with the shower light to remove moisture and minimize mildew. The Mechanical System plays a big role in the energy efficiency of the home, and other features such as programmable thermostats and higher seer heat pumps are available. Their cost will vary. All duct work is tested for its efficiency.

ELECTRICAL: See Building Plans for details. All homes will be wired in general conformity to the 2006 National Electrical Code and Wright Homes' standard practices of construction. In the bedrooms, family room and dining room the base plugs will be located approximately every 10 to 12 feet where possible. Wall plugs in the kitchen will be located as conveniently as possible and at the electrician's discretion. An exterior plug will be located near each entrance door and the outdoor mechanical equipment. The power panel and the meter will be located at the electrician's discretion. Should the power panel and the meter be located in two separate areas, there will be an additional charge. Ceiling light fixtures will be located in each room and hallway. The bathroom light fixture will be located on the wall above the vanity. Walk-in closets will have one ceiling light, code permitting. The wiring for the smoke detectors, heat detectors, and carbon monoxide detectors are included, but not the fixtures. The wiring for the doorbell button will be at the front door and the location of the bell will be at the electrician's discretion. The electrical does not include an allowance for the light fixtures, heat and smoke detectors, doorbell or appliances. See the "Build Sheet" for the lighting allowance and also see the "Build Sheet" for the appliances allowance. If no public utilities are available, the Purchaser(s) will furnish a generator and fuel when building on their lot. Underground electrical service is not included.

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INSULATION: See Building Plans for details. The exterior perimeter walls will be insulated with R-13 fiberglass batts. The interior walls such as the master bedroom, master bath, hall bath and utility room or laundry room will be insulated with quiet zone fiberglass batts. The attic will be insulated with R-30 fiberglass batts space permitting. Vaulted ceilings will be insulated with R-19 fiberglass batts. The ceiling of an attached garage will be insulated with R-19 fiberglass batts. Where the wires pass through the top and bottom of the walls, spray-in foam type insulation will be used to help block up drafts in walls. The base plates around the exterior perimeter wall will be sealed. Holes in walls will be sealed to help prevent rotation of air. Upon completion your new home, it will be pressure tested to help insure you have an energy efficient home. All batts are non-faced.

DRYWALL: One-half inch drywall will be used on all interior walls and fastened with nails and screws. Five-eighths inch drywall or its equivalent will be used on all the ceilings and will be fastened with nails and screws. Depending on ceiling joist spacing some ceilings may have half inch drywall. The builder at his discretion may use type "X" drywall in wet areas if he deems it necessary. The drywall will be finished as smooth as possible and according to our standard practices. If drywall is used as a fire protection above cars in the basement it will not be finished. See Plans for complete information. There is no warranty past the date of closing.

INTERIOR TRIM: See Building Plans for details. The doors are core-filled or its equivalent with embossed panels and triple hinges. Selections are limited to in stock only. The door casings will be made of 1x4's. The baseboards will be according to its relevance. The window stools will be made of 1" x 5" finger joint white pine with door casing used as a skirt. Shoe molding is included when the optional wood floors are selected. They will be stained to best match the floor. Standard lock and hinges are included. The choice of colors will be either satin nickel or oil rubbed bronze. The baseboard mounted door stops will be located wherever possible. Hinge type door stops will not be used unless needed on exterior doors. Deadbolt locks are used on all the entrance doors and keyed on exterior side only. All locks will be keyed alike. Attic access pull down stairs are included space permitting and will be located at our discretion, but not when plans provide a walk-out attic. All trim will be painted with a satin finish. Gloss and semi-gloss are not an option. Note: Bath accessories and mirrors are not included. There are no warranties past the date of closing.

CABINETRY: See Building Plans for details. All cabinets are custom built to Wright Homes exact specifications. Your selection will be made in our show room. A variety of doors and finishes are available. All cabinets are secured to the walls with metal screws. The screws are visible when the doors are open. There is a variety of pulls and hardware available. The shelving in the wall cabinets are 11" deep or possibly less. Upgrades in cabinetry, counter tops and hardware is also available.

INTERIOR CAULKING AND PAINTING: All ceilings, closets, laundry area, garage walls and basement walls are all painted the same color as the interior trim if light colors are selected. They include two coats of flat interior latex paint. Egg shell, semi-gloss or gloss paint for walls and ceilings are not an option. If you purchase the optional crown molding, the ceilings will be painted the same color as the walls unless otherwise specified. The ceilings include two coats of interior flat latex paint. There is an additional charge for using multiple colors and/or dark colors. The interior trim will be primed with two coats of satin interior latex paint. The interior doors are factory primed and then painted with one coat of satin latex. All interior trim will be caulked with latex caulking. Other critical areas may have silicone caulk. Counter tops, lavatories and commodes will be caulked with a silicone caulking. There is no warranty past the date of closing other than the manufacturer's warranty.

EXTERIOR CAULKING AND PAINTING: All exterior trim and siding will be caulked except where the siding laps over the foundation. All of the exterior doors and windows will be caulked. All un-primed wood will be primed. The siding is factory primed and then we apply a final coat of paint. Only flat paint is available. Gloss and semi-gloss is not an option. There is no warranty past the date of closing other than the manufacturer's warranty.

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SHELVING: See Building Plans for details. White ventilated shelving will be used in each closet and above the washer and dryer. Each shelf is approximately 12" deep. The shelving above the washer and dryer is approximately 12" deep. Double shelving will be located in each closet, space permitting. Shelves will be located in the linen closet and/or pantry, if included on your plans. Upgraded shelving such as painted wood and cabinetry grade shelving is available for an addition charge.

MIRRORS: Shall be furnished and installed by the Purchasers.

FLOORING: See Building Plans for details. The polyester carpet is factory rated at about 28 ounces per square yard, more or less. The rebond padding is factory rated at between 6 to 8 lbs. per square inch, more or less.

SEPTIC TANK AND FIELD LINES: Consists of a 1,000 gallon septic tank and 675 sq. ft. of conventional field lines for a 3 bedroom home and a 1,500 gallon septic tank and 900 sq. ft of conventional field lines for 4 bedroom homes. There is an additional charge for non-conventional systems and additional field lines. Additional field lines may be requested by the Health Department, on such cases there will be an additional charge. If shallow placement field lines are required, there will be an additional charge. Top soil is not included. French drains are not included. There are no builder warranties.

LANDSCAPING: See your Build Sheet for details. The homeowner or purchaser is responsible for settling, standing water, drainage, erosion control and all maintenance. Landscaping carries no warranty. Top soil is not included.

NOTE: These are general specifications and may not apply to every home or every situation. Wright Homes, Inc. reserves the right to make substitutions, changes, modifications and amendments as it deems necessary. Actual make and model numbers are available upon request. All homes are built according to Wright Homes' Standard Practices of Construction. All work will be done within general conformity to most applicable codes. The location of such things as the water meter, water line, cut off valve, faucets, pressure regulator valve, plumbing pipes, plumbing cleanouts, gas lines, water heater and its pop off line, tub or shower valves, shower heads, lavatories, commodes, heating and cooling units, Freon lines, duct work, trunk line, return air grill, registers, thermostat, dryer vent, bathroom vents, all other vents, power panel, meter socket, wiring, base plugs, wall switches, light fixtures, doorbell and button, appliances, doors, locks, windows, stairs, and other such parts that make up a house will be located according to the Builders standard practices and may not conform to the building plan. The final as-built dimensions may not conform to the dimensions of the building plans and is not considered a mistake and/or error. Any omission of a description of materials or components not mentioned above, shall be at the Builder's discretion, furthermore their location shall be determined by Wright homes, Inc. Errors and omissions arising from design or implementation are not covered by the warranty.

In agreement hereof we place our signatures:

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