

GENERAL SPECIFICATIONS

Classic Series Homes

These specifications are attached to and made a part of the Construction Contract and Sales Agreement. They are our minimum standards. Site conditions, local building code, and individual upgrades as listed on the Build Sheet portion of the contract may affect these specifications. Ask the builder for details.

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

PATIO HOME FOUNDATIONS: Consist of one course of 8"x8"x16" blocks and one course of header blocks with anchor bolts located 8" to 16" off each corner, then every 4 feet or at Builder's discretion a monolithic slab. Expansion joints will be located at Builder discretion. Expansion cracks in the surface of the concrete are not uncommon.

CRAWL SPACE, FOUNDATION: 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 16" off of each corner and then approximately every 4 feet. Foundation vents are not included. A moisture barrier and 2" of concrete will be placed on grade in the crawl space area. Damp proofing or water proofing is not included. Builder assumes no liability for radon gas.

BASEMENT FOUNDATIONS: Hard stucco with a relatively smooth stucco is an available option. Ask Builder for details. Consist of 14 courses of 8" x 8" x 16" concrete blocks (depending on the model you pick) and one course of 4" x 8" x 16" solid cap blocks. Galvanized reinforcement wire will be located between every other course of blocks and at our discretion. Anchor bolts will be located about 8" to 16" off each corner and approximately every 4 feet thereafter. The exterior will be finished with relatively smooth hard stucco or mortar wash.

BASEMENT DAMP PROOFING: Consists of one coat of hard stucco, a thick sprayed on elastic coating, a ½" fiberglass drain board and a 4" french drain with No. 5 stone and filter paper located at the base of the foundation. It also includes a 20 year limited warranty by the coating manufacturer. The Purchasers are required to register all warranties.

BASEMENT, GARAGE AND PATIO HOME FLOORS: Consists of 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. If the floors require piers, the piers will be approximately 24" x 24" x 8" 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 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. Cracks in concrete are guaranteed to happen, however we take measure to reduce the risk.

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

ATTACHED GARAGE: 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 will be insulated with **R-13** fiberglass batts and the attic will be insulated with R-19 fiberglass batts. The interior will be finished with ½ inch drywall on the wall and ceiling. Trim will include our standard baseboards and door casings. Walls ceiling and trim will be painted. Pull down attic access stairs are included but attic flooring is an additional cost option, unless otherwise noted on your build sheet.

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FLOOR SYSTEM: The foundation plates are 2" x 6" number 2 pine, treated wood fastened with anchor bolts to the foundation. The perimeter joists will be 2" x 10" number 2 pine and secured to the foundation plate. If there is not a roof structure over the exterior doors, the rim joists and the floor decking will be treated wood. The floor joists, depending upon the span, will be 2" x 10"s number 2 pine placed 16" on center with double joists under most walls that run the same direction as the floor joists. The girders will consist of multiples of 2" x 10"s or 2" x 12"s, number 2 pine. The floor decking is 3/4" tongued and grooved O.S.B., **LP350**, or equivalent, glued and then nailed approximately every 4" to 6". Note: Wood species may be substituted. In some situations spruce or laminated veneer lumber may be substituted for conventional lumber.

WALL SYSTEMS: 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 spruce stud grade studs will be placed 16" on center. The exterior wall sheathing is 1/2" O.S.B. glued and then nailed to the studs approximately every 6". A Tyvek brand house wrap will be used over the sheathing. Metal straps will be used, to secure the walls to the floor system, located approximately every 32" where it is possible, but excluded on slab foundations. NOTE: Because of plumbing, some studs will be located farther apart than 16" and some studs may be 2" x 6"s rather than 2" x 4"s. Also some studs may be doubled depending upon the amount of weight they carry. Finger joint spruce may be substituted for non-finger joint spruce. NOTE: Wood species may vary.

ROOF SYSTEMS: The ceiling joists will consist of either 2" x 8"s or 2" x 10"s, number 2 pine, depending upon their span and placed approximately 24" on center. The rafters will be either 2" x 8"s or 2" x 10"s, number 2 pine, depending upon their span and placed 24" on center. Rafters will be braced according to our standard practices. Ridge beams and barge rafters will be sized as needed. In some situations, laminated veneer lumber or finger joint spruce may be used. The roof decking is 1/2" O.S.B. or LP TEC SHIELD glued and then nailed approximately every 6", then a **30 lb felt** will be placed over the roof decking for protection from the weather until the roofing is applied. NOTE: Wood species may vary.

ROOFING: The roofing is a **Tamko Elite shingle with a 25 year** limited manufacturer's material warranty. The color selection is limited in house available colors. A roof with gables will have a continuous ridge vent and vents in most of the gables. A hip roof will have a continuous ridge vent and aluminum box vents located where they work the best. NOTE: The cornice (or eve) soffit is vented on most horizontal runs and non-vented at sloped areas.

EXTERIOR DOORS AND WINDOWS: At the Builder's discretion, exterior entrance doors will be fiberglass or, metal with wood as an upgrade. The selection of the doors will be limited to in stock choices only. The windows are low E double pane windows in white or tan vinyl frames with screens over the operable glass. No screens on attic windows. The window selection will be limited to in stock choices only.

SIDING: The siding is **James Hardie Cemplank** made of fiber cement on the front of the house. The James Hardie siding comes with a manufacturers limited 25 year transferable warranty. The purchaser is required to register all warranties.

EXTERIOR TRIM: The corner boards are 1" x 4" fiber cement. The front windows will be trimmed with 1" x 4" fiber cement with a 2" x 2" bottom sill and a 1" x 4" apron below that. The cornice or eaves will consist of 1" x 8" fiber cement fascia, a 1" x 3" fiber cement eve drip, and a 7/16" x 12" fiber cement soffit. The cornice or eaves on the dormers and bay windows are approximately 3" to 6" wide depending upon their overall size. Style, size and species of trim may vary depending on location.

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PORCHES: The perimeter joists consist of a combination of a 2" x 10" and a 2" x 8" or a 2" x 12" and a 2" x 10" arranged so that the ends of the 2" x 6" floor decking will not show. The floor joists are either 2" x 8"s or 2" x 10"s depending on their span and are spaced 24" on center. The floors consist of 2" x 6" 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 with fiber cement trim, unless otherwise noted on the plans or build sheet. 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 square spindles which are spaced about 4" 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 beaded plywood. The front and back porches, stairs, banisters and floors are pressure washed then stained with Sherwin Williams Deck Scapes. The porch steps consist of triple 2" x 12" stringers and double 2" x 6" treads. They are about 48" wide. Style, sizes, brand, and species may vary.

DECKS: The treated wood decks are built like the porches except they have 6" x 6" posts instead of columns. The decks are pressure washed and then stained with Sherwin Williams Deckscapes or its equivalent.

PLUMBING: The kitchen sink will be a "Builder's model" deep well stainless steel sink with a Kohler faucet. The bathrooms will include a white lavatory with two handle chrome Kohler faucet, a white Sterling Vikrell or fiberglass tub and shower combination with a chrome Kohler faucet, matching shower head and also a white elongated Kohler commode that comes with a matching seat and chrome handle. The water heater is 50 gallon electric High Efficiency. Gas water heaters, such as a tank-less, are available for an additional charge. Fresh water plumbing will consist of class "A" PEX. Sanitary plumbing will consist of schedule 40 PVC. Plumbing excludes wells, water meter, water line to house, hose bibs, sewer line to house, recreation connections and lawn irrigation connection. Purchaser(s) are to provide water during construction when building on their lot. Note: PEX water lines come with a 25 year manufacturer's limited warranty.

MECHANICAL: Our standard heating and cooling unit is a high efficiency Trane heat pump XB1300 or its equivalent. A gas unit with electric air conditioning is available for an additional charge. All duct work is metal insulated with sealed connections. Flexible duct may be used in some situations. Units will be sized by the mechanical contractor. The location of the units, the registers and return air will be at the mechanical contractor's discretion. The range hood is vent-less, however some situations require a vented hood for an additional charge. 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. 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. For additional information on Trane Heat Pumps go to <http://www.trane.com/>.

ELECTRICAL: All homes will be wired in general conformity to the 2011 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. If you want the power panel and the meter 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 above the vanity. Walk-in closets will have one ceiling light, code permitting. The wiring for the recessed lights is not included. The wiring for the smoke detectors, one heat detector, and one carbon monoxide detector 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, bulbs, heat and smoke detectors, doorbell or appliances. See your "Build Sheet" for the lighting allowance and appliances allowance. If no public utilities are available during construction, the Purchaser(s) will furnish a generator when building on their lot. Underground service is not included.

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INSULATION: The exterior perimeter walls will be insulated with **R-13** fiberglass faced 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 faced batts insulation or blown-in-insulation. Vaulted ceilings will be insulated with R-19 fiberglass faced batts. The ceiling of an attached garage will be insulated with R-19 fiberglass batts or blown-in insulation. The exterior doors, except in unfinished area, will be chinked or caulked on all three sides. The windows, except in unfinished areas, will be chinked or caulked on all four sides. Where the wires pass through the top or bottom of the walls, spray-in foam type insulation will be used to help block up drafts. The base plates around the exterior perimeter wall will be caulked.

DRYWALL: One-half inch drywall will be used on all interior walls and fastened with nails and screws. Five-eighths inch drywall 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 areas if he deems it necessary. The drywall will be finished as smooth as possible and according to our standard practices. Drywall used as a fire protection above cars in the basement will not be completely finished.

INTERIOR TRIM: The doors are Masonite hollow core or its equivalent with embossed panels and triple hinges. Selections are limited to in stock only. The door casings will be 3 ¼" MDF stock detailed or 1x4 MDF. The baseboards will be 5" MDF stock detail or 1" x 6" MDF. The window stools will be made of 1" x 5" finger joint white pine with window casing used as a skirt. Shoe molding is not included. The interior locks are Yale or Delany, or its equivalent. The choice of colors will be either satin nickel, gun metal, or oil rubbed bronze knobs. The baseboard mounted door stops will be located wherever possible. Hinge type door stops will not be used unless needed on exterior doors. Dead bolt locks are used on all the entrance doors and all locks will be keyed alike, except the garage doors. Attic access pull down stairs will be installed if there is adequate attic space, and will be located at our discretion. Note: Bath accessories are not included.

CABINETRY: 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. Upgrades in cabinetry, counter tops and hardware is also available.

INTERIOR PAINTING: All ceilings, closets, laundry area, garage walls and basement walls are all painted the same color as the interior trim. They include two coats of flat interior latex paint. There is no warranty when you select the additional cost egg shell, semi gloss or gloss paint to be used on walls and ceilings. 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 dark colors. The interior trim will be primed with two coats of semi-gloss interior latex paint. The interior doors are factory primed and then painted with one coat of semi-gloss latex or stained if wood. 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.

EXTERIOR PAINTING AND CAULKING: 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 spray on the final coat of paint. ***The paint will be Sherwin Williams A-100 paint.***

SHELVING: 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" to 16" 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 shelving is available for an addition charge.

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MIRRORS: All mirrors will be approximately the full length of the back splash of each bathroom vanity and the height will be about 48" high depending on ceiling height unless otherwise shown on the plans. Mirrors for other applications are available for purchase.

FLOORING: The carpet is factory rated at 32 to 40 ounces per square yard. Nylon and polyester carpets are available. The rebond padding is factory rated at 8 lbs. per square inch. The vinyl flooring is .055 inches thick with a limited warranty. The vinyl floors will be located in the kitchen, laundry, bathrooms and foyer. All other floors will be carpeted. Upgraded flooring such as wood or tile are available for an additional charge.

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. Non-conventional system will cost more.

LANDSCAPING: Landscaping is not included in the price of the home and is available as an option. Otherwise, the homeowner or purchaser is responsible for raking, seeding, sod, planting shrubs or flowers. The homeowner or purchaser is also responsible for settling, standing water, drainage, erosion control and any maintenance.

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. Such things as the water meter, water line cut off valve, faucets, pressure reducer valve, plumbing pipes, the gas lines (if any), 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 and 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 our standard practices. Any omission of a description of materials or components shall be determined by Wright homes, Inc. Errors and omissions arising from design or implementation are hereby released by the undersigned.

In agreement hereof we place out signatures:

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