

JH Scelza Builders, Inc.
Specification Sheet
PO Box 310277
Newington, CT 06131-0277

Buyer: _____ Lot #: _____ HSE# _____ Street: _____

PLEASE READ THIS SHEET CAREFULLY AS IT CONTAINS INFORMATION WHICH WILL GIVE YOU A BETTER UNDERSTANDING OF YOUR NEW HOME.

1. FLOOR PLAN & GARAGE LOCATION: Depending on the lot grade, Seller determines whether house floor plans will be a right hand (garage right) or left had (garage left) layout on lot. Seller reserves the right to determine the grading of the land and the elevation, location and design of the building foundation and stairs to conform with topographic conditions.
2. Homes shall be constructed in accordance with local and state building code.
3. FOUNDATION: Poured concrete walls and footings in accordance with local building code. Placement of cellar windows or hatchway, if any, could change from model depending on grade of the lot. It is unavoidable should cracks appear in the concrete walls and floors. Leaking of water through concrete walls only, is guaranteed for one year from date of closing.
4. FRAMING: All framing lumber shall be in accordance with Local Building Codes. The species of lumber will vary depending upon the availability from our supplier. The type of lumber most used in the construction of new homes has a high moisture content, therefore, especially during the first heating season, the lumber dries out causing shrinkage which effects drywalls, ceilings, trim, oak floors, plywood underlayment under the tile floors and other like problems over which seller has no control. Seller cannot extend any warranties on damages caused by this common problem. All painted exterior trim to be pvc composite trim, eaves and rakes to be covered with aluminum trim. Windows are Andersen dual pane with low E vinyl exterior. Exterior doors to be insulated fiberglass. Sidewalls to be vinyl, selected from style and colors allowed by seller. Roof shingles are to be architectural type shingle. Aluminum 5" gutters and 2"x3" downspouts; all flashing materials are aluminum or equal.
5. FIREPLACE: Direct vent natural gas fireplace
6. INSULATION: Fiberglass: Walls R-25, Ceilings/Attic R-48 , miscellaneous ceilings R-30
7. ELECTRICAL WIRING: House will be wired in accordance with Seller's standard layout as shown on the electrical plan. All bulbs will be LED
8. ELECTRICAL FIXTURES: Seller will supply and install all electrical fixtures of **Sellers Choice no selection**. Hanging fixtures and outside fixtures shown in models are for decorating purposes only. Buyer's house comes with our selection of stock fixtures. Seller will supply and install 2 garage door openers. We will hang buyer's fixtures.
9. HEATING & COOLING: Forced hot air natural gas, high efficiency – 95% with on demand water heater. Domestic hot water. 2 zone, humidifier, high efficiency AC condenser, water heated to be on demand
10. AIR CONDITIONING: See above
11. PLUMBING: All bath fixtures, faucets, kitchen sink (32" single bowl stainless steel) is Seller's choice. Seller provides two outside faucets at Seller's choice of location. Dryer vent is installed.

12. INTERIOR WALLS: ½” sheetrock to be used on walls and ceilings. 5/8” fire code sheetrock to be used in garage. Because Seller is unable to control shrinkage and settlement in lumber, they cannot warrantee nailpopping, tape joints showing, or cracks in walls and ceiling from occurring.
13. TRIM: All interior trim is pine paint grade. Interior doors are molded 6 paneled type or choice allowed.
14. KITCHEN CABINETS, COUNTERS & VANITIES: Kitchen cabinets and vanities are semi-custom maple or similar. Kitchen Counters are granite and bath counters are syn-mar. Buyer has choice from selected styles and colors offered by Seller.

15. SPECIAL FLOOR & WALLS:

ROOMS	FLOOR MATERIAL
Main Bath, Bedroom Bath, Half Bath	Ceramic Tile
Kitchen, Foyer, Dining Room, Living Room	Prefinished Oak
Laundry Room	Sheet Vinyl
Other Floors	Carpet

All selections must be selected from seller’s standard allowable types and colors.

16. PAINTING: EXTERIOR – two (2) coats on all exposed trim. An accent color may be selected for front door only. The above colors must be selected from Sellers specified color charts and approved by Seller.
 INTERIOR – All walls in finished room will be double coated with durable matte finish. The color will be antique white only. All woodwork in finished rooms will be painted white – one prime coat and one finished coat of semi-gloss.
17. WALLAPER: Seller will do no wallpapering nor can any be done prior to closing. It is our experience that Buyers should not do any decorating until after they have lived in the house for a while.
18. APPLIANCES: The following which are Seller’s choice are supplied: 30” free standing gas range, dishwasher, refrigerator, microwave, disposal. If you would like a different selection you may take a credit for all appliances which includes installation.
19. LANDSCAPES & DRIVEWAY: Topsoil is the type of material found on subdivision. Lots are seeded on front, sides, rear of house. Eight shrubs of Seller’s choice are planted. Also, two trees of Seller’s choice shall be planted in the front yard of all lots, which do not have existing trees, in location designated by Town. If lot has existing trees, Seller shall at his sole discretion which shall remain and which shall be removed. Also, the Seller will not be responsible for trees which are dead or die after closing. All finish grades and contours of the lot shall be the sole judgment of the Seller only. Driveways are installed with base material and 2 “ blacktop topping. Seller shall not be responsible for settlement of driveway or landscaping after each job is completed. Front walk material shall be Builder’s choice.
20. BASEMENT FLOOR DRAIN: A sump pit is installed in the basement floor, which is piped to a drainage system. If water enters the pit it is the Buyer’s responsibility to install a sump pump to control the water.
21. STAIRS: Interior stair system will have oak treads, pine colonial spindles, pine risers & stringers, and poplar rails. Rails are finished with dark stain, oak treads are natural finish.
22. DECK: If a rear wood deck is included in model being purchased it will be approximately 12’ x 16’ built with pressure treated lumber. If deck is at two story height no stairs from deck to lower level will be installed (usually on walkout basement models)

23. SELECTION, CHANGE, QUESTIONS & EXTRAS: ANY MATTER PERTAINING TO THE ABOVE ITEMS MUST BE IN WRITING ON THE PROPER FORMS AND MUST BE SIGNED BY THE BUYER AND SELLER. THE SELLER WILL NOT BE RESPONSIBLE FOR ITEMS NOT WRITTEN ON THE PROPER FORMS. ANY CONVERATION ABOUT CHANGES OR ADDITIONS WITH ANY OF THE SELLERS REPRESENTATIVES IS NOT VALID. NO THE SELLER WILL NOT HONOR VERBAL STATEMENTS.

Seller shall have the right to substitute acceptable builder materials, except those items selected by buyer, in order to complete construction of the house.

THIS SPECIFICATION SHEET AND PAGE OF CONTRACT MAY SEEM TO BE VERY STRINGENT , BUT IT HAS BEEN DESIGNED TO TRY AND ELIMINATE ANY MISUNDERSTANDINGS BETWEEN BUYER AN D SELLER.

This _____ day of _____, 20__ Appvd.

_____ L.S.

_____ L.S.

_____ L.S.