

Bridlewood
Specification Sheet

Buyer _____ Bld# _____ Unit# _____ 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 if house floor plans will be a right hand (garage right) or left hand (garage left) layout on lot. Seller reserves the right to determine the grading of the land and elevation, location and design of the building foundation and stairs to conform to topographic conditions.
2. Homes shall be constructed in accordance with local and state building codes.
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 #2 pine, the roofline trim to be covered with aluminum trim. Windows are insulated type. Exterior doors to be metal type. Sidewalls to be vinyl, selected from style and colors allowed by Seller. Roof shingles are to be architectural type shingle. Aluminum 4" gutters and 2" x 3" downspouts; all flashing materials are aluminum or equal.
5. FIREPLACE: Metal gas fireplace with a wood chase.
6. INSULATION: Fiberglass; WALLS: R-11; Ceilings: R-38 & R-19.
7. ELECTRICAL WIRING: House will be wired in accordance with Seller's standard layout as shown on the electrical plan.
8. ELECTRICAL FIXTURES: Seller will supply and install all electrical fixtures of Seller's 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.
9. HEATING: A gas fired warm air system with humidifier – 2 zone. Domestic hot water. A 50 gallon water heater shall be installed. Equipment shall be of Seller's choice.
10. AIR CONDITIONING: Overhead electric system one zone-condenser sized per model.
11. PLUMBING: All bath fixtures, faucets, kitchen sink (32" double bowl stainless steel) is seller's choice. Seller provides two outside faucets at Seller's choice of location. Dryer vent in installed.
12. INTERIOR WALLS: ½" sheetrock to be used on walls and ceilings. 5/8" firecode sheetrock to be used in garage. Because Seller is unable to control shrinkage and settlement in lumber, they cannot warrant nailpopping, tape joints showing, or cracks in walls and ceilings 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 pre-finished shop built. Counters are laminated plastic. Buyer has choice from selected styles and colors offered by Seller.
15. SPECIAL FLOOR & WALLS:

Rooms	Floor material
Main Bath, Bedroom, Half Bath	Ceramic Tile
Kitchen, Foyer, Dining Room, Living Room	Pre-finished Oak
Laundry Room	Sheet Vinyl
Other Floors	Carpet
16. PAINTING:
 - a. Exterior – two (2) coats on all exposed trim.
 - b. Interior – All walls in finished room will be double coated with flat type wall paint. 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. WALLPAPER: 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, microwave, disposal. To offer you a better selection you may take a credit for all appliances which include installation.
19. LANDSCAPING & DRIVEWAY: Buildings are seeded in front, rear & sides. Trees and shrubs are the Seller's choice. Driveways are installed with base material and 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, pine colonial spindles, pine stringers and poplar rails. Rails are finished with customer's choice of offered colors. Stairs covered in carpet of customer's choice.
22. DECK: If a rear wood deck is included in model being purchased it will be approximately 10' x 15' 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. SELECTIONS, CHANGES, 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 CONVERSATION ABOUT CHANGES OR ADDITIONS WITH ANY OF THE SELLERS REPRESENTATIVES IS NOT VALID.

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

THIS SPECIFICATION SHEET AND FIRST PAGE OF CONTRACT MAY SEEM TO BE VERY STRINGENT, BUT IT IS DESIGNED TO TRY AND ELIMINATE ANY MISUNDERSTANDING BETWEEN BUYER AND SELLER.