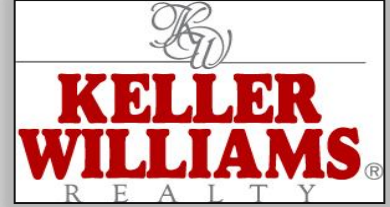


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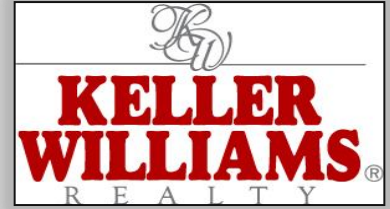


Specifications

Utilities	Underground Well and private Septic System Propane heat, hot water, stove etc., Oil optional
Exterior Grounds	Driveway paved with two coats of asphalt (Binder coat before closing and 2nd coat when the final coat of the main road is done.) Front steps Flagstone walkway Loam & seed: front yard to sidewalk and or street, and backyard. Side yard loamed and seed disturbed area. Landscape - mixed shrubs to be planted in front beds Mulch and stone as needed Rear deck, 12' X 12' pressure treated
Foundation	Full Basement with 10" poured concrete walls 4" concrete slab in basement Perimeter drain
Framing, siding & roofing	Wood framed 2X6 construction with plywood sheathing Vinyl Certainteed siding or similar Roofing: 30 year architectural shingles

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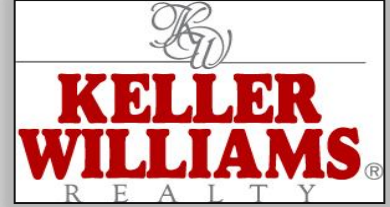


Specifications

Doors & Windows (exterior per plans)	Windows: United or similar All Vinyl double hung insulated windows with tilt out sashes, with screens & grills between glass or equal Vinyl basement windows with screen Exterior Doors: Steel insulated: front door with sidelights and trim Garage Overhead Doors: Steel insulated with openers.
Fireplace	Optional
Insulation	Per code R-21 walls, R30 basement and R-38 ceilings
Walls & Ceilings	Ceilings: Texture finished plaster Walls: plaster skim coat
Interior Finish	3 1/2" colonial casing, and 5 1/2" baseboard (paint grade) on first floor. 2 1/2" colonial casing, and 3 1/2" baseboard (paint grade) on second floor. Crown molding in Dining Room Wainscoating molding in Dining Room Chair rail in Dining room Six panel Masonite interior doors Closets: Plastic coated wire shelving

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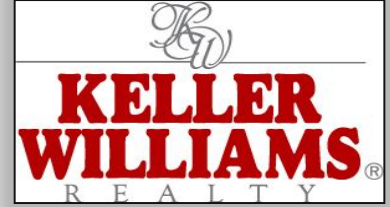


Specifications

Flooring	Oak: Dining room, foyer and foyer stairs Ceramic Tile or Hardwood: Kitchen Ceramic Tile: Baths and Laundry at @2.50 per square foot allowance for material Carpet: Wall to wall carpeting & padding in all other areas at \$18.00 per square yard allowance
Cabinets	Cabinets: Kitchen & bathrooms(several styles to choose from) Countertops: Granite countertops in kitchens and baths For Plan shown Changes or additions become buyers responsibility
Painting	Interior: Walls off white flat finish Trim: Off white semi-gloss finish
Plumbing	Kitchen and Bath fixtures shall be Kohler or equal value Kitchen sink: Stainless under mount sink with faucet and spray or equivalent. Fiberglass bath tubs in baths. Fiberglass shower in Master bath. All bath fixtures shall be white. Hot water by oil Laundry: washer hook-up per plan/water shut-off valve Exterior: water spigots: one front, one rear

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Specifications

Electrical

200 amp electric service. All work per code

Exterior: Wiring for One center light at garage and one light on each side of garage door.
2 exterior electric receptical (fixtures supplied).

4 recessed lights in the kitchen (recessed fixtures supplied)

Cable TV Pre-wire: Installed in Bedrooms, Family room, kitchen counter

Laundry: Electric dryer hook-up per plan

Lighting allowance \$500.00

Ceiling lights- Foyer, Dining room, Master bed room fan, 2nd and 3rd Bed room and loft. (All light fixtures and fans supplied by buyer using allowance).

Bathrooms: Vanity lights above sinks in main and master baths (light fixtures supplied using allowance)
Fans in half bath and both full baths (supplied by builder)

Exterior: 2 rear door lights, front door bell (fixtures supplied using allowance)

Telephone Pre-wire: Installed in bedrooms, Family room, Kitchen.

Cable TV Pre-wire: installed in Bedrooms, Family room

Smoke detectors per code.

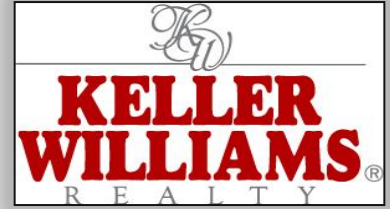
HVAC

Forced hot air system, 2 zone heat

Central Air 2 zone

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Specifications

Appliances	Whirlpool or equivalent self-cleaning range (electric) white Whirlpool or equivalent 24" dishwasher multi-cycle, white Whirlpool or equivalent microwave; 900 watts Appliance allowance \$1,000
Cleaning	Home is delivered in broom clean condition including basement, windows and exterior grounds.
Other	The seller reserves the right to: (a) determine foundation and grading elevations to conform with topographic conditions of each lot. The interior and exterior house plans may vary due to engineering/grading/topography issues. (b) Substitute materials stated herein with others of similar quality and style. Seller is not responsible for backordered or discontinued items. It is agreed that time is of the essence and to facilitate a speedy completion. SELLER reserves the right to choose any items not selected in a timely way by BUYER, or substitute when necessary any backordered items with similar items of equal or greater value after notifying the BUYER. Changes of any of the design elements will be an upgrade and become the BUYER'S responsibility. Overages of allowance items must be paid for at time of order. Overages of allowance items must be paid for at time of order.