



**EGStoltzfus**  
HOMES

*Building Better, Creating Value*

GENERAL DESCRIPTION OF MATERIALS AND SPECIFICATIONS

STONE KNOLL

1. EXCAVATION

**Normal excavation**, backfilling, and grading required to construct house will be the responsibility of the Contractor. If the Buyer so desires, a meeting between the Contractor and Buyer will be arranged so the Buyer can obtain a cost estimate with respect to additional work. Any change ordered will be paid at settlement.

Drive to be crushed stone base and 2" hot rolled asphalt

2. FOUNDATION

8'-2"Xi Superior walls for basement area only. 8" block all other areas.

Footings where required, to be 8" x 24" of 2500 mix concrete, 36" minimum below final grade.

Exposed foundation finish with Superior walls:

- (1) Front, sides, and rear to be the standard exterior wall finish from the Superior Wall manufacturer.
- (2) In areas on the fronts of homes where stone is optioned for, the exposed foundation directly below will receive stone if there is 12" or more of exposed foundation.
- (3) Front, sides and rear of garage to be stucco.

One basement egress window per code.

Garage floors of 4" thick and basement floors of 3 1/2" thick 3500 mix concrete trowel finished.

One exterior drain line with crushed stone over and under pipe and fabric filter on top of stone.

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### 3. *EXTERIOR*

Siding to be vinyl per samples shown or equal.

Roof shingle to be 30 year dimensional shingles per samples shown or equal.

Cornice and exterior trim of prefinished aluminum.

Spouting of seamless aluminum. Color to coordinate with prefinished aluminum trim color.

Ridge vent and vented soffit.

Mailbox and mailbox post.

Synthetic tapered lamp post.

### 4. *FRAMING AND SHEATHING*

Sill plates to be treated yellow pine.

Floor joists to be 2 x 10's, 16" o.c. as required per plan.

Studding and headers of 2 x 4's, 16" o.c. with 2" x 10" headers and 1" Styrofoam sheathing.

Interior wall to be 2 x 4's, 16" o.c. or as required per print.

Roof sheathing of 7/16" oriented strand board.

Subfloor sheathing of 3/4" tongue and groove oriented strand board.

Girders of steel as indicated on plan.

Roof trusses to be 24" o.c. as required per plan.

Rafter size and spacing as required per plan

Precut wood bridging 1 x 3 as required per plan.

### 5. *WINDOWS*

Single-hung tilt vinyl windows.

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Insulated Low-E glass in windows (when applicable).

Half screen for all windows (when applicable).

White grids between the glass (when applicable).

Shutters on front elevations per print

## 6. EXTERIOR DOORS

Garage doors to be insulated raised panel or equal.

Insulated fiberglass exterior door(s).

Patio door, when applicable, to be vinyl slider with grids between the glass and screen.

## 7. STAIRS AND LANDING

Basement stairs of #2 yellow pine, all unfinished stairs and railing.

Second floor stairs of #2 yellow pine, # 1 yellow pine for all painted areas.

Post and railing to be Colonial style with stained railings and painted spindles.

## 8. INTERIOR FINISHING

Interior doors to be 6 panel masonite.

Hardware: Satin Nickel (includes door knobs and door hinges for swing doors, door stops, handrail brackets). Excludes bi-fold door hinges and knobs.

Trim style to be colonial, paint grade. 5 1/4" wide MDF colonial baseboard on 1<sup>st</sup> floor only.

3 1/4" wide MDF Colonial baseboard on 2<sup>nd</sup> floor.

Floor covering shall be as per samples shown. All required underlayment material and labor by flooring company.

Chair rail in dining room.

Drywall:

House: 1/2" finished drywall installed on all finished area of main house.

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Garage:

- Ceiling only: one layer of 5/8" firecode drywall.
- All other garage walls: 1 layer of ½" drywall
- Tape only
- No trim, no paint.

All openings on first floor to be cased. All bi-folds to have ½ jambs with casing on finished room side only when applicable.

Wire closet shelving:

Four shelves for linen/pantry closet(s)

One shelf and rod over washer and dryer (does not apply to laundry areas located in basement).

Upon completion of construction, the structure will be turned over to buyer(s) in a broom clean condition.

9. *PAINTING*

Applies to main house only:

One coat and one color (shell white) flat latex for walls and ceilings, enamel for interior trim, doors.

10. *CABINETS, TOPS AND VANITIES*

Recessed panel cabinets per standard samples shown.

Crown molding on kitchen wall cabinets.

Laminate kitchen tops with one piece cultured marble vanity tops.

Appliances to include: self-cleaning electric range, above range microwave, disposal, and dishwasher.

11. *PLUMBING*

Kitchen to have a double bowl stainless steel sink or equal.

52 gallon electric water heater, 80 gallon electric water heater if whirlpool or garden tub option.

Fiberglass bath tub (white or almond), including chrome curtain rod.

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Water saver round bowl commodes per standard features or equal (white or almond).

Trim and faucets (kitchen, lavatory, and bath) per standard features or equal.

All plastic water lines and plastic soil lines.

Service line from street per water company specifications.

Two frost-free exterior hydrants.

Ice maker water line.

Sump pump with PVC discharge pipe a maximum of 6' from the foundation.

Passive radon system per code.

## 12. *ELECTRICAL*

200 amp service, 40 circuit panel, number of outlets per code requirements.

All light fixtures, mirrors, bath fans, doorbells, basement lights, bath vanity lights, included in contract.

Hardwire smoke alarms with battery backup per code.

Two exterior receptacles.

One double head exterior spotlight.

Phone pre-wired with plate cover(s). (5) Note: Cambridge gets 7.

Cable television rough in only with blank plate cover(s). (5) Note: Cambridge gets 7.

Electrical receptacles and switches on exterior walls shall be gasketed.

Paddle fan rough-in only in Family room and Master Bedroom with 1 switch and 1 wire per fan rough in.

White interior plate covers for switches, receptacles, etc.

Carbon monoxide detector(s) as required per code.

One recessed light at whirlpool, when applicable.

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### 13. HEATING

Gas furnace with central air conditioning.

### 14. INSULATION

A. All exterior walls shall be insulated with full wall insulation batts which, according to the manufacturer, will yield an R value of 13. House walls shall be sheathed with 1" Styrofoam which, according to the manufacturer, will yield an R value of 5.0 and with 1" Styrofoam SIS panels (as required), which according to the manufacturer will yield an R value of 5.5.

B. All top floor ceilings of house shall be insulated with insulation, which according to the manufacturer, will yield an R value of 38.

C. All first floor floors (when applicable) shall be insulated with fiberglass batts which, according to the manufacturer, will yield an R value of 19.

D. Garage walls to be insulated with fiberglass batts which, according to the Manufacturer will yield an R value of 11. Garage ceilings to be insulated with insulation, which according to the manufacturer, will yield an R value of 19.

E. Finished room floors over garage shall be insulated with insulation, which according to the manufacturer will yield an R value of 30.

F. Foam and caulk air infiltration package.

G. Fire caulking per code.

### 15. STOOP, PORCH AND WALKS

Front porch of concrete on frost-free foundation per plan.

Front walks of concrete from front stoop/ porch (if applicable) to drive.

### 16. LANDSCAPING AND SEEDING

Foundation planting of shrubbery and one tree.

Disturbed areas only will be graded and seeded.

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17. *WATER AND SEWERAGE*

Public hook-up included in contract.

18. *PERMITS AND CODES*

Acquisition of permits shall be the responsibility of the contractor.

Contractor shall be responsible for ordering inspections and for meeting applicable building codes as interpreted by the code official.

19. EGStoltzfus Homes, LLC reserves the right to substitute materials of equal or greater value for material that suppliers discontinue or change without notice.

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Witness

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Buyer Date

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Witness

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Buyer Date

EGStoltzfus Homes, LLC  
By: Elam G. Stoltzfus, Jr., Inc.  
Managing Member

By: \_\_\_\_\_  
Authorized Representative Date