



The Village at Springbrook Farms



THE TOWNS AT THE VILLAGE AT SPRINGBROOK FARMS

GENERAL DESCRIPTION OF MATERIALS AND SPECIFICATIONS

1. EXCAVATION

Normal excavation, backfilling and grading required to construct house will be the responsibility of the Contractor.

2. FOUNDATION

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

8" block, where required, to be 36" minimum below final grade.

8' high Superior walks for basement area only.

Garage floors of 4" thick and basement floors of 3 ½" thick 3500 mix concrete trowel finished.

4" diameter drain lines with crushed stone over and under pipe.

3. EXTERIOR

Siding to be vinyl per samples shown or equal.

Stone veneer per print.

Roof to be 25 year Owens Corning or equal.

Cornice and exterior trim of prefinished aluminum.

Spouting of seamless aluminum.

Ridge vent and vented soffit.



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4. FRAMING AND SHEATHING

Sill plate of treated yellow pine.

Floor joists of 2 x 10's, 16" o.c. first floor as required with 1 x 3 wood bridging.

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

Interior wall of 2 x 4, 16" o.c.

Roof sheathing of 7/16" oriented strand board or equal.

Subfloor sheathing of 5/8" tongue and groove oriented strand board or equal, 1/4" underlayment in all vinyl flooring areas.

Girders of steel as required.

Roof trusses of 24" o.c. as required.

5. WINDOWS

Maintenance-free single hung windows with half screens.

Grilles between the glass in all windows.

Shutters per print.

6. EXTERIOR DOORS

Insulated vinyl slider.

Insulated metal clad passage per Gladiator or equal.

7. STAIRS AND LANDING

Basement and second floor stairs of #2 yellow pine.

Posts and railings to be colonial style with stained railings and painted spindles on half walls with wood caps.



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8. INTERIOR FINISHING

Interior doors to be 6 panel masonite.

Trim style to be colonial, paint grade.

Wide baseboard, first floor only.

Floor covering shall be as per samples shown.

½" drywall installed on all finished walls and ceiling. (See garage notes for drywall requirements, no paint or trim).

Wire closet shelving, 4 shelves for linen closet.

9. PAINTING

One coat and one color (off white), spray applied flat latex for walls, and ceilings, enamel for interior trim, doors, and windows.

10. CABINETS, TOPS, AND VANITIES

Raised panel cabinets or equal. Wilson Art custom built kitchen tops per sample.
One piece cultured marble vanity tops.

Hotpoint appliances (per model) to include: gas range, microwave, disposal, and dishwasher.

11. PLUMBING

Kitchen sink to be double bowl stainless steel.

One 40 gallon gas water heater.

Bath tub (including curtain rod) to be fiberglass per Lasco (white) or equal.

Commodes per Vitra (white) water savers or equal.

Trim and faucets per Moen or equal.

All plastic water lines and plastic soil lines.



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Two frost free exterior hydrants (front and rear).

- Rough-in for radon:
- Run PVC pipe into sump pit, seal and run out through roof. Extend 12" from roof.
- Need an electrical outlet in the attic close to vent pipe for future hook-up.
- Seal all cracks and track in concrete floor.
- Need perforated pipe in all concrete areas (crawl space, family room, basement, etc.) all connected together.

12. ELECTRICAL

200 amp service, number of outlets per code requirements.

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

Hard wire interconnected smoke alarms in basement, first floor, second floor, one each bedroom.

Two exterior receptacles. (pre-wired)

Phone outlet and TV outlets prewired (4).

Microwave hood, white switches and receptacles (interior), gas hot water heater, and electric dryer/gas dryer hook-ups.

13. HEATING

Gas furnace with air conditioning.

14. INSULATION

Insulation will be installed in the home as follows:

A. All exterior walls shall be insulated with full wall fiberglass batts, which according to the manufacturer will yield an R value of 13 and will be installed with a poly vapor barrier. House walls shall be sheathed with 1" tongue and groove Styrofoam, which according to the manufacturer will yield an R value of 5. House corners shall be insulated with R-15 & with ½" urethane, which according to the manufacturer will yield an R value of 3.5 and 7/16" oriented strand board or equal.



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

C. All first floor floors shall be insulated with fiberglass batts having an R value of 21.

15. PATIO AND WALKS

Front stoop of concrete.

Front walks of concrete from stoop to drive.

8 x 10 concrete patio per print.

16. LANDSCAPING AND SEEDING

Landscaping and seeding included.

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 all applicable codes.

19. Contractor reserves the right to substitute items of greater or equal value upon notification of the owner.

Witness

Owner Date

Witness

Owner Date

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

By: _____
Authorized Representative

