

STANDARD SPECIFICATIONS - Scattered Lot Custom Homes

EXCAVATION

Excavation for house, garage, utility trenches, driveway, & septic system
 Stone base under all concrete slabs: 4" crushed stone; **stone driveway**
 4" perforated perimeter drain w/stone around the foundation
 Blasting or Hammering of rock and additional machine time to handle said rock to be charged time and material
 Final grading prior to seeding (S.W.M.F. as required)
 Any fees from utility providers to bring service to home (scattered lot only)
Note: All of the above included in excavation cost. Final grading of the lot will be according to the 3-D contour plan or at the builder's discretion. Any special grading and contouring will be quoted separately and billed as a charge order

MASONRY

Concrete footings: 6"x20"; 8"x24" trench of 2500 PSI concrete
 8" thick x 8' high poured concrete—basement walls (**10" block on all splits & bi-levels**)
 8" thick poured concrete: garage & porch walls (**8" block on all splits & bi-levels**)
 Slab (basement & garage): 4" of 3000-PSI concrete
 42" wide concrete sidewalks: Front porch to driveway; garage walk-in door to driveway (if appl.)
 Sump pump pit (pump not included)
 Radon preparation: exhaust piping from basement ceiling to attic space
 Basement damp proofing: DeCo Clear Coat

FRAMING

Sill plates: Pressure treated 2X material on masonry surfaces
 Floor joists: Spruce 2x10 according to CABO code, 16" O.C. and 1x3 wood bridging
 Sub-floor: 3/4" OSB plywood glued and nailed
 Exterior walls: 2X6, 16" O.C. w/ R-Board wall sheathing w/OSB foam corners
 Exterior garage walls: 2X4, 16" O.C. w/ 7/16" ZIP Wall sheathing
 Interior walls: 2X4, 16" O.C.
 Manufactured trusses where applicable; hand rafters to code
 Stairs: #2 yellow pine box
 Roof sheathing: 7/16 OSB w/ H-clips
 Wall heights: 8'

EXTERIOR WINDOWS AND DOORS

Jeld-Wen Vinyl double hung windows w/ wood ext. jambs, grills/screens, & Low-E glass (white)
 Jeld-Wen Vinyl slider
 Premdor raised panel insulated steel exterior door w/ brick molding
 CHI Insulated Overhead Garage door w/ exterior door handle
 Schlage Brass Lock-sets (Plymouth 605 knobs) — no dead-bolts

ROOFING AND SIDING

Elk 30 year architectural shingles
 Wolverine American Legend 4" Vinyl siding
 Mid-America vinyl raised panel shutters on front only
 Trim: Aluminum clad (rakes- solid soffit; eaves- vented soffit)
 Gutters: Seamless aluminum K-style gutters w/ downspouts
 Lomanco VUR aluminum Ridgevent

INSULATION

Blown in cellulose: R-20.8 in walls
 R-38 in ceilings
 Fiberglass batts: R-30 in floor; R-11 in exterior garage walls

PLUMBING

Pex SDR-9 piping w/ copper & brass fittings (20 year)
 Toilet w/ Bemis seat (500-D) - white or almond per bath
 Delta chrome faucets: (Vanity 2578, Shower 14478, Kitchen 140)
 5' Tub /shower unit; 4' standup shower (1 seat) — white or almond (shower doors not inc.)
 Dayton double bowl Kitchen sink (23322-4 SS) — stainless steel
 2 Frost Free Exterior faucets (WF17)
 Washer & dryer hookup
 Icemaker kit
 40 gallon gas water heater

HEATING & A/C

Lennox 90% gas furnace (forced warm air) w/ A/C
 Main duct to be fiber duct board
 W/R digital thermostat
 Branch runs to be mostly metal pipe
 Fuel tank not included

ELECTRIC

200 Amp service
 Electrical outlets & GFI circuits per code
 220 line to electric range
 Broan fan/light — full bath; Broan fan 1/2 bath
 Broan exhaust fan above range (filtered/not vented) - white or almond
 6 recessed lights in kitchen
 1 Doorbell with front door button
 3 Telephone jacks; 3 CATV jacks
 2 outside receptacles
 Smoke Detectors inter connected w/ battery backup (placement per code)

TRIM / WALL FINISHES

Paint grade Colonial trim (MDF; 2 1/4" casing & 3 1/4" baseboard)
 Hand rail @ stairs: clear stained handrail w/ birch painted spindles (if applicable)
 Jeld-Wen 6 Panel interior doors w/ Schlage brass knobs (Plymouth 605)
 1/2" Drywall: 3 coats of spackle — house
 1/2" MR drywall: 3 coats of spackle — showers
 1/2" drywall: 3 coats of spackle — garage (no paint)
 Painting: one color high quality flat — walls & ceiling
 one color high quality semi-gloss — trim

BATH ACCESSORIES (Jamestown Series)

Mirrors (per Bathroom)
 Chrome Shower Rods (Per Shower)
 Chrome 30" Towel Bars (Per Shower)

Chrome Towel Ring (per bathroom)
 Chrome Toilet Paper Hangers (Per Bathroom)

CLOSETS

ClosetMaid 4- 16" wire shelves: linen closet
 ClosetMaid 1- 12" wire shelf: standard closets including above washer & dryer

MISCELLANEOUS

Hotpoint Electric range — RB757; Maytag Electric dishwasher (installed by TVC)
 12 Year RWC Warranty
 All permits included
 10'x12' pressure treated deck w/ stairs to grade



LOT #1 SUGAR RD Fredericksburg PA

MLS # 124346
Price \$79,900

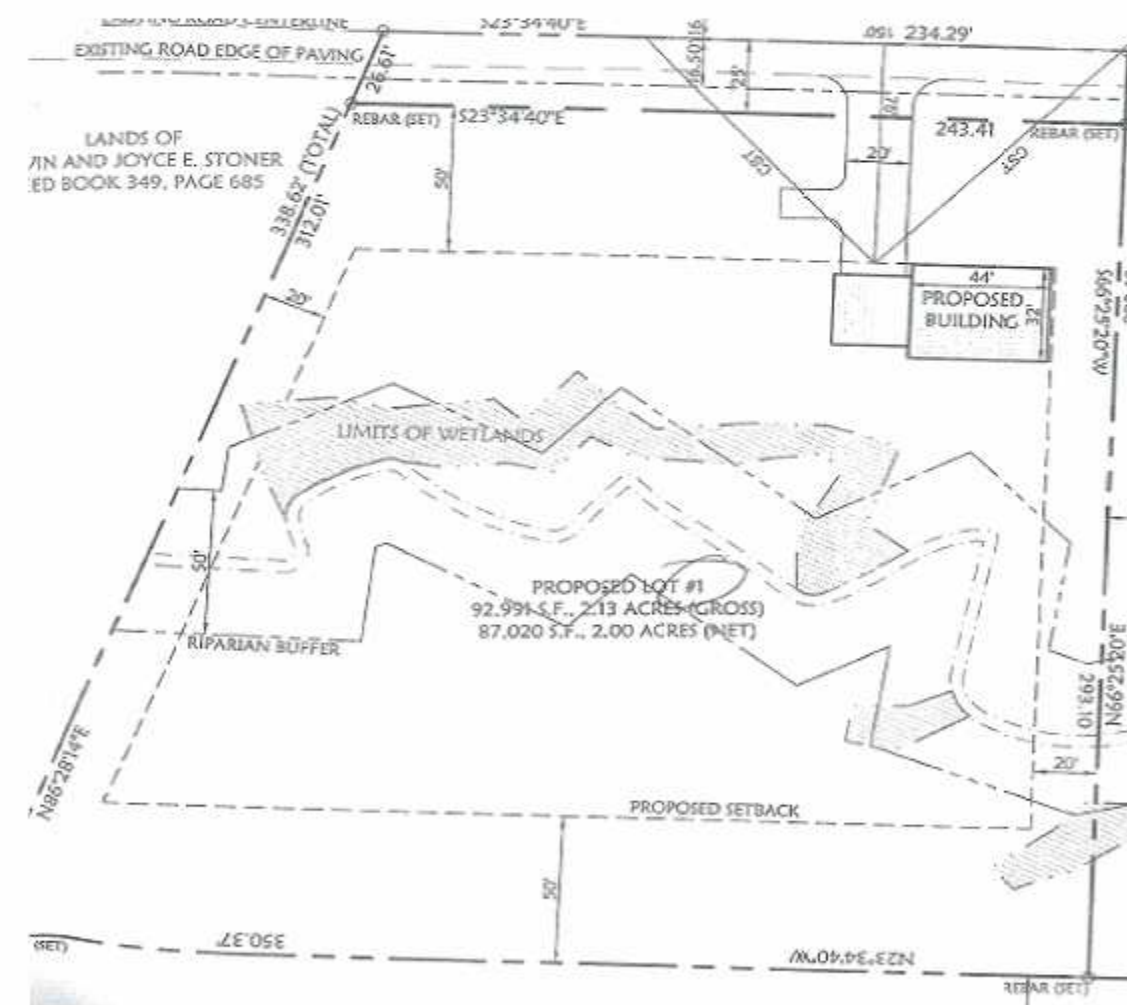
Approx Lot Size 2.13 acres
Township Bethel
County Lebanon
School District Northern Lebanon
Elementary School Fredericksburg or Jonestown

DIRECTIONS From Fredericksburg, Lickdale Rd. W. to R on Sugar Rd. Lots 2 miles on L.

LISTED BY Brownstone Real Estate Co.
 1510 Cornwall Rd
 Lebanon, PA 17042
 717.279.6222



NORTH



Additional lot info on reverse. For information on NEW HOME MODELS and available SCATTERED LOTS please visit www.trivalleycontractors.com

PLEASE CALL 277-7674 FOR HOME PRICES. Home plans may be viewed @ www.trivalleycontractors.com



1501 E. Cumberland St. Suite B Lebanon, PA 17042 ♦ 717.277.7674

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**LOT #2 SUGAR RD
Fredericksburg, PA**

MLS # 124343
Price \$79,900

Approx Lot Size 2.1 acres
Township Bethel
County Lebanon
School District Northern Lebanon
Elementary School Fredericksburg or Jonestown

DIRECTIONS From Fredericksburg, Lickdale Rd. W. to R on Sugar Rd. Lots 2 miles on L.

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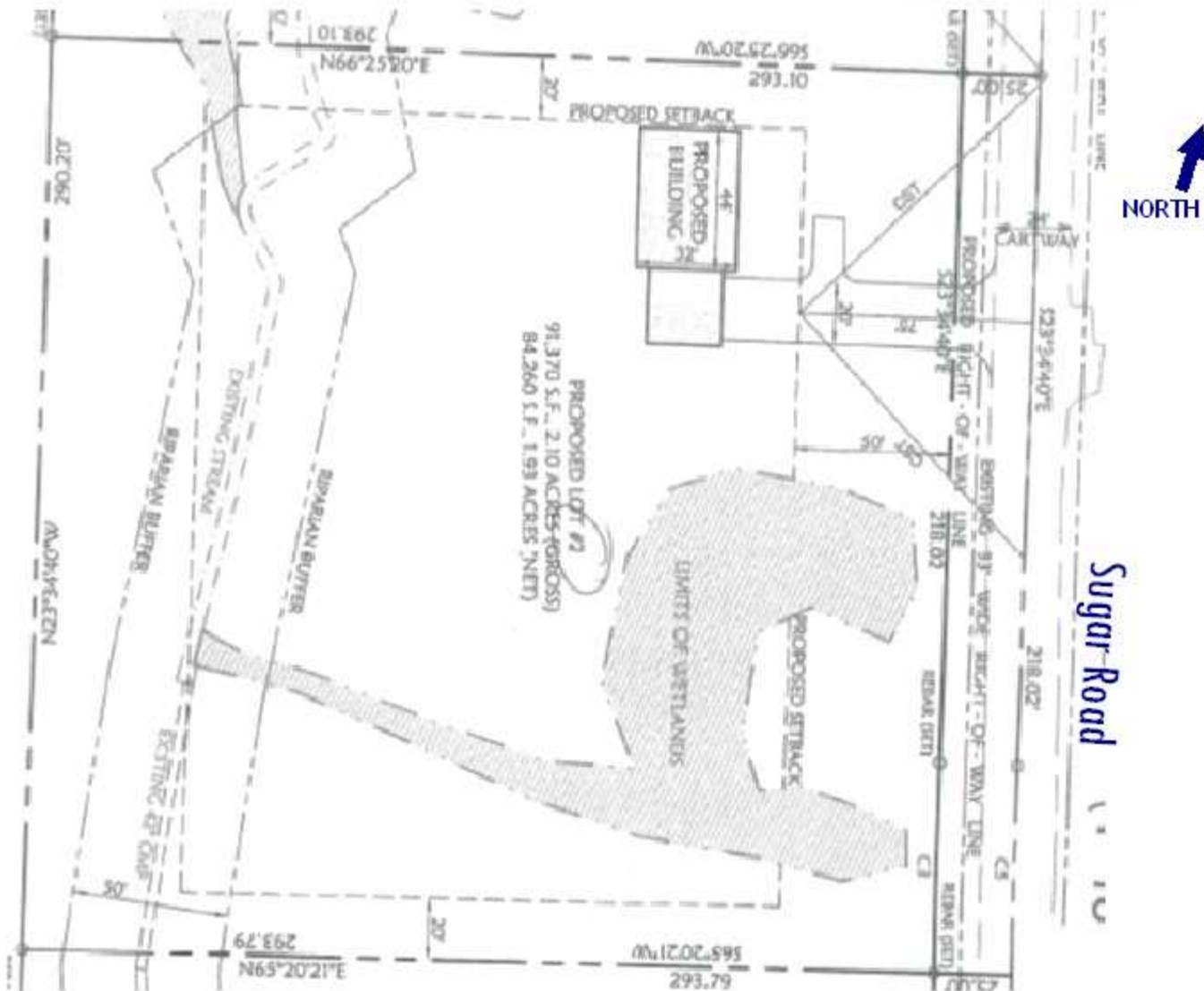
**LOT #3 SUGAR RD
Fredericksburg, PA**

MLS # 124345
Price \$79,900

Approx Lot Size 2.1 acres
Township Bethel
County Lebanon
School District Northern Lebanon
Elementary School Fredericksburg or Jonestown

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