

# CHESAPEAKE HOMES, LTD.

## HIGHLAND VILLAGE GENERAL SPECIFICATIONS

**EXCAVATION:** Contractor to set house elevation, strip topsoil, excavate, backfill around foundation, rough and final grade as required, rake and seed lot, and install macadam driveway.

### **FOUNDATION & MASONRY:**

**Footings & Foundation:** 8" poured concrete on 16" x 9" concrete reinforced footings for frame walls; 7' - 6" high reinforced foundation walls at basement area; 3' - 0" high (min.) foundation and footings at garage and slab areas.

**Waterproofing:** One (1) coat sprayed-on asphalt foundation coating on basement walls. Interior and exterior french drains, interior drain channel with sump pump in basement.

**Floors:** 4" concrete basement slab on stone base; 4" reinforced concrete garage slab on stone base; precast porch slabs; concrete sidewalks from front porch to driveway.

**Basement Windows:** Insulated with screens.

**Support Beam:** W8 x 18 steel I-beams with steel columns.

**Egress:** Precast steps with bilco door (primed only), insulated door between precast stairs and basement (unfinished)

**Radon Preventions** – Passive sub slab system vented through roof.

**FRAMING:** (Framing lumber dimensions are listed by industry standards and subject to change without notice)

**Lumber:** #2 & better Hem-Fir.

**Exterior Wall Construction:** 2" x 6" - 16" O.C.

**Interior Wall Construction:** 2" x 4" - 16" O.C.

**Floor Joists:** Engineered Truss Joist, 16" O.C.

**Ceiling Joists:** 2" x 6" - 16" O.C. minimum (or per plans).

**Rafters:** 2" x 6" - 16" O.C. minimum (or per plans).

**Sub-Flooring:** 23/32" (3/4") tongue and groove oriented strand board (O.S.B.)

**Roof Deck:** 7/16" (1/2") O.S.B. plywood.

**Wall Sheathing:** 7/16" (1/2") O.S.B.

**Underlayment:** 7/16" (1/2") G1S plywood underlayment for vinyl and tile

Note: Dimensions in parenthesis are customary terms for construction products

### **WINDOWS:**

**Standard:** Vinyl single hung w/insul. Low E glass, vinyl grills, and screens.

**Shutters:** Polystyrene as per plan.

### **EXTERIOR DOORS:**

**Entrance Doors:** Jeld Wen insulated fully weather-stripped with aluminum threshold.

**Rear Doors:** 6' sliding w/insul. glass and screen as per plan.

**Garage Door:** Steel raised paneled (uninsulated)

### **ROOFING:**

**Shingles:** 30 year architectural style, self-seal asphalt/fiberglass over 15 lb. felt paper.

**Flashing:** Aluminum

### **EXTERIOR WALL FINISH:**

**Stone Facade:** As applicable per print at contractors selection.

**Siding:** Premium vinyl vented at gables with house wrap under sided areas.

**Soffit & Fascia:** Vented vinyl.  
**Gutters:** Seamless aluminum.  
**Downspouts:** Aluminum.

**ELECTRICAL:** Contractor to provide and install:  
200 Amp service with circuit breaker panel box  
Outlets/receptacles as per codes  
Special Outlets: washer, dryer, range, refrigerator, dishwasher  
Chimes with front and rear door button  
Exhaust Fans: bathrooms and range (recirculating)  
Smoke detectors - as per code  
(4) recessed kitchen lights  
Cable TV locations prewired with jacks in all bedrooms and family room  
Phone locations prewired with jacks in kitchen and all bedrooms  
Dryer Vent vented to exterior.  
Choice of Contemporary or Traditional Lighting Fixture Packages

**HEATING & AIR CONDITIONING:**  
92.2% AFUE high efficiency gas furnace with 13 SEER central air conditioning

**PLUMBING:** Plumbing system to be installed with fixtures as shown on plans and includes the following:  
Mansfield (or equal) round water closets  
Fiberglass tub units, fiberglass shower, stainless steel single bowl kitchen sink, cultured marble bath sinks  
Moen (or equal) faucets  
50 gallon gas hot water heater (48 gallon water volume, 2 gallon expansion), PEX tubing water lines, plastic waste lines, (2) frost-free outside faucets, garbage disposal  
All plumbing to conform to local codes.

**INSULATION:** Fiberglass as follows:  
**R-19** – Sidewalls (R-19 batts + O.S.B. plywood and drywall = total R-value of 20.07)  
**R-38** - Ceilings of living areas exposed to exterior  
**R-19\*** - Vaulted ceilings exposed to exterior  
**R-11\*** - Basement interior wall perimeter - min 3' to frost line  
Builder warrants that the home will be designed to meet 2009 IECC (International Energy Conservation Code) REScheck requirements and specifications.  
\* - Minimum R value Per REScheck specification requirements.

**INTERIOR WALLS & CEILING:** All walls and ceilings to be 1/2" sheetrock nailed, glued and screwed with joints taped and spackled (2 coats) and sanded in preparation for paint finish. Garage walls and ceilings are one hand coat finished. Walls/ceilings adjacent to living areas to be 5/8" sheetrock when required by local codes.

**INTERIOR DOORS & TRIM:** Interior doors to be 6-panel hardboard 1-3/8" thick with Dexter hardware (or equal); base and casing to be paint grade colonial, 2" chairrail is included in dining room; closets to include white wired shelves with integrated rods as shown on plans, stairs to be pre-built with yellow pine treads and risers, oak wood hand railings and spindles to be provided at opened stairs as per plans.

**CABINETRY:** - selections to be made from sample doors; formica countertops with choice of patterns; mirrors to be provided at each vanity.

**FLOORING:**  
Kitchen, laundry and bath floors - Vinyl (from Builders selections)  
Foyer – Ceramic tile, laminate or prefinished hardwood (from Builders selections)  
Carpet for remainder of living area (from Builders selections)

**APPLIANCES:**  
GE electric range

GE dishwasher  
GE microwave (space saver)

**PAINTING:** Contractor to provide prime and finish coats on all exterior trim and doors. Interior walls, ceilings and trim (including garage) to have one coat white paint. (sprayed and backrolled)

**MISCELLANEOUS:**

Chrome towel bars and paper holders in each bath (towel ring in powder room)  
Mirrors provided over sinks and vanities  
Home is "broom-cleaned" prior to final settlement

Although every effort is made to ensure accuracy, exact details may vary during the course of construction, and no responsibility can be accepted for any mis-statements in our plans, specifications or brochures. The Builder also reserves the right to alter specifications without notice. Buyers understand that Sellers must comply with strict engineering and code requirements. These requirements include, but are not limited to the finalization of all outside perimeter walls. This includes any changes in the "footprint" of the foundation, exterior walls, decks, patios, porches, windows and doors. Therefore, Sellers cannot permit any changes to these areas unless said changes are specified within the Agreement of Sale. Should such changes be requested after approval of your Agreement of Sale, Sellers reserves the right to deny the change or Buyers may be subject to additional engineering fees, permit resubmittal fees and time delays.

**NOTE:**

All change requests made after Seller's approval of the Agreement of Sale will be subject to a \$50.00 charge per change, plus the cost of the change and any necessary engineering or redraft fees, where applicable.

(Excludes interior change requests made within the first seven (7) days of contract approval or color selections)

**SPECIFICATIONS ARE GENERAL GUIDELINES AND MAY BE SUBJECT TO INDUSTRY CHANGES AND/OR CHANGES FOR MUNICIPAL CODE REQUIREMENTS! BLUEPRINTS TAKE PRECEDENCE.**

We hereby understand and accept these General Specifications.

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WITNESS

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BUYER                                      DATE

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WITNESS

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BUYER                                      DATE

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Chesapeake Homes, Ltd.              DATE

Subject to errors and omissions and change without notice.