



CONSTRUCTION SPECIFICATIONS

SITE DEVELOPMENT;

<i>Landscaping</i>	<i>Graded loomed and seeded or bark mulch in distributed areas. Lots will be cleared up to 30' around home at owners discretion.</i>
<i>Front Walk</i>	<i>Concrete</i>
<i>Steps</i>	<i>Precast concrete on front door.</i>
<i>Driveway</i>	<i>Gravel base with asphalt base coat.</i>
<i>Shrubs</i>	<i>8 starter shrubs, at builders discretion.</i>

ASSEMBLEMENT;

<i>Foundation</i>	<i>10" concrete walls (house only).</i>
<i>Concrete</i>	<i>4" basement and garage with fiber mesh.</i>
<i>Framing</i>	<i>2"x 4" walls with ½" plywood, 2"x 1" floor joists, with ¾" T&G Fir plywood, glued and nailed. 10 & 12" pitch roof where applicable, with ½" fir plywood.</i>
<i>Insulation</i>	<i>R13 walls, R 38 attic, R 19 cellar ceiling.</i>
<i>Siding</i>	<i>Certainteed MainStreet vinyl, with house wrap and aluminum wrapped trim.</i>
<i>Windows</i>	<i>Weather Shield, vinyl clad, wood interior, tilt-in, with screens and (12 over 12 grills), basement windows as needed.</i>
<i>Deck</i>	<i>10' x 12' pressure treated with rails and steps as required by code.</i>

<i>Fireplace</i>	<i>brick fireplace, high brick mantel with 5/4" pine cap, and blue stone hearth.</i>
<i>Doors</i>	<i>Thermotrue entry doors, steel. Patio doors (where applicable). Garage, steel raised panel insulated, with opener and remote.</i>
<i>Roofing</i>	<i>Architectural asphalt / fiberglass 25 year, (with ice and water shield)</i>
<i>Gutters</i>	<i>Seamless aluminum, with down spouts.</i>
<i>Sillcock</i>	<i>Frostproof, front and rear one each.</i>
<i>Receptacle</i>	<i>Front and rear, one each.</i>
<i>Lighting</i>	<i>One light each exit, wired.</i>
<i>Paint</i>	<i>2 coats where applicable.</i>

FINISHES:

<i>Plaster</i>	<i>Skim coat on walls, light texture ceilings and closets.</i>
<i>Paint</i>	<i>2 coats walls, egg shell and 2 coats trim, semi-gloss, finishes.</i>
<i>Doors</i>	<i>6 panel, hollow core masonite, colonist.</i>
<i>Millwork</i>	<i>2 1/2" doors and windows, 3 1/2" base board.</i>
<i>Heating</i>	<i>Hyrdo-Air heating system, oil or LP with under ground tank, cast iron furnace, with 50 gallon indirect water heater. Digital programmable thermostat.</i>
<i>Plumbing</i>	<i>Delta, Moen brands, with one piece fiberglass tub/shower, white. Two bowl stainless steel kitchen sink. Whole house water filter.</i>

<i>Electrical</i>	<i>200 amp service. Outlets and switches to code. 2 doorbell button locations. 2 cable outlets 2 telephone outlets</i>
<i>Utilities</i>	<i>Cable /Electric/Telephone, All underground.</i>
<i>Water</i>	<i>Private Supply</i>
<i>Septic</i>	<i>Private system</i>

ALLOWANCES;

<i>Cabinets</i>	<i>Solid framed, raised panel with pulls. Allowances includes; kitchen cabinets, vanities and counter tops. \$ _____</i>
<i>Counter Tops</i>	<i>Laminate, custom square.</i>
<i>Flooring</i>	<i>\$ _____ sq. yd. Allowance , carpet. \$ _____ sq. ft. Allowance, tile & oak.</i>
<i>Appliances</i>	<i>\$ _____ Allowance.</i>
<i>Lighting</i>	<i>\$ _____ Allowance.</i>
<i>Front Door</i>	<i>\$ _____ Allowance</i>

Changes must be made before materials are ordered to avoid extra charging. Any changes in specifications that will alter the final cost of the home, will be written, signed, and paid for prior to task. All materials and name brands are subject to availability and builders discretion. The builder retains the right to substitute materials or brand names mentioned without notice, with similar or equal products. The builder retains the right to modify or change plans and specifications. These specifications are applicable to homes under contract with GEM Builders, Inc., but are not applicable to all homes.

Allowances included are based on, no-less than 1500 and no more than 2500 square feet of living space. No more than two and one half baths.