

The Village of TWIN CREEKS

Effective 2/9/07

Creek View Dr. Specifications

NOTE: Any changes to the normal and usual specifications and construction practices, *MUST* be noted on the buyer's "ADDENDUM A" option list, even if they are minor and at no charge to the buyer. Kreiser Construction is under no obligation to provide any desired changes, if they are not included on the buyer's paperwork.

For the construction of standard floorplans, it is Kreiser Construction's standard policy to require a non-refundable deposit in the amount of \$2,000. plus 1/2 of the buyer's selected options. Changes made or options added after the initial contract is signed by both seller and buyer, will be paid for in full. Custom floorplans may require a larger deposit. Deposits may be adjusted depending on circumstances. In the case of any agreement with a home to sell contingency, the deposit is only non-refundable after the contingency is removed.

No credits are given for deleted items costing under \$200.

The following items are included with the house, if they are shown on the plans: kitchen island or peninsula, countertop overhangs, sidelights at the front door and paddle fans with light kit.

Foundation

- * 8" X 24" concrete footings
- * concrete slab floor w/stone base
- * exposed foundation walls stuccoed
- * sealer applied to exterior basement walls
- * driveway to be placed on high side of lot, (regardless of plot plan drawing) reversed only at builder's discretion, and at additional cost to buyer

Framing

- * 2" X 6" exterior frame walls - 24" o.c. with 7/16" OSB sheathing
- * roof trusses - 24" o.c.
- * 7/16" OSB roof sheathing
- * 2" X 10" floor joists - 16" o.c.
- * 2" X 4" interior framing - 24" o.c.
- * 3/4" T & G flooring OSB glued and nailed

Heating

- * electric heat pump
- * central air conditioning
- * high and low adjustable air returns
- * digital thermostat

Exterior

- * vinyl siding
- * aluminum fascia & vinyl soffit (white std.)
- * aluminum gutters and downspouts (white std.)
- * exterior wood trim painted to match fascia/soffit
- * ridge vent and vented soffit
- * shutters on front & gable walls only
- * 12' X 14' concrete patio or wood deck (varies per lot according to grade, determined by builder)
- * steps from deck to grade
- * yards graded & seeded, with mulch and shrubs in front of house
- * site work such as clearing the lot of trees, brush, and regrading for lawn is at builder's discretion. Depending on the buyer's request for additional site work there may be an additional charge.
- * brass house numbers on front door
- * paved driveway
- * house wrap (does not include garage)

Roofing

- * 15LB felt paper
- * 30 year - architectural shingles

Insulation of Heated Areas

- * R-38 ceiling
- * R-19 exterior walls

Plumbing

- * white tub & toilet
- * one-piece fiberglass tub/shower
- * chrome single lever faucets throughout
- * waterline - polyethylene pipe
- * PVC drain lines
- * washer & electric dryer hook-up
- * washer pan in 2nd floor laundry rooms
- * shut-off valve at all fixtures
- * exterior faucet in garage and rear frost free faucet
- * 52 gallon hot water heater

Kitchen and bath

- * General Electric appliances
- * self-cleaning electric range & dishwasher
- * laminate counter top with 4" back splash, matte finish
- * double bowl stainless steel kitchen sink
- * oak, maple or hickory custom cabinets
- * pedestal sink and wall cabinet in powder room, except bath/laundry combination which would have a vanity instead
- * white faux cultured marble tops on vanities
- * chrome towel bars, toilet paper holder & shower curtain rods (towel ring in powder room).
- * NOTE: light or natural finishes on cabinets require buyer's signature on cabinet disclosure.

Floor Covering

- * vinyl flooring in foyer, laundry, kitchen/nook and bathrooms
- * carpeting all other rooms
- * upgraded padding

Interior walls & ceiling

- * 1/2" drywall screwed and glued
- * walls painted with flat latex
- * garage walls insulated/drywalled & taped only

Electric

- * 200 amp service
- * meets or exceeds National Electric Code
- * all permanent light fixtures included
- * brass interior/exterior lights (except bath)
- * chrome light fixtures in bath
- * ceiling lights in all bedrooms w/provisions for paddle fans with separate fan and light switch
- * switched receptacles in living room
- * door bell
- * 2 cable TV prewires
- * 2 telephone prewires
- * front and rear outside receptacles
- * two receptacles in garage walls
- * one receptacle at overhead garage door for future opener - prewired for electric eye
- * white electrical devices
- * smoke detectors - hardwired/battery backup (per code)
- * NOTE: CODE REQUIRES 4 PRONG RECEPTACLES BE INSTALLED AT CLOTHES DRYER. BUYER'S OLDER APPLIANCE MAY HAVE 3 PRONGS.

Doors & windows

- * insulated exterior doors painted to match shutters
- * insulated garage door
- * white vinyl double hung tilt windows with full screens & internal grills
- * white vinyl sliding patio door with screen

Interior trim & doors

- * standard paint grade trim, semi gloss paint
- * window sills on 6" walls
- * 6 panel masonite doors
- * standard trim package
- * insulated door between garage & house
- * pine steps with oak handrail, open treads & handrail

Buyer _____ Date _____

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