

<p>HESS HOME BUILDERS INC Description of Materials for River View</p>
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1. FOUNDATION

Footers:	8"x18" 2500 P.S.I. poured concrete w/4" S & D drain pipe
Foundation walls:	8" poured concrete and 8" CMU
Girders:	Steel I beam 8" 18lb steel and 3 ½ " steel columns
Water control:	Parge and Pitch below grade <i>NOTE:</i> (see below)
Basement floor:	4" thick concrete 3000 P.S.I. with poly
Basement electric:	One (1) outlet
Daylight basement:	Additional cost if lot permits
Radon provision:	Crushed Stone base w/4" PVC pipe around inside of footer under basement floor, which feeds into sump pit. Roughed-in exhaust pipe extending from basement through roof and a receptacle for future fan

2. EXTERIOR WALLS

Framing:	2x6 studs – 24" on center, spruce
Sheathing:	7/16" O.S.B.
Siding:	Vinyl
Brick, Stucco, Manufactured veneer:	Optional

3. ROOF

Framing:	Roof trusses, engineered for each home, placed 24" on center
Sheathing:	7/16" Aspenite or O.S.B. (Oriented Strand Board) with "H" clips
Felt paper	15 lb
Roof surface:	Twenty-five (25) year fiberglass shingles with ridge vent

4. INTERIOR FRAMING

Floor joists:	2x10 floor joists 16" on center
Sub-floor:	¾" tongue & groove 4'x8' O.S.B glued & nailed ¼" underlayment for vinyl flooring
Bridging:	1" x 3"
Partitions:	2x4 studs – 16" on center

5. STAIRS

Basement:	Boxed stairs, yellow pine
2 nd Floor stairs:	Boxed stairs, yellow pine
Post & railing:	Wood Baluster, stained rail and post, painted spindles

6. FIREPLACE

Gas fireplace:	Optional
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7. WINDOWS & DOORS

Basement windows:	Vinyl egress – placement determined by grade
Windows:	Vinyl insulated, single hung with internal grids, screens
Exterior doors:	Front door – insulated steel door 1 ¾" w/doorbell Patio door – insulated vinyl sliding door w/screen
Exterior door trim:	Brickmould
Interior doors:	Six panel colonial, Masonite

NOTE 1: Parging and pitching is a preventative measure but will not insure that a wall will be free from moisture or water penetration.

8. EXTERIOR TRIM

Soffit, Fascia, Trim:

Aluminum fascia & trim, vinyl soffit

Shutters:

Vinyl shutters or trim per specific house plan

Spouting:

Seamless aluminum type "K", size 5", gauge .026

9. INSULATION

Exterior walls:

R-19 bat fiber

Ceiling above living area:

R-30 blown fiber

Floor below living area:

R-19 bat fiber

10. PLUMBING

Water piping material:

PVC and CPVC

Toilets:

1.6 Gallon water saver, Gerber or equal

Water heater:

52 Gallon electric

Sump:

Pit only

Washer/Dryer hook-up:

Washer hook up, electric dryer hookup standard

Lawn hydrants:

Two (2), one in garage and one in rear *NOTE: 2 (see below)*

Whirlpool:

Optional

11. ELECTRIC

Main panel:

200 amp service

Interior fixtures:

Standard Book allowance - \$300.00 total

Bedrooms:

Box and switch for ceiling light fixture

Exterior fixtures:

Light at each exterior entry except overhead garage door(s)

Receptacles:

Number and placement of electrical outlets per code requirements

Oven range:

220 volt

Dryer:

220 volt

Water heater:

220 volt

Smoke detectors:

Hardwired & battery backup on all floors – placement per code

Telephone/Cable:

One (1) phone jack & one (1) cable jack in each bedroom; one (1) cable jack in living/great room; one (1) phone jack in kitchen

Outside receptacles:

Two (2) per house

Closet lights:

Walk-ins only

12. HEATING/COOLING

Unit:

90 plus high efficiency propane gas forced air or heat pump

Central air conditioning

Dry filter

13. INTERIOR FINISHES

Wall surface:

½" Drywall glued & screwed on first and second floor

Trim:

MDF paint grade Colonial

Extended sills

Paint:

One (1) coat of flat latex paint sprayed on all walls & ceilings; semi gloss paint on trim & doors

Shelving:

Ventilated shelving – Closet maid

NOTE #2: Garden hoses must be disconnected during freezing weather or serious damage will occur!

14. FINISH FLOORING

Bathroom _____	Vinyl allowance \$13.85 per sq yd installed
Powder Room _____	Vinyl allowance \$13.85 per sq yd installed
Master Bath _____	Vinyl allowance \$13.85 per sq yd installed
Laundry Room _____	Vinyl allowance \$13.85 per sq yd installed
Kitchen _____	Vinyl allowance \$13.85 per sq yd installed
Living Room _____	Carpet allowance \$20.50 per sq yd installed
Dining Room _____	Carpet allowance \$20.50 per sq yd installed
Bedrooms(s) _____	Carpet allowance \$20.50 per sq yd installed
Hallway _____	Carpet allowance \$20.50 per sq yd installed
Foyer _____	Vinyl allowance \$13.85 per sq yd installed
Family Room _____	None
Stairs – Upper Level _____	Carpet allowance \$20.50 per sq yd installed
Stairs – Lower Level _____	None
Padding _____	6.2 lb high density

Hardwood: Optional

All vinyl flooring to be installed over luan underlayment or concrete.

15. BATHS

Tub(s) & shower(s):	Bisque one (1) piece fiberglass unit w/shower rod
Vanity:	Per standard selections / Manor oak or equal
Lavatory:	One (1) piece cultured marble or pedestal per plan
Faucets:	Chrome – Moen 4621
Mirrors:	Plate glass – one (1) at each vanity
Lighting:	Light at sinks
Exhaust fan:	One (1) per bathroom

16. KITCHEN

Cabinetry:	Per standard selection
Counter top:	Laminate w/4” backsplash
Sink:	Stainless steel double bowl
Faucet:	Chrome – Moen 7425
Range:	Whirlpool RF362 Self-cleaning electric or equal
Dishwasher:	Whirlpool DU800 or equal
Disposal:	Optional
Microwave:	Optional
Water line for ice maker:	Optional

17. GARAGE

Electrical:	One (1) outlet; porcelain socket & bulb for lighting
Floor:	4” sloped concrete 3000 P.S.I.
Walls:	Drywalled and one tape coat only
Overhead door:	Insulated – paneled
Door opener (s):	Optional – (pre wiring included as standard)

18. OUTDOOR AREAS

Porch:

Concrete front stoop as per plan

Porch posts or Railings:

None

Deck/Patio:

10' x 10' pressure treated lumber w/rail or concrete to be determined by Builder as per grades

Walk:

Concrete from driveway to front stoop

Driveway:

4" stone, 2" asphalt paving

Mailbox & post:

Cluster boxes – provided by Builder

19. LANDSCAPING

Lawn:

Grading & seeding entire lawn

Shrubbery:

Builder package – allowance \$250.00

Seller reserves the right to replace any of the materials, systems, appliances, and finishes with that of like kind.

Witness

Buyer

Date

Witness

Buyer

Date

Witness

Seller

Date