Specifications for Home at 7842 Church Road Germansville (Tax Parcel ID Not Yet Known) in Heidelberg Township (Germansville, Lehigh County), PA

square footage (approximate) of living space of home as measured by outside walls - 2,766

Basement

9' height Superior Walls pre-cast foundation walls (fully engineered with stone footing)
exterior of foundation walls weatherproofed automatically - Superior Walls pre-cast foundation walls
exterior perimeter drain (with corrugated pipe and 2b stone, and fabric barrier above exterior 2b stone) terminating at sump pit (in sump basin)
exterior perimeter drain to sump pit and sump pump to direct water up and away from foundation
interior of full-height foundation walls insulated to R-12.5 - Superior Walls Xi pre-cast foundation walls
band joists insulated/vapor isolated by 3" spray foam
foundation walls backfilled to 6-8" below top of foundation wall around all of home (with grade near top of walls at front porch and rear patio landings)
~8" clean 1b/2b stone sub base leveled so that top height is bottom of pre-cast foundation walls
rough plumbing (drain/vent and water supply lines) for full bathroom with all pipe, fittings, and subslab drain lines
4" concrete floor (no mesh, rebar, or fibers) with continuous subslab 6 mil polyethylene vapor barrier
anchor bolts and washers placed per manufacturer's specifications/per code for attachment of sill plate
2x10 pressure-treated sill plate with air-stoppage gasket (construction adhesive and foam/caulk as necessary)
numerous bearing points/bearing walls supported by footing pads or continuous footings below
foundation walls studded for drywall and finish - Superior Walls pre-cast foundation walls (inside-corner wall stud corner installations not included)
interior bearing walls/posts framed or adjustable lally columns (set-height lally columns if buyers supply steel beams)
framing of interior non-bearing wall locations not included (as basement is not being finished - additional finishing work at cost to buyers)
rough electrical for finished basement not included (as basement is not being finished - additional finishing work at cost to buyers)
rough HVAC for finished basement by branching to rooms in basement from main floor duct system and supplementing main floor system and/or trunk lines not included
drywall/primer/paint on walls/ceilings in basement not included (as basement in not being finished - additional finishing work at cost to buyers)
pre-assembled carpet-grade pine steps to main floor with oak railing and bronze stair railing brackets
1 wall sconce light at top and 1 at bottom of steps (or recessed lights if they fit) from basement to main floor

Garage

footings at frost depth (Superior Walls pre-cast foundation walls and stone footing)
4' foundation walls (Superior Walls pre-cast foundation walls and stone footing)
4"+ clean 2b stone sub base sloped 2-4" from wall opposite garage doors to garage doors wall (same slope as concrete slab)
4" concrete floor with continuous subslab 6 mil polyethylene vapor barrier
anchor bolts and washers placed per manufacturer's specifications/per code for attachment of sill plate
2x6 pressure-treated sill plate with air-stoppage gasket (glue per manufacturer's specifications) and 2x6 exterior walls
~10' height for garage exterior walls - matching up ceiling line with main floor of home
7/16" OSB structural exterior wall sheathing with code-required wall bracing
3' 6-panel steel fire-rated exterior door to enter home (into hallway) from inside garage
3' 6-panel style half-light fiberglass exterior door to enter garage from exterior (left side) of garage
2 9' x 8' raised panel insulated garage doors (white) with openers and remote controls (garage door insulation at ~R-8) (glass and/or hardware in doors at additional cost)
garage walls and ceilings not insulated (insulation for walls and/or ceilings at cost to buyers)
5/8" drywall on ceiling and 1/2" drywall on walls (5/8" drywall required on ceiling for potential living space above), taped/finished and primed and painted with white flat paint
5 recessed lights
exterior lights for garage - 3 sconce lights on wall with garage doors and 2 sconce lights on front wall

Main Floor

23/32" subfloor over 2x12 joists - glued and nailed
9' height for all main floor walls
2x6 exterior walls with R-21 kraft faced batt insulation
7/16" OSB structural exterior wall sheathing with code-required wall bracing
housewrap on exterior walls
2x4 interior walls (2x6 plumbing walls as needed)
large common area including kitchen, breakfast area, and great room (cathedral ceiling in great room)
dining room, pantry, play room, laundry, and full bath
1/2" drywall throughout, taped/finished and primed and painted with Sherwin Williams MasterHide or equivalent white flat paint
interior flat paint - same type and color for walls and ceilings (paint colors options at cost to buyers to be negotiated directly with paint contractor)
6-panel hollow-core type doors for all interior doors
2 1/4" colonial casing/trim (primed pine) for all pre-hung interior doors, all exterior doors, and all windows (no added window sills)
5 1/4" colonial base molding/trim (primed pine)
casing/trim, moulding, window jambs, and interior doors painted with white semi-gloss paint
bronze hardware (locks/handles/hinges) for all exterior doors
bronze hardware (locks/handles/hinges) for all interior doors
large kitchen with 42" tall wall cabinets granite counters and island with overhang for seating and under-cabinet lighting
3' fiberglass full-light door (no storm/screen door) to covered rear patio
bronze hardware wherever available for all of home
stairs from main floor to upper floor to be carpet grade pine boxes stairs with carpet installed on them
note: additional cost to buyers for all oak (treads/risers/stringers) clear coated (stain at additional materials/labor cost to buyers)

Upper Floor

23/32" subfloor over 2x12 joists - glued and nailed
8' height for all upper floor walls
2x6 exterior walls with R-21 kraft faced batt insulation
7/16" OSB structural exterior wall sheathing with code-required wall bracing
housewrap on exterior walls
2x4 interior walls (2x6 or double 2x4 plumbing walls as needed)
3 bedrooms, 2 full baths, balcony overlooking 2-story area of foyer, and bonus area (unfinished)
(bonus area to remain unfinished, with 6-panel steel entry door to separate bonus area from rest of upper floor, and 23/32" subfloor over attic truss bottom chords)
(electrical wiring, HVAC rough/system preparation, insulation, drywall, and any other finishing work at additional cost to buyers)
1 closet in each bedroom (large walk-in closet and smaller walk-through closet in master bedroom)
1/2" drywall throughout, taped/finished and primed and painted with Sherwin Williams MasterHide or equivalent white flat paint
interior flat paint - same type and color for walls and ceilings (paint colors options at cost to buyers to be negotiated directly with paint contractor)
6-panel hollow-core type doors for all interior doors
2 1/4" colonial casing/trim (primed pine) for all pre-hung interior doors, all exterior doors, and all windows (no added window sills)
5 1/4" colonial base molding/trim (primed pine)
casing/trim, moulding, window jambs, and interior doors painted with white semi-gloss paint
bronze hardware (locks/handles/hinges) for pre-hung exterior doors
bronze hardware (locks/handles/hinges) for all interior doors

Exterior Walls Covering

board and batten vinyl siding on front wall of garage, and return wall from garage to front porch, left front reverse-A gable, and upper floor center area and return walls
brick (with foundation brickledge) on front porch rear walls and full height of front of bump-out to right of front porch - all materials/labor for brick by buyers
note: buyers to provide/install/complete brick on front areas of home (buyers credited for board and batten siding where brick is to be located prior to specifications)
4-5" clapboard or Dutch lap siding on rest of front of home and sides and rear of home - 5-10 standard colors from which to choose (additional cost for colors labeled Deluxe)
allowance for siding based on standard in-stock siding at roofing/siding supplier - change to siding brand/type/level at materials/installation cost to buyers
white aluminum fascia and garage door openings wrap
white aluminum seamless gutters and white aluminum downspouts
white vinyl soffit - non-vented soffit for gables, full-vented soffit for eaves, and non-vented soffit for front porch and rear patio ceilings
no masonry/vinyl coverage on exterior foundation walls (concrete foundation walls being 8" out of grade at majority of points around home)

Windows for Home and Garage

Andersen 400 series vinyl windows
low-e plus argon glass windows - varying sizes, all double-hung - exceeds code requirements for U-Factor, etc.
(primed) white interior extension jambs (for 2x6 walls) for windows with white vinyl sashes and black vinyl exterior with integrated j-channel (as needed/available) for siding
integrated grids if buyers want them (no upcharge), otherwise no grids

Roof

8/12 pitch for main roof areas, 9/12 pitch for attic trusses over garage, and lower pitches for front porch and rear patio roofs (to fit rooflines below windows, etc.)
building paper and ice/water shield per code
7/16" OSB plywood roof sheathing with sheathing clips in each bay
30-year architectural shingles
allowance for shingles based on GAF Timberline HDZ architectural shingles - any change to shingles brand/type/level at materials/installation cost to buyers
air flow/ventilation via ridge vent and full-vented soffit on eaves where applicable

Front of Home

covered front porch at 24'6 x 6'1
front porch - 3' with 1' sidelights (5' total) fiberglass full-light door (no storm/screen door), structural columns/posts to be 6x6 pressure-treated posts, no railing/balusters
front porch 6x6 pressure-treated posts to be cedar-wrapped with wider pedestal bases for brick finish (all materials/labor for brick and caps by buyers)
front porch roof door-centered reverse-A gable pediment to be outlined with cedar material as fits the framed roof area
6" recessed lights on front porch ceilings (white non-vented soffit)
concrete single step from porch down to grade not included (front walk from porch to driveway area not included) - typically walkway goes up to bottom of porch

Rear of Home

covered rear patio at 18'0 x 16'1
rear covered patio - 3' fiberglass full-light door (no storm/screen door) to covered rear patio
patio roof posts of 6x6 pressure-treated to be wrapped with white PVC wraps

Flooring

engineered hardwood throughout main floor other than full bath, play room, and great room
includes... kitchen, breakfast area, dining room, foyer, pantry, and laundry - ~780 square feet
allowance for materials (flooring and vapor barrier or underlayment) and installation - $6.50 per square foot
ceramic tile in master bathroom, upper floor hall full bathroom, and main floor full bathroom - ~220 square feet
allowance for materials only (tile) - $2.50 per square foot
carpet in main floor play room and great room; upper floor bedrooms/closets and hall - ~1,120 square feet
allowance for materials (carpet and padding) and installation - $3.25 per square foot
note: flooring in basement is not included (as basement is not being finished - additional finishing work at cost to buyers)

Kitchen

- cabinets, crown moulding, light rail trim, and knobs/pulls
  - allowance for materials (all cabinets and trim) - based on budgeted/included cabinets type - Schrock Entra soft-close with color choices through Shelly's
  - allowance for knobs/pulls - $1.50 per knob/pull
- granite counters with island and stainless steel sink
  - allowance for materials (counter and sink) and labor - based on level 1/level A granite selections with supplier (Rome Granite)
- bronze faucet with pull-out sprayer for kitchen sink
  - allowance for materials (faucet) - $150
- stainless steel kitchen appliances including refrigerator with ice/water, dishwasher, electric/propane range, and range hood (must be <400 cfm)
  - allowance for kitchen appliances - $3,000
- tile backsplash (tile, mastic, and grout for 3"x6" white subway tile backsplash) - materials and installation
  - allowance for materials (tile and grout) - $150
  - note: substituting other tile/pattern (at cost to buyers) sometimes results in higher installation costs (to be added to buyers' overall cost)
  - notes: tile to be rectangular or square in shape (not round or curved) and tile to be same depth everywhere (not "dimensional") (additional installation costs may apply)
- under-cabinet lighting (outlets in cabinets, switch, and puck lights)

Laundry (Main Floor)

- standard washer and dryer - washer outlet box and dryer exhaust connection in laundry area (all connections to be made by builder)
  - allowance for laundry appliances - $1,200
- 72" utility/laundry sink area (standard color white-on-white cultured marble top with integrated sink bowl, other color/sink type choice at materials cost to buyers)

Master Bathroom (Upper Floor)

- 5' 4-piece/1-piece standard fiberglass shower with white walls
- freestanding tub at ~66" long by ~30" wide (Woodbridge B0013/BTA1513 or similar tub sold on Amazon or equivalent with drain, air jetted freestanding tub not included)
  - allowance for materials - $750
- bronze Votamuta (or similar) freestanding tub faucet
  - allowance for materials - $180
- white elongated bowl toilet with seat (standard toilet)
- 36" single-sink vanity, 36" drawers, and 24" linen tower (standard cabinetry) with cultured marble top (cultured marble to be white-on-white--otherwise upgrade cost to buyers)
- bath exhaust fan/light combination in master bathroom
- bronze bar light above sink, recessed lights as needed
  - allowance for bar light materials (1 bar light) - $40
- bronze Moen shower faucet/shower head combination and bronze Moen 4" center-set sink faucet
  - allowance for materials - $230
- bronze bath hardware - toilet paper holder/towel ring/towel bar (Franklin Brass Kinla oil-rubbed bronze) - installed where hardware is able to fit in room

Hall Full Bathroom (Upper Floor)

- 5' 4-piece/1-piece standard fiberglass bathtub/shower combination with white walls
- white elongated bowl toilet with seat (standard toilet)
- 36" single-sink vanity and 24" drawers (standard cabinetry) with cultured marble top (cultured marble to be white-on-white--otherwise upgrade cost to buyers)
- bath exhaust fan/light combination
- bronze bar light above sink, recessed lights as needed
  - allowance for bar light materials (1 bar light) - $40
- bronze Moen tub/shower faucet/shower head combination and bronze Moen 4" center-set sink faucet
  - allowance for materials - $230
- bronze bath hardware - toilet paper holder/towel ring/towel bar (Franklin Brass Kinla oil-rubbed bronze) - installed where hardware is able to fit in room

Hall Full Bathroom (Main Floor)

5' 4-piece/1-piece standard fiberglass bathtub/shower combination with white walls
white elongated bowl toilet with seat (standard toilet)
36" single-sink vanity (standard cabinetry) with cultured marble top (standard color white-on-white)
bath exhaust fan/light combination
bronze bar light above sink
allowance for bar light materials - $40
bronze Moen tub/shower faucet/shower head combination and bronze Moen 4" center-set sink faucet
allowance for materials - $230
bronze bath hardware - toilet paper holder/towel ring/towel bar (Franklin Brass Kinla oil-rubbed bronze) - installed where hardware is able to fit in room

Fireplace

propane fireplace in great room with direct venting (not roof venting) to side of home
fireplace model - Heat N Glo SL-7x (includes remote, circulating fan, and other features)
simple tile surround included, otherwise upgrade options to buyers (brick surround by buyers if buyers choose brick)
hearth, mantel, special front, special lining, and similar upgrades at additional materials/installation costs to buyers

Closets

white wire shelving to be installed throughout per standard package (package configurable within reason by buyers) (other closet materials at additional cost to buyers)

HVAC

16-SEER heat pump system (with air conditioning system included) for main floor - supplies/returns to future finished basement locations not included
16-SEER heat pump system (with air conditioning system included) for upper floor
standard white returns (wall) and standard white or brown/tan grills (floor)
programmable thermostats

Fuel Storage Tank

no propane tank included - tank delivery/rental/lease/purchase at buyers' expense
builder to provide termination flange on exterior walls and flat spot (with 2b stone if needed) for propane tank next to home
propane tank (if buyers provide) to be filled with propane at buyers' expense

Plumbing - Rough

PEX water lines with manifold (individual connections and shut-off valves)
50-gallon electric water heater (additional cost to buyers if substituting 75-gallon electric water heater or other type of electric water heater)
active radon system of 3" PVC pipe from interior perimeter drain through roof, standard/high velocity radon fan in attic, and manometer in basement

Electrical - Rough

200-amp service with 40-space main panel box
100-amp 40-space transfer panel (subpanel) with wire to generator inlet on side exterior wall (generator and power cord not included)
quad-shield RG-6 coaxial cable to bedrooms and great room if requested by buyers (nearly no buyers request any more due to streaming)

Ceiling/Roof Assembly and Attic

truss roof with all bracing per code/engineer specifications
7/16" OSB plywood roof sheathing with sheathing clips in each bay
R-60 blown-in cellulose insulation with air-flow baffles at all vented soffit ends (R-60 in all possible locations of attic, otherwise R-49 if low clearance for insulation)

Electrical - Finish

outlet type and spacing as prescribed by code
hardwired (battery backup) smoke alarms and carbon monoxide alarm as prescribed by code (carbon monoxide alarms outside bedrooms)
5 GFCI-protected outlets in garage and GFCI-protected outlets as needed in basement mechanical room
3 GFCI-protected outdoor outlets with waterproof covers (front of home, side or rear of home next to HVAC condensing unit, and 1 more)
toggle-style dimmer switches for all finished rooms
1 lighting fixture (otherwise recessed lighting) per room/area (centered) for great room, dining room, play room, and each bedroom
allowance for 6 lighting fixtures materials - $420 ($70 each) (upcharge for ceiling fan installation at $70 per room, so buyers to pick up ceiling fans if they want them)
2 pendant lights over kitchen island (if desired--otherwise recessed lighting over island)
allowance for 2 pendant lights materials (2 pendant lights--allowance is total for both) - $60 ($30 each)
6" recessed lights LED with white trim throughout (where there are no center fixtures)
quad-shield RG-6 coaxial cable to bedrooms and great room if requested by buyers (nearly no buyers request any more due to streaming)
no lamp posts or other electrical fixtures not attached to home

Plumbing - Finish

2 frost-free outdoor faucets
1 garbage disposal under kitchen sink

Septic System

septic system to be installed by buyers
elevated sand mound septic system (2022 probe/perc results of limiting zone 21" and average perc rate 3.52 minutes/inch and location on lot dictate)
tank(s) located between home and drainfield (drainfield at currently approved location), tank Zabel filter not included (not necessary)

Well

standard pressure system - located within 50' of home (at least 100' from septic drainfield and at least 50' from stormwater BMP location)
overall allowance for well drilling/pounding, casing, line into house, pump, and tank materials and labor excluded - well to be installed by buyers

Roof Seepage Pit/Dry Well

stormwater management system to comply with grading/e&s plan per township ordinance/regulations
note: no seepage pit need expected per township ordinance...if seepage pit is needed then any amended soils to be additional cost to buyers

Driveway

paved asphalt over 2a modified stone base for first 25 feet from road, after 25 feet only 2a modified stone base
12' wide main portion with 16' radius meeting road
26' deep main area out of side-entry garage
length from street to front of garage at approximately 130' from road

Landscaping

buyers to provide materials and complete rake/seed/straw to establish grass lawn on 1/2-5/8 acre (planting of trees/shrubs not included)

Drawings

builder creates/modifies and submits
significant changes to plans requested by buyers (i.e., anything that requires a separate review by township code officer) to incur an upcharge

Permits

builder purchases building permits - permits fees are part of building package
buyers purchase grading/e&s and septic drawings/permits - buyers are in process with grading/e&s and septic drawings as part of subdivision/development planning
buyers to purchase any additional newly required (if any) permits for stormwater management compliance in township
buyers to fund any driveway escrow necessary in the township (escrow later returned to buyers upon completion of driveway)

Insurance

buyers carry builder's risk policy and assume responsibility...builder carries liability policy

Utilities

builder arranges utilities installations as permitted by utility companies (buyers' input/confirmation possibly necessary at times)

buyers (owners of lot) pay all utility bills (electric/propane) prior to completion of home (and then after completion of home as part of home ownership)

Buyers' Responsibility Items

items to be completed/paid/reimbursed by buyers in list below

- excavation - stone construction entrance
- excavation - strip/stockpile topsoil
- excavation - dig foundation/stockpile fill dirt
- excavation - prepare foundation stone for footings and concrete slab
- excavation - place perimeter drain and fabric, then backfill foundation
- excavation - stone garage and porch with 2b or 1b stone
- excavation - stone driveway with 2a modified stone
- excavation - dig/backfill electrical trench and well trench
- excavation - spread/final grade and back-blade topsoil at time of construction completion
- excavation - rake, plant grass seed, and straw all disturbed areas that have previously had topsoil final graded
- septic system - supply all materials and pipe/wire from home to tank(s) and drainfield; prepare, build, and cover drainfield to pass all septic inspections
- well - drill/case and install wire/pipe/pump/tank for complete well system with all piping and electrical into basement mechanical room
- driveway - pave any desired areas of driveway beyond first 25 feet from road (first 25 feet of paved surface required by township)

What items that are typically unforeseen items are not included in the pricing for this project?

excavation overages for running into large rocks during excavation (breaking/chipping/busting, blasting, and/or removal)
removal of water from excavation areas or from ponding created during construction and excavation
removal of trees/brush in preparation for (or after) excavation of foundation and site improvements
accommodation for near-freezing/freezing temperatures (relevant mainly with concrete foundations, concrete slabs, and heat needed for drywall and finish work)
well and related costs of any kind
fire sprinkler system - not currently required by code with use of dimensional lumber, simulated dimensional lumber, or other fire protection means)
additional fill dirt needed to bring grade to acceptable range
removal of excess fill dirt from the property
addition of soil amendment (via sand/peat/similar materials) to bring part or all of property/stormwater BMPs to a level higher than required by township's stormwater ordinance
extra topsoil to supplement availability and/or quality of topsoil on site
compaction of dirt/stone and/or provision for prevention or repair from settling of dirt on property (particularly in foundation overdig and other excavated areas)
rake/seed/straw of any final graded dirt for lawn establishment ("stabilzation")
winter "stabilization" of disturbed soils via straw spreading on exposed dirt
stormwater management of any kind (roof seepage pit, soil amendment, swales)
additional ongoing maintenance costs for alternative septic systems
landscaping of any kind
removal of trees or other significant vegetation
watering of grass and other vegetation
security system
repair or replacement of any concrete which has cracked
repair of replacement of downspout conversion fittings to direct downspouts via piping to roof seepage pit or other area on property
removal of snow or ice from driveways/stone paths and portions of the yard
accommodation to bring equipment, work trucks, and delivery trucks up steep or unmanageable driveways/stone paths and other terrain
treatment for water quality (beyond UV light) or accommodations to pass water potability test (1 test is included--buyers pay for any re-tests)
reimbursement for theft or breakage of materials (specifically, breakage not caused by builder)
upcharge by electric company ($325+) for location of electrical meter base anywhere other than corner of house closest to utility pole
additional distance beyond 150 feet to run the electrical and cable/phone lines from their termination at the road or stubs to the home (including materials/labor for conduit runs)
electric company fees for wire, additional transformers, conduit wire pull, and escrows to be paid by buyers
upcharge for siding/soffit color other than standard color selections
design and materials/labor costs of any kind related to construction of elevated deck around rear of home
buyers (owners of lot) pay utility bills upon connection and after completion of home (as part of home ownership)

Overall Price to Construct 2,766 Square Foot 2-Story Home Described Above on Building Lot (from drawings to completion of construction)
$509,000.00 ... This price includes what is specified here and what is specified at the date of signing of the contract.
(Note: The Lot has been purchased or is being obtained by the Buyers. Cost of the Lot is not included in Price to Construct.)

All changes in materials are to be communicated to the builder prior to commencement of foundation. Failure to do may result in material/labor upcharges.
The builder is not responsible for additional fees or mitigation efforts to improve water quality or to enable water to pass potability test.

Signatures This agreement has been signed and executed as of the date(s) indicated below.

4/11/23 Mark T Szoke Jordan Szoke
Date Buyers - Mark T. Szoke and Jordan R. Szoke of 9224 North Loop Road Slatington, PA 18080

4/11/2023 Bryan J Gibson
Date Builder - H&I Custom Homes, LLC Owner Bryan J. Gibson