

Specifications for Home at 1965 (Lot 7) Park Place Drive (Tax Parcel ID 557132659593 1) In North Whitehall Township (Slatington, Lehigh County), PA
square footage (approximate) of living space of home as measured by outside walls - 2,503

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)
foundation drain to drain via daylight toward lower elevation of property
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...sloping down to walk-out basement grade on both sides of walk-out portion of wall
6-8" clean 1b stone sub base leveled so that top height is bottom of pre-cast foundation walls
rough plumbing (drain/vent lines only) for future full bathroom with all pipe, fittings, and macerator bucket (sewage/macerator pump not included)
4" concrete floor (no mesh or rebar) 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 spray foam as necessary)
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 (wood wall stud corner installations for later finish not included)
interior bearing posts as adjustable lally columns
framing of interior non-bearing wall locations not included
basement egress via walk-out wall windows and doors (Bilco PermEntry pre-cast stairs/doors not needed)
(basement) rough electrical not included
(basement) rough HVAC (branching to rooms from main floor system) not included
drywall on walls in basement not included - only on steps to basement and walk-out wall
pre-assembled carpet-grade pine steps to main floor with pine/oak railing and bronze stair railing brackets
1 wall sconce light at top and 1 at bottom of steps from basement to main floor

Garage

front entry oversized 2 car 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 roofline with home
7/16" OSB structural exterior wall sheathing with code-required wall bracing and housewrap
3' 6-panel steel exterior door to enter home (into hallway) from inside garage
2 9' x 8' raised panel non-insulated garage doors (white) with openers and remote controls
1/2" drywall on ceiling and walls, taped/finished and primed and painted with white flat paint (5/8" Type X fire-code compliant drywall not necessary)
attic access for both garage and home via garage ceiling
4 recessed lights
exterior lights next to garage overhead doors - 3 sconce lights on wall

Main Floor

23/32" subfloor over 2x10 (dimensional lumber) joists - glued and nailed
9' height for all main floor walls
tray ceiling in great room area
tray ceiling in master bedroom
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)
huge common area including kitchen, dining room/area, great room, and entry foyer
4 bedrooms, 3 full bathrooms (including master bathroom), 1 half bathroom, and laundry/mud room
1 closet in each bedroom, including large walk-in master bedroom closet
1/2" drywall throughout, taped/finished and primed and painted with white flat paint
interior flat paint - same type and color for walls and ceilings
6-panel hollow-core doors for all interior doors
all interior doors to be 6-panel pre-hung swing-open doors (no bi-fold or sliding 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
large kitchen with granite counters and island with overhang for seating, stainless steel appliances, and under-cabinet lighting
propane fireplace in great room - Heat N Glo SL-7 (does not include additional blower fan)
3' 6-panel steel 9-lite exterior door from great room (extension) to future deck (door to be prevented from opening for purpose of passing inspection for certificate of occupancy)
bronze hardware wherever available for all of home

Exterior Walls Covering

4.5" dutch-lap vinyl siding everywhere on home - 5-10 standard colors from which to choose
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
exceptions: ~3' stone veneer knee wall up to bottom of windows (with siding above) on all of front of home except rear (door/window) wall of front porch
exceptions: board and batten siding on rear (door/window) wall of front porch
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 patio ceilings
no masonry/vinyl coverage on exterior foundation walls (concrete foundation walls being 8" out of grade at highest point other than walk-out area)

Windows for Home (not Garage)

low-e plus argon glass windows - varying sizes, all double-hung or double-casement (kitchen) type - exceeds code requirements for U-Factor, etc.
(primed) white interior extension jambs (for 2x6 walls) for windows with white vinyl sashes and white vinyl exterior with integrated j-channel for siding
Integrated grids if buyers want them (no upcharge), otherwise no grids

Roof

8/12 pitch for all roof areas, 10/12 pitch for front gable roofs
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 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

3' with 1' sidelights (5' total) steel full-light doors (no storm/screen door and no additional framing for storm/screen door)
17' wide x ~6' deep concrete porch with roof overhang
6" recessed lights on front porch ceiling (white non-vented soffit)
concrete single step from porch down to grade not included (front walk from porch to driveway area not included)

Rear of Home

rear of great room to have 3' 6-panel steel 9-lite exterior door from great room (extension area)

Flooring

engineered hardwood throughout all areas of main floor of home other than full bathrooms
includes... kitchen, dining room/area, great room, entry foyer, halls, half bathroom, closets, laundry/mud room, and all bedrooms - ~2,000 square feet
allowance for materials (flooring and vapor barrier or underlayment) and installation - \$6.00 per square foot
ceramic tile in master bathroom, hall full bathroom, and bedroom 2 bath - ~220 square feet
allowance for materials (tile and grout) - \$2.25 per square foot
carpet - no carpet in this home
allowance for materials (carpet and padding) and installation - \$2.75 per square foot

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 several 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 entry-level kitchen appliances including side-by-side (not French door) refrigerator with ice/water, dishwasher, electric range, and over-the-range microwave
allowance for kitchen appliances - \$2,500
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)
under-cabinet lighting (outlets in cabinets, switch, and puck lights)

Laundry

standard washer and dryer
allowance for materials (washer and dryer) - \$1,000
washer outlet box and dryer exhaust connection in laundry closet (all connections to be made by builder)
~24" utility sink with standard chrome faucet

Master Bathroom

5' 1-piece standard fiberglass shower with white walls
freestanding tub at ~66" long by ~30" wide

allowance for materials - \$650

white elongated bowl toilet with seat (standard toilet)

dual-sink vanity (standard cabinetry) with cultured marble top and 2 sink bowls (standard color white-on-white) - 42" with sink/30" low/42" with sink
bath exhaust fan/light combination

2 bronze bar lights above sinks, 2 recessed lights above soaker tub, recessed lights in bath

allowance for bar lights materials (2 bar lights--allowance is total for both) - \$80

bronze Moen shower faucet/shower head combination and 2 bronze Moen 4" center-set sink faucets

allowance for materials - \$290

bronze Votamuta (or similar) freestanding tub faucet

allowance for materials - \$180

bronze bath hardware - toilet paper holder/towel ring/towel bar

Hall Full Bathroom

5' white smooth finish tub with walls

white elongated bowl toilet with seat (standard toilet)

30" 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 - \$210

bronze bath hardware - toilet paper holder/towel ring/towel bar

Bedroom 2 Bathroom

5' white smooth finish tub with walls

white elongated bowl toilet with seat (standard toilet)

30" 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 - \$210

bronze bath hardware - toilet paper holder/towel ring/towel bar

Half Bathroom

white elongated bowl toilet with seat (standard toilet)

30" 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 4" center-set sink faucet

allowance for materials - \$70

bronze bath hardware - toilet paper holder/towel ring

Fireplace

propane fireplace with roof venting to rear exterior wall of great room

simple 6"x24" or similar size 1-tile-width tile surround included, additional or other options to buyers (at buyers' cost)

Closets

white wire shelving to be installed throughout per standard package (package configurable within reason by buyers)

HVAC

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

Fuel Storage Tank

no propane tank included - tank delivery/rental/purchase at buyers' expense (for fueling fireplace)
propane tank 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
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 wiring to bedrooms and great room

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

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)
2 GFCI-protected outlets in garage and GFCI-protected outlets as needed in basement mechanical room
2 GFCI-protected outdoor outlets with waterproof covers (front of home, side or rear of home next to HVAC condensing unit)
toggle-style dimmer switches for kitchen, great room, dining room/area, foyer, and each bedroom
1 lighting fixture (if not recessed) per room/area (centered) for dining room/area, foyer, and each bedroom
allowance for 5 lighting fixtures materials - \$350 (\$70 each) (upcharge for ceiling fan installation at \$70 per room)
2 pendant lights over kitchen island (if desired)
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)
cable jacks in each bedroom and great room - specific location in room as specified by buyers
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

sand mound septic system - main tank and pump tank (110-volt pump) located between home and septic drainfield (drainfield at currently probed/perc approved location on lot)
tank Zabel filter not included (not necessary)

Well

- standard pressure system - located in within 50' of home (at least 100' from septic drainfield and at least 50' from stormwater BMP location)
- allowance for well depth - 150' (overage to include additional drilling/pounding depth cost as well as additional wire/conduit)
- allowance for casing - 40'

Roof Seepage Pit/Dry Well

- stormwater management system to comply with North Whitehall Township stormwater ordinance by emptying downspouts from home to stone roof seepage pit

Driveway

- 2a modified stone base with entrance of paved asphalt for 50' from road
- 12' wide main portion with 16' radius meeting road
- 24' deep main area out of front-entry garage
- length from street to front of garage at >250' - using 2a modified stone base for nearly all of driveway to avoid higher costs of paving entire driveway

Landscaping

- rake and seed to establish grass lawn (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
- builder purchases septic drawings/permits - permits fees are part of building package
- buyers to fund any driveway escrow necessary in the township (not typically necessary in North Whitehall Township)

Insurance

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

Utilities

- builder arranges utilities installations as permitted by utility companies (buyer input/confirmation possibly necessary at times)
- buyers (owners of lot) pay utility bills prior to completion of home (and then after completion of home as part of home ownership)

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 depth beyond 150' (drilling/pounding depth and additional wire/conduit) and well casing beyond 40'
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 of more than 1/2 acre of final graded dirt for lawn establishment ("stabilization")
winter "stabilization" of disturbed soils via straw spreading on exposed dirt
stormwater management of any kind (roof seepage pit, soil amendment, swales)
landscaping of any kind
removal of trees or other significant vegetation
mowing lawn or cutting weeds on the lot
watering of grass and other vegetation
security system
repair or replacement of any concrete which has cracked
repair or replacement of downspout conversion fittings to direct downspouts via piping to roof seepage pit
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 200 feet to run the electrical and cable/phone lines from their termination at the road or stubs to the home
upcharge for siding/soffit color other than standard color selections
buyers (owners of lot) pay utility bills upon connection and after completion of home (as part of home ownership)
Installation of additional network and phone lines within the home
additional labor cost for installation of hardware purchased by buyers
Installation of window sills at any windows
temporary covering/boarding of any exterior doors if further fill/stone is required to bring exit to level within 8" step off door or door's landing

Overall Price to Construct 2,503 Square Foot 1-Story Home Described Above on Building Lot (from drawings to completion of construction)

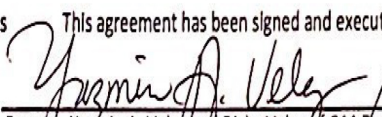
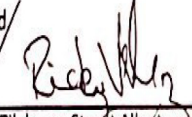
\$370,000.00 ... This price includes what is specified here and what is specified at the date of signing of the contract.

(Note: Lot is being purchased in several weeks. Cost of the Lot is not included in Price to Construct.)

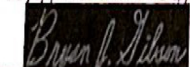
All changes in materials are to be communicated to builder prior to commencement of foundation. Failure to do may result in material/labor upcharges.

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/

 
Buyers - Yezmin A. Velez and Ricky Velez of 644 East Tilghman Street Allentown, PA 18109

7/26/21



7/25/2021

Builder - H&I Custom Homes, LLC Owner Bryan J. Gibson