

Specifications for Home at 3487 Orefield Road (Tax Parcel ID 547874606778 1) in South Whitehall Township (Allentown, Lehigh County), PA

square footage (approximate) of living space of home as measured by outside walls - 6,536

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 (or if not possible, sump pump to be installed in sump pit and piped away from home)
interior of full-height foundation walls insulated to R-12.5 - Superior Walls Xi pre-cast foundation walls
band joists between basement and main floor to be insulated/vapor isolated by 3" spray foam
foundation walls backfilled to 6-8" below top of foundation wall (changing as grade moves toward side walk-out basement wall)
~8" clean 1b 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 (no finish plumbing--only rough plumbing)
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 spray foam as necessary)
numerous bearing points/bearing walls supported by footing pads or continuous footings below - interior bearing walls/posts framed or adjustable lally columns
foundation walls studded for drywall and finish - Superior Walls pre-cast foundation walls
stairs from main floor to basement to be carpet grade pine box stairs (including stringers)
1 wall sconce light (or recessed light) at top and 1 at bottom of steps (or recessed lights if they fit) from basement to main floor

Basement - Partial Finishing

framing (non structural/partitioning) - ~100 lineal feet of framing for interior walls in basement and inside-corner wall stud corner installations (additional walls lineal footage at cost to buyer)
rough plumbing - 5' bathtub/shower combination (fiberglass base and fiberglass walls) to be installed with drain/Moen faucet (so that basement bathroom can be drywalled during main drywall phase)
rough electrical - outlets, switches, and lighting to be wired in all of basement other than mechanical room
rough HVAC - branching to rooms in basement from main floor duct system and supplementing main floor system/trunk lines ... and/or prepping for basement mini-split system (line sets/wiring)
note: potential added cost for separate and/or additional mini-split system (high-cost high-efficiency system) if not able to service basement through main floor system/duct work
drywall/primer/paint on walls/ceilings in basement
finish plumbing - faucet trim for 5' bathtub/shower to be installed (not installing rest of bathroom - vanity sink/faucet and toilet)
finish electrical - outlets, switches, and lighting to be installed in all of basement (any lighting fixtures other than 6-inch recessed light trims to be supplied by buyer at cost to buyer)
finish HVAC - grilles/registers to be placed on walls/ceilings if extending main floor duct work
note: potential added cost for separate and/or additional mini-split system (high-cost high-efficiency system) full installation if not able to service basement through main floor system/duct work
note: interior doors, all trim, all flooring, all hardware, and all bathroom completion beyond 5' bathtub/shower not to be completed as part of partial finishing of basement

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 9' x 8' raised panel non-insulated garage doors (white) with standard glass/grilles upper panel with openers and remote controls (insulation/upgraded glass/hardware in doors at additional cost)
garage walls and ceilings not insulated (insulation for walls and/or ceilings at cost to buyer) - exception - areas under finished living space to be insulated
5/8" drywall on ceiling and 1/2" drywall on walls, taped/finished and primed and painted with white flat paint
5 recessed lights
exterior lights for garage - 4 sconce lights on wall with garage doors and 2 sconce lights on front wall (Home Depot Home Decorators Brimfield Small Exterior Wall Lantern)

Main Floor

23/32" subfloor over engineered i-joists - glued and nailed
9' height for main floor walls, with some ceilings raised due to vaulted/cathedral ceiling configurations
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, great room, dining room, and foyer
vaulted/cathedral ceiling in great room (centerline runs left to right), vaulted/cathedral ceiling in master bedroom and in office (if selected for office)
pantry, 2 mud rooms, laundry, half bath, and fitness center
master bedroom suite with large walk-in closets, guest bedroom with full bath, and 2 full 1-bedroom in-law suite/similar accommodations behind garage area
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 on walls options at cost to buyer to be negotiated directly with paint contractor)
6-panel hollow-core type doors for all interior doors (other style interior doors at additional materials cost to buyer)
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)
stairs from main floor to upper floor to be fully oak box stairs (including stringers)
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 granite counters and islands with overhang for seating and under-cabinet lighting
3' fiberglass paint grade full-light single door with 2 1' sidelights and 1' transom above to front porch (budget allowance of \$6,000 for door unit)
12' vinyl 4-panel sliding doors to rear patio area
bronze hardware wherever available for all of home

Upper Floor

23/32" subfloor over engineered i-joists - glued and nailed
9' height for 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 plumbing walls as needed)
2 bedrooms, large full bath with separate bathtub/toilet room, and large family room/theater
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 on walls options at cost to buyer to be negotiated directly with paint contractor)
6-panel hollow-core type doors for all interior doors (other style interior doors at additional materials cost to buyer)
2 1/4" colonial casing/trim (primed pine) for all pre-hung interior doors, all exterior doors, and all windows (no added window sills)
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casing/trim, moulding, window jambs, and interior doors painted with white semi-gloss paint
bronze hardware (locks/handles/hinges) for all exterior doors
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bronze hardware wherever available for all of home

Exterior Walls Covering

stone veneer for all of 2 high-pitch front gables and knee wall on front of garage
board and batten vinyl siding everywhere else on front of home - 5-10 standard colors from which to choose (additional cost for colors labeled Deluxe)
4-5" clapboard or Dutch lap siding on 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 buyer
white aluminum fascia and garage door openings wrap (other colors at additional cost to buyers)
white aluminum seamless gutters and white aluminum downspouts (other colors at additional cost to buyers)
white vinyl soffit - non-vented soffit for gables, full-vented soffit for eaves, and non-vented soffit for front porch ceiling
no masonry/vinyl coverage on exterior foundation walls (concrete foundation walls being at most 8" out of grade at majority of points around home)

Windows for Home and Garage

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 white vinyl exterior with integrated j-channel for siding
note: additional cost to buyer if changing front windows or all windows to black exterior
integrated grids if buyer wants them (no upcharge), otherwise no grids

Roof

12/12 pitch for main roof areas, 8/12 pitch for secondary roof areas, 15/12 pitch for 2 large front gables--extending to rear of home
roof to overhang center area of home in rear by ~10' to cover rear patio
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 buyer
air flow/ventilation via ridge vent and full-vented soffit on eaves where applicable
vaulted/cathedral ceiling in great room (centerline runs left to right), vaulted/cathedral ceiling in master bedroom and in office (if selected for office)

Front of Home

front porch (not covered with roof) at 10'0 x 6'0
front door - 3' fiberglass paint grade full-light single door with 2 1' sidelights and 1' transom above
concrete single step from porch down to grade not included (front walk from porch to driveway area not included) - typically future walkway goes up to bottom of porch

Rear of Home

main floor - 12' vinyl 4-panel sliding doors to rear patio area to rear patio area
roof to overhang center area of home in rear by ~10' to cover rear patio
no additional concrete patio (beyond covered rear patio) or similar concrete pad to be poured

Flooring

engineered hardwood or luxury vinyl plank throughout all areas of main floor (other than the 2 full baths)
includes... great room, kitchen, dining room, foyer, pantry, halls, closets, mud rooms, half bath, master bedroom, guest bedroom, office, and all areas of in-law suites - ~4,100 square feet
allowance for materials (flooring and underlayment) and installation - \$7.00 per square foot
ceramic tile in master bath, guest full bath, and upper floor full bath - ~320 square feet
allowance for materials only (tile) - \$3.00 per square foot
rubber interlocking gym flooring in fitness center - ~130 square feet
allowance for materials (flooring and underlayment) and installation - \$5.00 per square foot
carpet in 2 upper floor bedrooms/closets/halls and upper floor family room/theater - ~1,000 square feet
allowance for materials (carpet and padding) and installation - \$3.50 per square foot
note: flooring in basement is not included (as basement is not being finished - additional finishing work at cost to buyer)

Kitchens (3 of them)

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(s) 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

kitchen appliances - standard depth refrigerator with ice/water, dishwasher, range, microwave (in cabinet or above range in all kitchens), and range hood (must be <400 cfm) in main kitchen only

allowance for main kitchen appliances - \$7,000 (upgraded appliances and additional appliances at additional cost to buyer)

allowance for in-law suite left side kitchen appliances - \$3,000 (upgraded appliances and additional appliances at additional cost to buyer)

allowance for in-law suite right side kitchen appliances - \$3,000 (upgraded appliances and additional appliances at additional cost to buyer)

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 buyer) sometimes results in higher installation costs (to be added to buyer's overall cost)

notes: tile to be rectangular or square in shape (not round or curved) and tile to be same depth off of wall everywhere (not "dimensional") (additional installation costs may apply)

under-cabinet lighting (outlets in cabinets, switch, and puck lights)

Laundry - Main

standard washer and dryer - washer outlet box and dryer exhaust connection in laundry area (all connections to be made by builder)

allowance for materials (washer and dryer - total allowance) - \$1,500 (upgraded appliances at additional cost to buyer)

48" vanity sink (standard color white, other color/sink type choice at materials cost to buyer) and 48" counter with no sink

Laundry - In-Law Suite Left Side

standard washer and dryer - washer outlet box and dryer exhaust connection in laundry area (all connections to be made by builder)

allowance for materials (washer and dryer - total allowance) - \$1,250 (upgraded appliances at additional cost to buyer)

Laundry - In-Law Suite Right Side

standard washer and dryer - washer outlet box and dryer exhaust connection in laundry area (all connections to be made by builder)

allowance for materials (washer and dryer - total allowance) - \$1,250 (upgraded appliances at additional cost to buyer)

Master Bathroom

5' x 6' custom shower with cultured marble base and cultured marble walls with glass shower door

allowance for all materials including cultured marble and glass door(s) - \$13,000

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)

2 60" vanity configurations (standard cabinetry) with cultured marble tops (marble to be white-on-white--otherwise upgrade cost to buyer)

bath exhaust fan/light combination in master bath and bath fan/light combination in toilet room

2 bronze bar lights above sinks, recessed lights as needed

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

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

allowance for materials - \$460

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

Guest Full Bathroom

5' 1-piece standard fiberglass bathtub/shower combination with white walls
white elongated bowl toilet with seat (standard toilet)
60" 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 (1 bar light) - \$40
bronze Moen tub/shower faucet/shower head combination and 1 bronze Moen 4" center-set sink faucet
 allowance for materials - \$220
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

Upper Floor Full Bathroom

bathtub/shower combination and toilet in separate room from dual-sink vanity
5' 1-piece standard fiberglass bathtub/shower combination with white walls
white elongated bowl toilet with seat (standard toilet)
2 48" vanity configurations (standard cabinetry) with cultured marble tops (marble to be white-on-white--otherwise upgrade cost to buyer)
bath exhaust fan/light combination in master bath and bath fan/light combination in toilet room
2 bronze bar lights above sinks, recessed lights as needed
 allowance for bar lights materials (2 bar lights--allowance is total for both) - \$80
bronze Moen tub/shower faucet/shower head combination and 2 bronze Moen 4" center-set sink faucets
 allowance for materials - \$290
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

In-Law Suite Left Full Bathroom

5' 1-piece standard fiberglass bathtub/shower combination with white walls
white elongated bowl toilet with seat (standard toilet)
30" 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 (1 bar light) - \$40
bronze Moen tub/shower faucet/shower head combination and 1 bronze Moen 4" center-set sink faucet
 allowance for materials - \$220
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

In-Law Suite Right Full Bathroom

5' 1-piece standard fiberglass bathtub/shower combination with white walls
white elongated bowl toilet with seat (standard toilet)
30" 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 (1 bar light) - \$40
bronze Moen tub/shower faucet/shower head combination and 1 bronze Moen 4" center-set sink faucet
 allowance for materials - \$220
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

Half Bath

white elongated bowl toilet with seat (standard toilet)
48" 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 (1 bar light) - \$40
bronze Moen 4" center-set sink faucet
allowance for materials - \$70
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(s)

great room - propane fireplace with roof venting to rear roof side of home - fireplace in center of cathedral in great room
fireplace model - Heat N Glo SL-7x (includes remote, circulating fan, and other features)
simple tile surround included, otherwise upgrade options to buyer (possible addition of stone veneer from floor to ceiling, also possible addition of hearth)
hearth, mantel, special front, special lining, and similar upgrades at additional materials/installation costs to buyer
master bedroom - propane fireplace with rear venting to side of home - fireplace on side wall of master bedroom
fireplace model - Heat N Glo SL-7x (includes remote, circulating fan, and other features)
simple tile surround included, otherwise upgrade options to buyer (possible addition of stone veneer from floor to ceiling, also possible addition of hearth)
hearth, mantel, special front, special lining, and similar upgrades at additional materials/installation costs to buyer

Closets

white wire shelving to be installed throughout per standard package (package configurable by buyer) - custom closet organizers at additional cost to buyer

HVAC

2 16-SEER heat pump systems (with air conditioning system included) separated by 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/lease/purchase and (if buried) excavation/screenings stone/trenching/backfill at buyer's expense
builder to provide termination flange on exterior walls and flat spot for propane tank next to home
propane tank to be filled with propane at buyer's expense

Plumbing - Rough

PEX water lines with manifold (individual connections and shut-off valves)
50-gallon electric water heater (additional cost to buyer 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 (upgrade to 400-amp service at additional cost--materials and labor--to buyer, depending on availability of 400-amp service materials)
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 / Cat6 / any low-voltage communications wiring in home as requested by buyer (not often done any more with the advent of 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, office, and each bedroom
allowance for 9 lighting fixtures materials - \$630 (\$70 each) (upcharge for ceiling fan installation at \$70 per room, so buyer to pick up ceiling fans if those are wanted)
2 pendant lights over each kitchen island (if desired--otherwise recessed lighting over island)
allowance for 4 pendant lights materials (4 pendant lights--allowance is total for all 4) - \$120 (\$30 each)
6" recessed lights LED with white trim throughout (where there are no center fixtures)
quad-shield RG-6 coaxial cable / Cat6 / any low-voltage communications wiring in home as requested by buyer (not often done any more with the advent of 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

standard in-ground trenches septic system (as probe/perc results and location on lot dictate) - main tank located between home and drainfield (drainfield at currently approved location)
tank Zabel filter not included (not necessary)

Water Supply

LCA public water said to be available under Orefield Road - builder to pay tap-in and distribution fees, any cost to dig up road, tap main, and/or repair road to the be at buyer's expense)
if not LCA public water ... standard pressure system - located within 50' of home (at least 100' from septic drainfield and at least 50' from stormwater BMP location)
if not LCA public water ... overall allowance for well drilling, casing, line into house, pump, and tank materials and labor at \$10,000.00

Roof Seepage Pit/Dry Well

stormwater management system to comply with current NPDES PCSM plan and township ordinance/regulations

Driveway

paved asphalt over 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 over 100' from road (middle of cartway + 25' right-of-way + front setback)

Landscaping

rake and seed to establish grass lawn on ~1/2 acre (planting of trees/shrubs not included) - rake/seed beyond 1/2 acre at additiional cost to buyer

Drawings

buyer works through builder and pays for all testing, engineering, and review/permit fees for NPDES plan and for septic system design
builder creates/modifies and submits drawings for building code
significant changes to plans requested by buyer (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
buyer to purchase septic drawings - septic permit fees are part of building package
buyer to purchase any testing/design/review/expedite of stormwater plan to ensure compliance with township and NPDES PCSM plan regulations
buyer to fund any driveway escrow necessary in the township (escrow later returned to buyer upon completion of driveway) - no driveway escrow requirement in the township

Insurance

buyer carries builder's risk policy and assumes responsibility...builder carries liability policy

Utilities

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

buyer (owner of lot) pays all utility bills (electric/propane) 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)

all costs to provide public water from its location beneath the road beyond tapping/distribution fees from the water authority

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 (costs of purchase, hauling, and spreading to be paid by buyer)

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 or any kind of temporary "stabilization" of disturbed soils via straw/grass/vegetation/fertilizer spreading on exposed dirt, or relocation of existing dirt stockpiles for erosion prevention

stormwater management of any kind involving amendment of soils in a roof seepage pit or general topsoil

costs due to delays by the township or any other authority with jurisdiction whereby changes are made to plans/permits/erosion and sedimentation control techniques

grading plan outside of standard plan (does not include costs of individual lot NPDES plan)

additional ongoing maintenance costs for alternative septic systems or any other septic systems

landscaping of any kind which is not specified above (items like boulder walls, planting beds, mulch, shrubs/trees)

removal of trees or other significant vegetation

watering of grass and other vegetation, or any effort required to grow a lawn or replace topsoil after planting

security system

deck ledger board, tie-backs, deck flashing, supports, concrete footings, or any other materials/labor related to preparing the home for a later deck during the construction process

additional finished space in attic areas (like a bonus room or storage area above garage or home) if not specified above

additional costs for kitchen and bath cabinets beyond the scope of the cabinets in those locations on the original floor plans, as well as additional materials/labor costs for different appliances

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--buyer pays 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

electric company fees for wire, additional transformers, conduit wire pull, and escrows to be paid by buyer

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

buyer (owner of lot) pay utility bills upon connection and after completion of home (as part of home ownership)

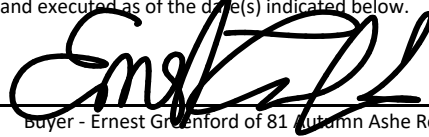
Overall Price to Construct 6,536 Square Foot 2-Story Home Described Above on Building Lot (from drawings to completion of construction)
\$1,115,000.00 ... This price includes what is specified here and what is specified at the date of signing of the contract.
(Note: The Lot has been purchased by the Buyer. The cost of the Lot is not included in the 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 if using well water.

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

09/29/2022

Date



Buyer - Ernest Greenford of 81 Autumn Ashe Road Madison, AL 35756

9/29/2022

Date



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