

Specifications for Home at 8734 ("Lot 3") Brown Street (Tax Parcel ID 554275242024 1) in Washington Township (Slatington, Lehigh County), PA  
square footage (approximate) of living space of home as measured by outside walls - 2,801

#### 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  
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)  
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 (wood wall stud corner installations for later finishing not included)  
interior bearing posts as adjustable lally columns  
framing of interior non-bearing wall locations not included  
Bilco PermEntry pre-cast stairs and doors installed for basement egress  
(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  
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

side-entry 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 (additional concrete thickness or fibermesh at additional cost to buyer)  
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 (no exterior door from garage to exterior--not aesthetically appealing)  
2 9' x 8' raised panel non-insulated garage doors (white) with openers and remote controls  
1/2" drywall on walls and ceiling, taped/finished and primed and painted with white flat paint (no need for 5/8" Type X fire-code compliant drywall on ceiling)  
4 recessed lights  
exterior lights next to garage overhead doors and on front garage walls - 3 sconce lights on side wall, 3 sconce lights on front garage walls

### Main Floor

23/32" subfloor over 2x10 (dimensional lumber) 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, great room, great room extension, dining room, and foyer  
large laundry/mud room and half bath  
1/2" drywall throughout, taped/finished and primed and painted with white flat paint  
interior flat paint - same type and color paint for walls and ceilings (all wall colors other than white at additional cost to buyer)  
6-panel hollow-core doors for all interior doors  
all interior doors to be 6-panel pre-hung swing-open doors (with the exception of bi-fold doors for bedroom 3 closet)  
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  
6' French doors from great room extension to rear partially roof-covered concrete patio/yard area (concrete patio by buyer)  
bronze hardware wherever available for all of home

### Exterior Walls Covering

~7" board and batten vinyl siding on all of front of home, 4.5" dutch-lap vinyl siding on sides and rear of 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 buyer  
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  
any masonry (stone veneer/stucco, etc.) on exterior walls at additional cost to buyer  
no masonry/vinyl coverage on exterior foundation walls (concrete foundation walls being 8" out of grade at highest point)

### Windows for Home and Garage

low-e plus argon glass windows - varying sizes, double-hung, double-casement (kitchen), or fixed/picture type - exceeds code requirements for U-Factor (typically 0.30), 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  
window exteriors to be black for front windows only (interior color still white like other windows, only exterior color to be black)  
integrated grids if buyer wants them (no upcharge), otherwise no grids

### Roof

8/12 pitch for main roof and rear roof over great room extension and rear patio, ~11/12 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 buyer  
air flow/ventilation via ridge vent and full-vented soffit on eaves where applicable

32 inch?  
3 Hinge  
2 Hinge

9x15  
YES

#### Front of Home

3' with 1' sidelights (5' total) fiberglass paint-grade full-light doors with transom above (no storm/screen door)  
17'6" wide x 8'0" deep concrete front porch with roof above  
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) - typically walkway goes up to bottom of porch

#### Rear of Home

side of rear great room extension to have 6' French doors to rear partially roof-covered concrete patio/yard area (concrete patio by buyer) - 2-rise pressure-treated steps to grade  
6" recessed lights on rear patio ceiling (white non-vented soffit)

#### Flooring

engineered hardwood throughout main/common areas of main floor of home  
includes... great room, great room extension, kitchen, dining room, foyer, halls, laundry/mud room, half bathroom, and closets - ~1,400 square feet  
allowance for materials (flooring and vapor barrier or underlayment) and installation - \$6.50 per square foot  
ceramic tile in master bathroom, hall full bathroom, and bedroom 2 bathroom - ~260 square feet  
allowance for materials only (tile and grout) - \$2.25 per square foot  
carpet in all bedrooms and all bedroom closets - ~890 square feet  
allowance for materials (carpet and padding) and installation - \$3.00 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 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 refrigerator with ice/water, dishwasher, electric range, and over-the-range microwave  
allowance for kitchen appliances - \$3,000  
added allowance for range hood - \$400  
total kitchen appliances allowance at \$3,400  
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)  
note: any substitute tile for backsplash to be rectangular/square pieces and all pieces to be the same depth (not curved/angular, and not "dimensional")  
under-cabinet lighting (outlets in cabinets, switch, and puck lights)

#### Laundry/Mud Room

standard washer and dryer  
allowance for materials (washer and dryer) - \$1,100  
washer outlet box and dryer exhaust connection in laundry closet (all connections to be made by builder)

Free Tub  
Bath  
is Tub Included?  
Tub Included-

#### Master Bathroom

5' 1-piece/4-piece standard fiberglass shower/walls combination in white  
white elongated-bowl toilet with seat (standard toilet)  
2 42" vanity (standard cabinetry) with cultured marble integrated sink bowl top and center ~30" make-up area (lowered and open under) (standard color white-on-white)  
bath exhaust fan/light combination  
bronze bar lights above sinks (2 total), recessed lights as needed  
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 bath hardware - toilet paper holder/towel ring/towel bar

#### Hall Full Bathroom

5' 1-piece/4-piece standard fiberglass bathtub/shower combination with white walls  
white elongated-bowl toilet with seat (standard toilet)  
2 27" vanity (standard cabinetry) with cultured marble integrated sink bowl top and center ~21" drawer base (standard color white-on-white)  
bath exhaust fan/light combination  
bronze bar lights above sinks (2 total), recessed lights as needed  
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 bath hardware - toilet paper holder/towel ring/towel bar

#### Bedroom 2 Bathroom

5' 1-piece/4-piece standard fiberglass shower/walls combination in white  
white elongated-bowl toilet with seat (standard toilet)  
30" vanity (standard cabinetry) with cultured marble integrated sink bowl top (standard color white-on-white)  
bath exhaust fan/light combination  
bronze bar light above sink  
allowance for bar light materials - \$40  
bronze Moen 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)  
42" single-sink vanity (standard cabinetry) with cultured marble integrated sink bowl top (standard color white-on-white)  
bath exhaust fan/light combination  
bronze bar light above sink  
allowance for bar light materials - \$40  
bronze bath hardware - toilet paper holder/towel ring/towel bar

#### Fireplace

Heat N Glo SL-7x propane fireplace with blower fan and remote control (with additional functions included)  
simple 6"x24" or similar size 1-tile-width tile surround included, additional or other options at additional cost to buyer

#### Closets

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



Buyer:  
1500 to 2000

Tank  
Upgrade \$ 1000

#### HVAC

14-SEER heat pump system (with air conditioning system included) in basement for main floor - supplies/returns to future finished basement locations not included  
note: upgrade to propane/heat pump hybrid system or higher SEER system at additional cost to buyer  
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 buyer's expense (builder to run propane lines and provide termination on side of home)

#### 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)  
note: buyer to pay any additional related costs if PPL Electric requires a pad-mount transformer between pole on site and location of electrical meter on home

#### 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 area, office, study, baths, and each bedroom  
1 lighting fixture (if not recessed) per room/area (centered) for dining room and each bedroom  
allowance for 5 lighting fixtures materials - \$350 (\$70 each) (upcharge for ceiling fan installation at \$70 per room--fully offset if buyer supplies any ceiling fan)  
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)  
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

at-grade-bed/sand mound septic system - main tank(s) located between home and septic drainfield (drainfield at currently probed/perc approved location on lot)  
note: more expensive septic system at additional cost to buyer  
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, casing, line into house, pump, and tank materials and labor (and all other activities performed by well company) at \$10,000.00  
note: well costs over allowance at additional cost to buyer

Roof Seepage Pit/Dry Well

stormwater management system to comply with Washington Township stormwater ordinance by emptying downspouts from home/driveway to stone roof seepage pit

Driveway

buyer to install rock #3/#4 stone construction entrance, install 2a modified stone base to garage per grading plan, and pave driveway area per grading plan

Landscaping

final grade, machine rake, and seed to establish grass lawn (planting of trees/shrubs not included) - allowance of up to 1/2 acre of seeding

Drawings

builder creates/modifies and submits  
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  
builder purchases grading/septic drawings/permits - permits fees are part of building package  
buyer to fund any escrow(s) necessary in the township at time of permits (remaining escrow funds later returned to buyer upon completion of home/lot/driveway)

Insurance

buyer carries builder's risk policy and assumes responsibility...builder carries liability policy  
note: theft of construction materials and damage by contractors or individuals not contracted by builder to be financial responsibility of buyer

Utilities

builder arranges utilities installations as permitted by utility companies (buyer input/confirmation possibly necessary at times)  
buyer (owner of lot) pays 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 finish work)  
well costs beyond \$10,000.00  
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 or foundation to acceptable range (costs of purchase, hauling, and spreading to be paid by buyer)  
removal of excess fill dirt from the property  
extra topsoil to supplement availability and/or quality of topsoil on site  
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  
stormwater management of any kind involving amendment of soils in a roof seepage pit or general topsoil  
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 temporary "stabilization" of disturbed soils via straw/grass/vegetation/fertilizer spreading on exposed dirt, or relocation of existing stockpiles for erosion prevention  
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 (including but not limited to items like boulder walls, planting beds, mulch, shrubs/trees)  
watering of grass and other vegetation  
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  
treatment for water quality (beyond UV light) or accommodations to pass water potability test (1 test is included--buyer pays for any re-tests)  
additional labor cost for subcontractors to install upgraded (or increased quantity of) cabinets, doors, or trim  
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 part of home) if not specified above  
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  
electric company fees for wire, additional transformers (pad-mount or otherwise), conduit wire pull, and escrows to be paid by buyer  
reimbursement for theft or breakage of materials (specifically, breakage not caused by builder)  
fees charged by electric company and/or cable provider for running service wire or cable wire further than their budgeted/allotted distance  
upcharge/cost by electric company to provide power from pole on or near property to a farther location on the property, requiring an electric pole or pad-mount transformer  
upcharge by electric company (\$325+) for location of electrical meter base anywhere other than corner of house closest to utility pole  
upcharge for siding/soffit color/brand/type/level and/or roof brand/type/level other than standard color/brand/type/level selections  
buyer (owner of lot) pays utility bills upon connection and after completion of home (as part of home ownership)

Price to Construct 2,801 Square Foot 1-Story Home Described Above on Building Lot (from drawings to completion of construction)  
\$495,000.00 ... This price includes what is specified here and what is specified at the date of signing of the contract.  
(Note: The lot is in the process of being purchased by the buyer. 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 so 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.

  
Buyer - Troy R. Diehl

~~3/7/2023~~ 3/7/2023

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

3/7/2023