

BUILDING SPECIFICATION

FOR
Lot 2, Block 6, Section 1,
TEXAS GRAND RANCH

BETWEEN

G.J. Gardner Homes Conroe
(the Homeowner)

&

Mark Watson Design Build, LLC.
dba GJ Gardner Homes Conroe
(the Contractor)

ITEM	DESCRIPTION	INITIAL ALTERATIONS
HOME OWNER	: <u>G.J. Gardner Homes Conroe</u>	
SITE ADDRESS	: <u>Lot 2, Block 6, Section 1, Texas Grand Ranch</u>	
CITY or COUNTY	: <u>Huntsville, Walker County</u>	

PLEASE READ CAREFULLY BEFORE COMPLETING THE SPECIFICATION

INTERPRETATION AND USE OF SPECIFICATION

- a) This specification forms part of the contract for the proposed work when executed and initialed by both parties.
- b) Where multiple choices are available, only one choice is permitted. If choice/s is/are not clarified by the Homeowner at the time of signing the choice/s is/are to be at the Contractor's sole discretion.
- c) All items are to be selected within the range as determined by the Contractor as allowable for this style of building.
- d) The Homeowner acknowledges that they have not relied upon any representations made by the Contractor, its agents, employees or workmen in entering into this contract other than those representations as are included in and form part of this contract.

2. GENERAL

- a) Unless otherwise specified, the works shall be constructed in accordance with the 2016 International Building Codes.
- b) Unless otherwise specified, the Home Owner is responsible to provide a house site clear of any obstructions to building including removal of long grass, shrubs and trees where necessary.
- c) It is acknowledged by the Home Owner that it is their sole responsibility to pin the four corners of the dwelling before and after site works commence. The Contractor takes no responsibility whatsoever for the wrong positioning of the dwelling on the block.
- d) The Home Owner acknowledges that it is their responsibility to provide all weather access suitable to allow vehicles and machinery, as normally used in the building industry, to drive in and out of the property.
- e) Unless otherwise specified, the contract price allows that City water supply will be available from an existing main of the Local Authority prior to commencement of construction. Where no such water or supply exists, the Home Owner is to arrange at their expense, a temporary fresh water supply for building purposes by means satisfactory to Contractor, and to be available prior to commencement of construction.
- f) Unless otherwise specified, the contract price allows that town gas supply will be available from an existing main of the Local Authority prior to competition of construction. Where no such gas supply exists, the Home Owner is to arrange at their expense, approved gas tank/s prior to competition of construction.
- g) This contract allows for 110 Volt single phase power being available prior to and during the construction of the dwelling. Where no such power is available the Home Owner is to arrange temporary power to the satisfaction of Contractor at the Home Owner's expense.

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3. SITE WORKS

The Homeowner acknowledges that changes, after breaking the surface of the ground, are possible. If variations are required by Local or Other Authorities, because of (but not limited to) the nature of site access, extra excavations or footings required, rock or other obstacles encountered, G.J. Gardner Homes will notify the Homeowner (as provided for in the contract) and the cost of such variations, together with a reasonable allowance for overheads and profits shall be adjusted against the contract sum.

- a) Any excavation that is needed is the responsibility of the Builder.
- b) Pad preparation is to be to the required height with a minimum of 87-92% compaction, and is the responsibility of the Builder.
- c) All associated costs with tree and plant material removal from the home site prior to the start of construction to be paid for and performed by the Builder.
- d) All underground utility trenching and conduit placement will be paid for and performed by the Builder up to 20ft from the new home. All hookup costs from utility providers, whether underground or overhead, to be paid for by the Builder.

4. WELL - SEPTIC SYSTEM

- a) Water supply hook-up 20 ft from house to city water meter is included. Tie-in to city water is included and is the responsibility of the Builder.
- b) Septic system is the responsibility of the Builder.

5. FOUNDATIONS

- a) Slab will be 3500 psi and 4 inches thickness.

6. FRAMING

- a) Ceiling height throughout will be 10 ft
- b) Exterior walls will be framed with 2 x 4 wood studs.
- c) Roof trusses designed will be 12/12 pitch.
- d) Interior walls will be framed with pressure treated bottom plate and Douglas Fir studs. Framing size is 2x4.

7. ROOF - GUTTER AND DOWN SPOUTS

- a) Roofing will be 30 year composite shingles.
- b) Gutters will be NOT included.
- c) Drip edge metal will be included.

8. WINDOWS

- a) Window sizes will be as shown on floor plan.
- b) Windows will be JeldWen Vinyl with Energy Saver Plus Low-E 366 clear Argon, Dual Glazing, in Chestnut Bronze
- c) Windows will have flat grids.
- d) All window glass will be Clear.

9. EXTERNAL FINISHES

- a) External finish will be Two coat stucco 5/8 thickness.

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- b) Overhang will be 16"
- c) Fascia and Soffit will be vented hardie.
- d) Exterior posts/columns will be Stucco, sized per plan

10. INTERNAL LININGS

- a) Drywall installation to walls will be 1/2" sheetrock.
- b) Drywall installation to ceilings will be 1/2" ceiling drywall board.
- c) Drywall corners, including windows, will be square.
- d) Home and Garage interior will be medium hand texture orange peel.

11. DOORS EXTERNAL

- a) Front entrance door will be Durango Doors, Double 3/0 8/0, Wrought Iron Alicia-DD-ST door
- b) Exterior patio entrance will be 3080 single glass doors.
- c) Garage Doors will be (1) 9'x8' & (1) 18'x8' panel doors with custom Carriage House wood veneer. 8' x 7' panel door
- d) House to Garage door will be steel.
- e) Front external door handleset will be Kwikset.

12. DOORS INTERNAL

- a) Interior doors will be 8/0 2 Panel Arch Top Santa Fe
- b) French glass doors will be Not included
- c) Door Jambs will be wood.
- d) Internal Door Handles will be Kwikset

13. MAIN BATHROOM FIXTURES

- a) Steel Tub/Shower Unit will be Kohler.
- b) Tub/Shower faucet will be Kohler
- c) Tub/Shower opening will have Clear glass with Oil Rubbed Bronze Frame
- d) Vanity Basin will be Kohler.
- e) Vanity faucet will be Kohler.
- f) Toilet will be Kohler.
- g) Mirrors will be 36" high by full length of vanity.
- h) Bathroom accessories will be towel bar, toilet paper holder and towel ring.

14. MASTER BATHROOM FIXTURES

- a) Soaking Tub will be Kohler.
- b) Tub faucet will be Kohler.
- c) Tub/Shower faucet will be Kohler.
- d) Tub/Shower stall opening will have obscure glass enclosure.
- e) Vanity Basin will be Kohler.
- f) Vanity faucet will be Kohler.
- g) Toilet will be Kohler.

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- h) Mirrors will be 42" high by full length of vanity.
- i) Bathroom accessories will be towel bar, toilet paper holder and towel ring.

15. LAUNDRY

- a) Laundry sink will be Kohler
- b) Laundry faucet will be Kohler.

16. KITCHEN

- a) Kitchen sink will be Kohler.
- b) Kitchen Faucet will be Kohler.
- c) Garbage disposal will be Badger 1/2 hp.
- d) Range will be a Thor Dual Fuel 48" Professional Stainless sealed 6 burner range with griddle.
- e) Dishwasher will be Thor 24" pro style stainless steel Dishwasher.
- f) Range Hood will be a Thor 48" Pro style under cabinet hood
- g) Microwave oven will be kitchenAid
- h) Refrigerator & Freezer will be Dual 32" Electrolux units.

17. CABINETS

- a) Cabinet Door Style will be Shaker
- b) Cabinet drawer runners will have 3/4 extension.
- c) Kitchen cabinet layout will be per plan.
- d) Master Bathroom cabinets will be per plan.
- e) Main Bathroom cabinets layout per plan.
- f) 1/2 Bathroom cabinets will be per plan.
- g) Laundry cabinet layout per plan.
- h) Toe Kick will be in all cabinet areas.

18. COUNTER TOPS

- a) Kitchen countertops will be granite with tile backsplash.
- b) Master Bathroom countertop will be Granite with tile backsplash.
- c) Main Bathroom countertop will be Granite with tile backsplash.
- d) Laundry countertop (per plan) will be Granite with 4" backsplash.

19. PLUMBING AND GAS

- a) Hot and Cold water supply lines will be Pex.
- b) Gas pipe stubs will be per plan.
- c) The number of Exterior Hose Bibs included will be four, placed per plan
- d) Water heater will be (2) 50 gallon electric.
- e) Stand-Alone interior fire sprinkler system is Not included.

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20. HVAC

- a) Primary Heating and Cooling system will be (1) 5 ton 16 seer, (1) 2 ton 17 seer split system with gas heat, 95% furnaces with high efficiency blower motors, media filters at furnace, 2 stage condensers, programmable thermostats with associated low voltage wiring, exhaust fans with associated aluminum duct at restrooms and utility room, dryer vent exhaust, kitchen exhaust duct, all flex duct will be R8 at each supply air duct, R8 flex duct at return air ducts, metal plenum boxes, register boxes, return air boxes all the be sealed with duct mastic, metal supply air grilles, all branch take off ducts to have dampers, flue exhaust pipe, refrigerant line sets with 1" wall insulation, low voltage control wiring, secondary in-line float safety switch, secondary drain pan float safety switch, 1/2" wall insulated PVC primary condensate drain line, secondary condensate drain lines. Main split systems will include 10 years parts warranty on AC, 20 year warranty on heat exchanger, 2 year warranty on labor.
- b) The HVAC registers will be located on the ceiling.
- c) Exhaust Fans will be installed in bathrooms and laundry rooms per code.

21. ELECTRIC

- a) Location of receptacles will be per code requirements and customer selections.
- b) Smoke/Carbon Monoxide detectors will be installed per code requirements.
- c) Electrical Panel will be 300amp
- d) The number of external weatherproof outlets will be located per code requirements and per plan.
- e) Interior lighting will be per code requirements and customer selections.
- f) Exterior lighting will be per code requirements and per plan.
- g) Alarm Prewire will be per customer selection.
- h) (6) Two cable outlets are included and are located per plan.
- i) (2) Two phone jacks are included and are located per per plan.

22. FLATWORK

- a) Flatwork included will be 750 square feet.
- b) Driveway will be 16" wide concrete footers 4" thick, with asphalt infill.

23. INSULATION

- a) Exterior Wall Insulation will be R-18 open cell foam.
- b) Ceiling Insulation will be R-24 Open cell Foam Spray foam.
- c) Garage Insulation is R-18 open cell foam.

24. INTERIOR TRIM

- a) Interior living area painted baseboards will be 5 1/4"
- b) Interior garage painted base will be 5 1/4"
- c) Interior painted door casings will be 3 1/2"
- d) Interior window trim will be stool 4 3/4", Apron 2 1/4".
- e) Crown Molding will Not be included.

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25. PAINTING

- a) Interior Color Scheme will be two colors: one for all walls and ceiling and one for all doors and trim.
- b) Interior walls and ceilings in Kitchen, Bathroom and Laundry (all wet areas) will be painted with eggshell enamel.
- c) Walls and ceiling in all other rooms will be painted with eggshell enamel.
- d) Interior doors and trim will be painted with semi gloss enamel.
- e) Exterior color scheme will be three colors: one for front door, one for all other doors and trim, and one for stucco.
- f) Other exterior doors, linings, fascia, and trim will be painted with exterior satin.

26. CLOSETS

- a) Linen Closet(s) will have five (5) painted shelves per plan.
- b) Bedroom Closets will have one painted shelf and wood pole.
- c) Entry Closet will have one painted shelf and wood pole.
- d) Pantry will have five (5) painted shelves per plan.

27. FLOOR COVERINGS

- a) Installed in all bedrooms and closets will be carpet upgrade #2
- b) Installed or applied in: Foyer, kitchen, laundry, living, dining and bathrooms (wet areas) will be tile level 3

28. FIREPLACE

- a) Fireplace is Rocky Mountain Timber by American Gas Log, 42" Match-Lit Log Set w/3-tier Burner.
- b) Fireplace mantle is 8"x10" rough cut cedar.

29. EXTERNAL WORKS

- a) Fencing is not included.

30. MISC.

- a) Ducted Vacuum system is NOT included.
- b) Termite Pre-treatment is included under slab and around perimeter.
- c) Warranty will be 2-10 Homebuyers Warranty.

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