



*By*

SUNLIGHT PHILLIPS FARM, INC.

**SITWORK:**

All on site surveying.

Dig and backfill foundation.

Install footing drains. Provide sump in basement.

Provide radon remediation piping in the basement.

Install underground water service, sewer service, natural gas service, electric service, cable TV, and telephone.

Grading to insure proper drainage of water away from house.

**FOUNDATION:**

Footings - 10" x 20" using 3000# transit mix concrete, to be placed on firm even ground.

House walls - 3000# transit mix concrete.

Garage and porch walls - 3000# transit mix concrete.

Waterproofing - Exterior of basement walls to have asphaltic waterproofing within 6" of grade.

**FLATWORK:**

Basement slab to be of 3000# transit mix concrete and to be troweled smooth.

Garage and front porch slabs to be of 3500# transit mixed concrete.

Garage slab to be troweled smooth.

Front porch to have rubbed finish.

**FRAMING:**

Floor joists to be engineered wood I-joists sized for proper loading.  
Dimensional framing sizes as per plan.  
Sill plate to be 2 x 6 pressure treated lumber.  
All walls to be 2 x 4 16" on center.  
Sub flooring to be ¾" Huber "Advantech" T&G OSB nailed and glued.  
Exterior wall sheathing to be 7/16" OSB.  
Roof sheathing to be ½" OSB.  
9'-0" ceiling height 1<sup>st</sup> floor. 8'-0" ceiling height 2<sup>nd</sup> floor.

**ROOFING:**

Self-sealing asphalt shingles "Architectural" style 240 lb., 15 lb. felt paper underneath shingles. Thirty (30) year manufacturer's warranty.  
36" roll membrane in all valleys and within 36" of all eaves

**WINDOWS:**

White vinyl double hung units with thermo pane low E glass, grill-between-the-glass. Tilt-in, removable sash, full screen.

**EXTERIOR DOORS:**

Front door - Steel insulated raised panel door. Side lights as per plan.  
Fire door - Steel insulated raised panel door with self closing hinges.  
Rear Door - slider or swinging door in accordance with plan.  
Garage doors - metal semi-insulated doors as per plan.

**SIDING:**

Siding to be wood grain clapboard style vinyl siding.  
Building wrap under all siding.  
Soffits and corner boards to be white vinyl.  
Facia, rakes, garage door trim and other exterior door trim to be wrapped with white aluminum.  
Specialty trim (if any) as per plan.  
Vinyl shutters, (if any) as per plan.  
White seamless aluminum gutters and downspouts included.

**EXTERIOR PAINTING:**

Front door painted with two coats of enamel paint, color by builder. All other house to exterior doors to be painted white.

## **HEATING, VENTILATION AND AIR CONDITIONING:**

High efficiency direct vent natural gas furnace.

Central air conditioning.

Duct work to be sized according to manufacturer recommendations.

Kitchen stove vent and dryer vent vented to outside.

Bathroom exhaust fans, where required by code, piped to the outside.

All necessary floor, wall and ceiling registers, as well as exterior vent caps provided and installed.

## **ELECTRICAL:**

100 AMP underground electrical service, underground cable TV and telephone.

Plugs and switches in accordance with building code.

Toggle style switches, duplex style plugs in white.

Exterior electrical outlets - one each on front and rear of house.

220-volt hook-up for dryer and range included.

Ground fault interruption protection provided in bathrooms, kitchen, laundry area, basement and garage as required by code.

Arc fault interruption protection provided in all bedrooms as required by code.

One plug in basement at electrical panel and one wall plug in garage will be provided.

Line and low voltage wiring for optional garage door openers provided.

Ceramic light sockets provided in garage, basement and attic.

Four (4) cable TV jacks included. Service connection to be arranged by buyer.

Four (4) telephone jacks included. Wired with 4 pair Cat5e wire. Service connection to be arranged by buyer.

Front door bell and chime and necessary wiring included.

Hard wired, battery backup smoke and carbon monoxide detectors installed as per fire Marshall.

Post lamp supplied and installed.

All electrical fixtures provided by builder.

## **PLUMBING:**

Water supply lines in Pex tubing.  
Drain, waste and vent lines in ABS or PVC plastic.  
Two frost-free sill cocks included.  
40-gallon gas water heater included.  
Dishwasher hookup and garbage disposal hookup included.

The following items are included in the base price:

Sizes and numbers of plumbing fixtures as per plan. The following items will be used where applicable. All china and fiberglass units to be white.

Elongated water closet with seat - white.  
Oval china drop in lavatory at all bath vanities (per plan) - white.  
All Lavatory faucets to be Moen 4" single lever style in chrome  
Pedestal lavatory in powder room - white.  
1 piece fiberglass tub/shower and stall showers - white.  
Dayton single bowl 25" x 22" stainless steel sink.  
Moen chrome single handle kitchen sink faucet with spray.  
Recessed laundry shutoff valve.  
One piece shower units to have chrome shower door with obscure glass  
Tub units to have curtain rod included.

**All china and fiberglass units to be white**

## **INSULATION:**

R-49 Blown in Fiberglass insulation in attic with vapor barrier.  
R-13 Fiberglass insulation in exterior walls with vapor barrier.  
R-11 Fiberglass insulation in basement ceiling with vapor barrier.  
R-30 Insulation in sloped ceilings with vapor barrier.

## **WALLS AND CEILINGS:**

1/2" sheet rock screwed on walls and ceilings with three coats cement finish on walls. Ceilings to have three coats cement finish and painted flat finish.  
Garage to have 5/8" fire rated sheet rock on walls and ceiling with one coat cement finish.

## **STAIRS:**

Main stairs to have wall to wall carpeting on treads and risers. Stringers to be painted. Main stair wall rail to be poplar. Choice of Cherry or Red Mahogany stain.

½ wall on open side of stairs and all balconies to be capped with MDF and trimmed with a colonial apron.

Stairs to basement to be pine risers, stringers and treads.

## **FLOORING:**

Laminate flooring to be installed over foam backer

Vinyl flooring to be installed over 5/8" underlayment

Carpet to be installed over ¾" T&G subflooring.

**See plan for location of flooring types.**

## **KITCHEN CABINETS, VANITIES, AND COUNTER TOPS:**

Choose cabinets from builder's standard selection.

Kitchen counters to be square edge laminate.

Bathrooms to have "Futurist" laminate tops.

Bathroom cabinets to be 36" high.

42" high mirror over full width of all vanities.

## **APPLIANCES:**

Dishwasher, microwave oven / exhaust hood, electric range, 33" refrigerator, garbage disposer.

## **INTERIOR MILL WORK:**

Doors - 6 panel molded style. Sizes and swing as per plan.

Baseboard - 3 1/2" "colonial" base. MDF

Casings - 2 ½".

Window trim - Stool and Apron. Apron to be "colonial" style.

Closet shelving - vinyl wrapped wire shelving.

**See plan for location of moldings.**

## **DOOR HARDWARE:**

All lock sets to be brass plated.

Front door to be jug style handle set, all other exterior doors to be key in knob style.

Interior lock sets to be Schlage Plymouth style, privacy locks on all bathroom and bedroom doors. Passage sets on all remaining doors.

Sliding doors to be installed with manufacturer's hardware.

All necessary door stops provided.

**BATH ACCESSORIES:**

By builder

**INTERIOR PAINTING:**

All painted surfaces to have two coats of antique white paint. Walls to be painted in flat latex, trim to be painted in semi-gloss latex.

**BASEMENT:**

Unfinished with access provided by unfinished stairs from first floor.

**GARAGE:**

Sheetrocked ceiling and walls painted flat white.

Stairs from house to garage to be built with pressure treated wood.

**LANDSCAPING:**

Plantings in accordance with approved planting and site plan for Phillips Farm.  
Clay Red paver walkway from front door to driveway

**PATIO / DECK:**

10' x 10' Paver patio or pressure treated wood deck as grade dictates.

**DRIVEWAY:**

Two inches of bituminous paving over six inches of processed stone provided from street to garage.

**CLEANING:**

House, garage and basement to be left in broom clean condition. All windows to be cleaned. Cabinets and drawers to be wiped down. Plumbing fixtures to be cleaned and packing stickers removed.

**Builder reserves the right to substitute materials of equal quality and performance as may be required.**