

Arcadia Enterprises, Inc.

GENERAL SPECIFICATIONS

A) Foundation

Foundation Walls: 10" poured, 3000 psi concrete walls with footings

Basement Floor: 4" poured, 3000 psi concrete slab

Front Steps: Precast concrete, railing if required

Bulkhead: Bulkhead if needed or walk-out (based on lot configuration)

B) Wood Frame

Sill: 2x6 pressure treated wood on top of sill sealer

Structural Lumber – Builders Opt. Main Beam: Three (3) 2x10 set on 3 1/2" lally columns or microlamb

Floor Joists: TJI Structural floor joists

Sub-Floor Decking: 3/4" tongue & groove Advantec decking glued and nailed

Exterior and Interior Walls: 2x4 16" on center

Ceiling Joists: 2x10 16" on center

Roof Rafters: 2x10 16" on center.

Roof sheathing: 5/8" SYP Side

Wall Sheathing: 1/2" OSB

Back Deck: 12' x 10' pressure treated located per plan

C) Roofing:

Shingles: Bird Wind Seal 80 20 year or equivalent

Venting: Vented vinyl soffit, roll ridge vent

D) Siding:

Tyvek Vapor Barrier house wrap or equivalent
Siding: Vinyl from Builder's selection

Gutters included in base price

E) Windows and Exterior Doors:

Windows: Vinyl Low E Argon Tilt-in with full screens and grills between the glass.

Kitchen Window: Casement or slider style

Doors: Front and side door - 4 panel steel insulated

Deck: Sizes and swings per plan

Garage Doors: Wood grain steel 1" insulated

F) Driveway, Grading and Landscaping:

Driveway: Paved, approximate 10' wide to the garage entrance

Landscaping: Front, back and sides of house to be graded, loamed and hydro seeded
(Approximately 24' around house)

G) Insulation:

As Per code

H) Drywall:

Interior Walls: Blue board with skim coat plaster, smooth finish

Interior Ceilings and Closets: Textured finish

Garage: Per fire code

I) Fireplaces:

Available: Zero Clearance or Wood burning

Masonry Fireplace: \$11,500.00 (excludes mantle and or hearth)

Zero clearance Gas Fireplace (source is bottled gas): \$5,500.00

J) Electrical:

Service: Underground 200 amps with circuit breakers

Exterior Wiring: Three outside outlets, two (2) 1 in front, (1) in rear.

Exterior Lighting: To be supplied by buyer from allowance - 2 at garage entrance, 1 at front door, 1 at back patio door as required (depending on Architecture)

Interior Lighting: To be supplied by buyer from allowance - 1 in front foyer, 1 in dining room, 1 in eating area, 1 in laundry, 1 in lav., 1 in upper hall, (depending on Architecture)

Fan/light combo and wall switch in full baths

Interior Outlets: As per building code

Living Room and all Bedrooms: ½ switched outlets (Ceiling fixtures/fans optional)

Smoke/Carbon Dioxide Detectors: Per code

Telephone Jacks: Kitchen, Family room and Master bedroom

Cable: Family room, Master bedroom, Living Room

All electrical devices to be white with white wall plates

Wiring only for garage door openers

K) Plumbing and Heating:

Main Bath: 5' 1 piece fiberglass tub/shower unit

Shower Valve: Symmons Temptrol Chrome or equivalent

Fixtures: Delta Chrome or equivalent

Main Bath and Lav Sinks: 19" x 16" oval drop-ins

Toilets: 1.5 gallon flush 2 pieces

Master Bath: 5' 1 piece fiberglass tub/shower unit (Whirlpool available as an option)

Kitchen: One single bowl, stainless steel sink, Delta 2 handle chrome faucet with spray, one dishwasher connection

Laundry: One hot and one cold connection and waste with electric dryer hook-up

Outside sill cocks: One in front and one in rear with winter shut-off

L) Heating & Air Conditioning:

Two (2) zones of heating and air conditioning through oil fired hydro air system

M) Utilities:

Private well water

On-site septic system

N) Interior Finish:

Interior Doors: Six panel Masonite paint grade

Window and Door Casings: 2 ½" colonial paint grade (*3 ½ Sherborn casing available as an option*)

Baseboards: 3 ½" paint grade (*5 ¼" Speed base available as an option*)

Main Stairs: Plywood risers and treads, pine skirts, beech or birch (Builders choice) railings and spindles where required (*Full hardwood stair systems available as an option*)

Basement Stairs: Plywood treads, wall mounted handrail on one side

O) Paint:

Interior Paint: 1 coat primer, 2 coats of paint from Builder's selection.

P) Flooring:

Carpet and Vinyl including installation from Builder's selection

Dining Room Kitchen and Foyer shall have oak hardwood floors from Builder's selection

Ceramic tile floors in all baths.

Q) Allowances:

All allowances include tax, labor and installation

1) ***Cabinets, Vanities & Counter tops:*** from Builder's standard kitchen and bath package through Builder's subcontractors only. Builder's allowance of \$12,500 installed

2) ***Appliances:*** Builders Standard Package. Builder's allowance of \$2,500

3) ***Lighting:*** includes exterior and interior lighting, doorbell chimes Builder's Standard package. Builder's allowance of \$1,500.

5) **Carpeting:** Furnished and installed. Builder's allowance of \$18.00/sy.

6) **Hardwood Flooring:** Furnished and installed in dining room, kitchen and foyer. Builder's allowance of \$7.50/sf installed.

7) **Tile Flooring:** Furnished and installed in all baths from Builder's selection. Builder's allowance of \$7.00/sf installed.

Buyer may upgrade above Builder's allowances through Builder's suppliers or subcontractors only. Allowances are not transferable as credit.

R) Extras & Upgrades:

Priced upon request.

Please note:

- 1. Prices and Options are subject to change without notice.***
- 2. Arcadia reserves the sole right to alter, modify or enhance the above specifications.***
- 3. Arcadia is not responsible for any errors, omissions, or typographical errors.***
- 4. Specifications shall take precedence over plans.***
- 5. All change orders are to be in writing.***
- 6. Payment in full for any and all upgrades and/or changes is due at the signing of the Purchase and Sales Agreement. Payment is non-refundable regardless of reason or cause, whatsoever.***
- 7. Any and all upgrades and/or changes initiated after the signing of the Purchase and Sales Agreement will require payment in full at the initiation of the changes. Payment is non-refundable regardless of reason or cause, whatsoever.***