



Specification Sheet

Graystone Commons Standard Specs

100 Prep & Preliminary

1001 Permits & Fees

Hess Home Builders will apply for all zoning and code required building permits. A total cost of \$5,700 has been included in the contract for permits and tapping fees.

The following permits are included in contract price.

1. Water tapping fees
 2. Sewer tapping fees
 3. Code fees
 4. Zoning permit
-

1002 Drafting & Engineering / Soil & Geo testing

Drafting and Architectural services are included in price for standard models and options.

1003 Insurance

Hess Home Builders will provide Builders Risk Insurance and General Liability insurance during construction.

Hess Home Builders will also require all sub contractors carry necessary insurance during construction.

1004 Stake Out / Surveying

Building stake out will be coordinated by builder and is included in pricing.

1005 Construction Documents

Builder will provide plans and specifications to all employees and sub-contractors.

Builder will provide manufacturer cut sheets and/or MSDS sheets to Customer upon request.

1006 Cost Estimating

All estimating and bidding costs are included in contract price for standard models and options.

1007 Option - Designer

3rd Party Interior and/or exterior designer services can be facilitated by Builder and costs of services would be invoiced to Owners if requested.

200 General Conditions

2001 Temp Utilities

Temporary electric service for construction to be provided Hess Home Builders.

2002 Dumpster / Waste Removal

Builder to include site dumpsters for waste disposal. All disposal costs are included in contract price.

2003 Portable Toilets

Builder to maintain portable toilet for all staff on job site during duration of job.

2004 General Labor

General labor includes daily/weekly job clean up and deliveries.

2005 Equipment rental

Any equipment rental necessary to complete builders scope of work will be responsibility of builder. In the event equipment rental is required for work performed outside of requirements in the plan set costs will be invoiced to Buyer.

2007 Inspection - Fees

Inspection fees included are:

- Code inspections
- Mechanical electrical inspections including electric service inspection

- Utility hook up inspections for water, sewer, gas and communications are included.
 - Zoning and Erosion/Sedimentation
-

2008 Construction Management

Builder will provide all construction management services required to complete work within scope of the plan set and specifications.

400 Excavation

4001 Lot Clearing / Strip Topsoil

Clear lot and strip all necessary top soil and stock pile on site to be redistributed upon completion

4002 Excavate Basement / Backfill / Import & Export

Basement excavation where required.

All back fill and stoning in of slabs and garages is included.

Hess Home Builders will be responsible for balance of site and will import or export material as necessary.

4003 Utility Connections - Gas/Electric/Water/Sewer/Communications

The following utility connections are included:

Electric service lines to be installed from transformer into home per PPL regulations.

Water lines to be 3/4" installed per applicable Authority specifications.

Public Sewer connection to be done per applicable Authority specifications

Cable service to be installed from pedestal into each home per Utility regulations.

Natural Gas hook ups to be completed per UGI specifications

4004 Stone in Porches, Garages, Walks, Basement & Drive

All house and garage slabs are to be a minimum of 4" of 2B stone.

Sub slab to be routed for passive radon mitigation system

4005 Subgrade & Topsoil

Building pad to be subgraded upon construction completion and top soil is to be redistributed at a depth of approximately 6".

4006 Storm Water Management

All SWM work per approved Land Development and E&S plans is included in sale price.

Buyer will be responsible for maintenance and operation of on lot storm water facilities post construction per Land Development plan requirements.

4007 Rock - Blasting, Removal & Sink holes

Any rock blasting/hammering or removal is included.

410 Site work

4101 Paving - Driveways & Parking Lots

All driveways are to stoned and compacted with a minimum of 4" of 2A modified stone and paved with a minimum of 2" of asphalt. Driveways as depicted on site plan are included

4102 Curbing

Per land development plans only

4103 Retaining Walls

No retaining walls are included and are available by option per request.

4104 Public Walks & Accessibility Ramps

Installed per land development plans where applicable.

4105 Buried Spouting

There are no buried spouting costs included in the contract and can be added by request.

4106 Railings and Fences

Per plan set only.

4107 Line Striping & Signage

No line striping and/or street signage is included in the contract

4108 Mailboxes

No mailboxes are included in the contract

420 Footers & Foundation

4201 Footings

Footings are to be per code. Trenched footings 8" x 24" 2500 P.S.I. with #4 rebar is included.

Formed footings where required to be installed at 8" x 20" 2500 psi with #4 rebar and formed with form-a-drain

4202 Poured Walls

8" thick formed and poured on site concrete walls are included for all basement areas with rebar per code. 8' wall height is standard.

9' wall height is available per option.

Option #1	Add 9' poured basement walls cost will be per model	\$0.00
-----------	--	--------

4203 Block

CMU foundations where no basement is required:

4204 Egress Windows & Bilcos

1 basement egress window and well to be installed per code. Steel grate egress well cover is included in standard spec and a structural poly cover is available by option.

4205 Water Proofing

Asphalt foundation water proofing to be provided where any basement is below grade.

430 Rough Structure

4301 Steel

Beams
Steel beams per plan set are included.

Columns
Steel pipe column with cap and base plate where called for on plan set

4302 Stairs

All interior stairs are to be pre-manufactured box stairs with paint grade yellow pine stringers and #2 yellow pine treads and risers

Stainable stair treads are available by option.

Option #1	Add Oak stained treads with painted risers for stairs to second floor. Includes carpet runner on stairs. Costs will be per model	\$0.00
-----------	---	--------

4303 Framing

Foundation:

1/4" sill sealer and 2x6 #2 Tsyp plates on perimeter of foundation

2x6 Spf #2 attached to top of steel I beams

Floor:

2x10 Spf #2 at 16" o.c with wood bridging at mid span over 96".

3/4 Tongue and groove o.s.b. sub-floor glued and nailed to joists.

Walls:

Exterior bearing - 2x6 spf studs at 24" o.c with double top and single bottom plates sheathed with 7/16" o.s.b. and house wrap.

Interior bearing - 2x6 Spf studs at 16" o.c. with double top and single bottom plates.

Interior partition - 2x4 Spf studs at 16" o.c. with single top and bottom plates.

Standard wall height is 8'. 9' walls are available by option.

Garage Walls:

Exterior Bearing - 2x4 Spf studs at 16" oc. with double top and single bottom plates sheathed with 7/16" OSB and house wrap.

Interior partition - 2x4 Spf studs at 16" oc. with single bottom and top plates

Roof:

Manufactured wood trusses - Designed per drawings and code to be set at 24" o.c. with 2x4 spf bracing as required.

Sheathing - 7/16" o.s.b. with H-clips at 24" o.c.

Moisture protection - Apply ice and water shield at eaves and valleys above heated area and 15 lb.felt installed on the remainder of roof area.

4304 Moisture Protection

All window and door flashing shall be installed per plan set.
All roof rakes that require kick out flashing shall have them installed

4305 Fasteners & Hardware

All hangers and mechanical fasteners required by code shall be installed.

4306 Draft stop

Not applicable.

4307 Blocking

Blocking required for cabinet installation and hardware installation as directed by the Owners is to be installed

4308 Shaft Wall

Not applicable.

4309 Exterior Drywall

Not applicable

4310 Structural additions

Cost for these items will vary per model

Option #1	Add end load garage	TBD
Option #2	Add 12 x 13 sun room without basement area	TBD
Option #3	add daylight basement where available by grade	TBD

440 Windows & Doors

4401 Windows

Windows:
MI 3500 Single hung vinyl window, 2-7/8" frame depth, 3/4" Insulated glass with Argon gas, internal grids and screens

Window grids per plan set

NOTE: single hung windows have a stationary top sash with a half screen. Double hung windows have a top sash that is operable with a full screen.

4402 Exterior Doors

Front door:

3068 Therma-Tru, Smooth star, S210, Frame saver jamb, Pvc moulding, Satin nickel hinges, Bore for handset and deadbolt

House to garage door:

2868 Therma-Tru, Profiles steel, 210HD 20 Minute fire door, Frame saver jamb, Satin nickel hinges, Bore for lockset and deadbolt

Patio door: (per plan set)

5068 MI 910 Sliding vinyl glass door, 4-9/16" frame depth, 3/4" insulated glass with Argon gas and screens

Option	To be specified by client	\$0.00
--------	---------------------------	--------

4403 Garage Doors

9' x 7' Insulated raised panel overhead garage doors, standard color, standard track per cut sheet attached. Additional styles and colors and glass available by option.

Liftmaster 1/2 hp belt drive opener with one remote for each door

Keyless entry keypads are optional.

Option #1	add outdoor keypad for garage door	\$0.00
-----------	------------------------------------	--------

Option #2	add carriage house doors model # GD5SV (without glass)	\$0.00
-----------	--	--------

4404 Access Panels & Doors

Access panel/scuttles to be installed per code.

4405 Skylights & Sun Tunnels

Per request

4406 Window Treatments

Available by option.

450 Concrete

4501 Slab/Flat Work

Install 4" building slab with 6 mil poly and thickened slabs where called for on plan set.

Install 4" thick garage slabs with rebar where called for on plan set. Positive slope to garage doors.

NOTE: No sealing of concrete slabs is included and would be invoiced on a time and material basis if requested.

4502 Patios & Porches

Front porch to be concrete per plan with broom finish.

Rear patio to be 10' x 10' concrete with broom finish. Patio to be floating slab. Foundations under patios are available by option.

Option #1	Increase size of concrete patio by the square foot	\$0.00
-----------	--	--------

4503 House Walks

36" wide house walks from driveway to front door to be 4" concrete on 4" 2B stone base as depicted on the site plan.

4504 Concrete Steps

As per plan set.

460 Roofing

460 Roofing

Install Tamko architectural shingles per prints on houses and garage with aluminum drip edge, capped style continuous ridge vent and closed valleys.

470 Exterior Finishes

4701 Exterior Trim & Posts

Exterior trim shall be installed per print. All exterior trim material to be Wolf brand PVC wood or equal.

All soffits to be vinyl.

All face boards and rake boards are to be aluminum.

Posts to be Perma Lite as called for on plan set

4702 Siding

Siding: Mastic Ovation D4 or D5 in standard colors.

Shutters: Vinyl shutter per plan in standard colors

Note: Deviation from this spec could incur additional charges.

4703 Masonry Veneers

Per individual plan set and available by option

4704 Gutters & Spouting

4705 Decks

Decks are optional per individual plan set.

4706 Railings

Vinyl railings and hand rails per print are included.

4707 Screened in Porch

Per request

480 Fire Protection

4801 Sprinklers

Per customer request

4802 Monitoring / Security

Per customer request

4803 Fire Extinguishers

Per customer request

490 Plumbing

4901 Rough Plumbing

All drain lines to be PVC vented per code

All water supply lines to be Pex, PVC or CPVC

Ice maker lines and valves are included

2 Outdoor water spigots are included

Radon connection for a passive system to be installed.

Option #1	Add rough in for full bath in basement (without crock for pump) Assume gravity discharge for sewer	\$0.00
-----------	--	--------

4902 Fiberglass Tubs & Showers

Hall Bath to be Clarion 7905 tub/shower unit in white per cut sheet attached

Master Bath to be Clarion RE5843X per cut sheet attached

4903 Water Heaters

50 gallon electric water heater included

Tankless water heaters option prices are available on model home option lists.

Option #1	Option to add Rinnai model RV65i 165,000 btu tankless water heater NOTE: Requires natural gas connection	\$0.00
-----------	---	--------

Option #2	Add Navien 199,000 btu tankless water heater NOTE: Requires natural gas connection	\$0.00
-----------	---	--------

4904 Plumbing Fixtures

Kitchen

Sink: Dayton stainless steel double bowl sink

Faucet: Moen 7425 Chateau Chrome One-Handel Low Arc
Kitchen Faucet

Disposal: 1/2 HP disposal included

Bathrooms/Powder room

Toilets: (3) Gerber Viper WS-21-502

Tub/Shower valve/spout: (1) Moen L2353 Chateau Chrome
Posi-Temp Tub/Shower

Shower valve/spout: (1) Moen L2352EP Chateau Chrome Posi-
Temp Shower

Faucets (4) Moen L4621 Chateau Chrome One-Handel Low
Arc Bathroom Faucet

Custom fixtures are available to be selected from
www.Moen.com

Our customers are limited to the Moen lines as listed on the
attached kitchen and bath list. Any lines by Moen that are not on
the attached list are manufactured for specific vendors and Hess
Home Builders will not install those lines.

NOTE: In the event pressure pumps are required for domestic
water service those would be invoiced to Owners on a time and
material basis.

4905 Shower Doors

Available by option

4906 Accessories & Hardware

1 towel ring in powder room
1 18" towel bar in each bathroom
1 paper holder in each bathroom

All to be chrome finish

4907 Accessibly Hardware

Not applicable

4908 Sump Pump / Internal Grinder Pump

Sump pump and crock are included in basement areas.

Drain to grade where available in lieu of sump pump. Typically
requires daylight basement.

4909 Water Treatment

Any water treatment for hardness, bacteria or nitrates is excluded

500 HVAC

5001 Heat & Air Conditioning

HVAC

13 SEER AC with scroll compressor and R410A refrigerant
Natural gas 92% efficiency Amana (or equal) furnace with power vent system

1" R-4 ductwork and branch runs

Programmable thermostat for each home

Panned and central returns where needed

1" filter, drain pan with float switch, a/c unit on brackets

NOTE: Heat pump is available by option

5002 HVAC System Upgrades or Additions

510 Electrical

5101 Service

200 amp services are included in contract.

5102 Basic Wiring & Devices

- Underground service to meter bases with 5' of horizontal pipe and PVC risers
 - Breakers including GFI and Arch fault installed per code
 - Grounding per code
 - Outlets and switches per code (white devices)
 - (2) Exterior outlets with code compliant covers
 - CATV home run to exterior of building
 - CATV run from junction box to each BR and Great Room
 - 120V smokes and CO detectors hardwired with battery back up per code
 - 1 door chime per home
 - All garages to be pre wired for door openers
 - 220 receptacle for dryer included
 - Wiring for recep and switch for disposal are included
-

5103 Bathroom Fans

(1) 50 CFM bath fan vented to exterior per bathroom (broan or equal)

1 bathroom will be required by code to have a continuous running fan make up air requirements

5104 Fixtures

Allowance for light fixtures per home is \$1,400.
Allowance includes a total of 5 recessed lights per home.
Additional recessed lights are available by option.
Allowance includes all light fixtures interior and exterior and smoke detectors.
All bedrooms will be wired for a flush mount ceiling light fixture.
Switched receptacles are available by option in bedrooms.
Living/great room will be wired for switched receptacles
overhead light fixtures and fans are available by option.

If Owner wishes to purchase their own fixtures a credit will be issued and builder will install fixture for Owner provided all fixtures are UL listed.

Allowance: \$1,400.00

Option	To be specified by client	\$0.00
--------	---------------------------	--------

5105 Electrical System Upgrades or Additions

None requested at this time.

5106 Phone & Cable

- CATV home run to exterior of building
- CATV from exterior to each location in all bedrooms and living/great room

Option #1	Add additional cable TV jacks	\$0.00
-----------	-------------------------------	--------

520 Communications / AV

5201 Security Systems

None requested at this time

5202 AV / Data

None requested at this time.

530 Insulation - Draft Stopping-Fire Caulking

5301 Fire Caulk - Super Seal, Fire Collars

Homes will receive super-seal package in excess of code requirements
Homes will have fire caulking performed per code requirements for vertical and horizontal penetrations
No fire collars are required

5302 Wall Insulation

R-21 Kraft faced fiberglass batt exterior walls

Garage walls will be insulated only against living areas.
Insulation of remaining garage walls is optional and prices can be found on model home option lists

Option #1	Insulate garage walls	\$0.00
-----------	-----------------------	--------

5303 Ceiling Insulation

House: R-41 Loose fill blown

5304 Basement Insulation

R19 drape system included on walls.

5305 Slab Insulation

Per plan set where required.

5306 Energy Certification Option

Blower door test where required per code.

HERS ratings available by option.

5307 Sound Attenuation

Not applicable

540 Interior Wall & Ceiling Finishes

5401 Drywall

1/2" XP (Moisture resistant)) drywall on all bathroom walls and ceilings
1/2" type x drywall on all other walls and ceilings

Windows shall have drywall returns top and sides
All corner beads to be 90 degree
Garage to have fire rated drywall on all areas adjoining living areas per code with one coat and tape. Not finished.
Drywall of the remaining garage walls is available by option.

Option #1	Drywall garage NOTE: Drywall in garages is not warranted for nail pops and/or cracks due to the fact that garages are unconditioned space.	\$0.00
-----------	---	--------

5402 RC Channel

Not applicable

5403 Acoustic Ceiling

Not applicable

5404 Custom Wall & Ceiling finishes

Not applicable

550 Fireplace

550 Fireplace

Optional fireplace Heatilator NDV42361-B installed with Wescott Mantle and Slate surround

Option #1	Add natural gas fire place	+\$3,370.00
-----------	----------------------------	-------------

570 Trim & Millwork

5701 Baseboard, Casings & Sills

All baseboards to be colonial MDF 3.25"
All casings on doors and windows to be colonial MDF 2.25"
3/4" primed finger jointed window sills and wall caps

Optional trim packages available prices can be found on model home option lists.

Option #1	optional trim 3 1/4 casing and 5 1/2" baseboard in colonial or beaded	\$0.00
Option #2	upgrade to Adams trim	\$0.00
Option #3	Trim garage	\$0.00

5702 Interior Doors

All interior doors to be 1 3/8" hollow core masonite or equal.
Sante Fe style or equal included

Other interior door styles are available by option

5703 Knobs & Hardware

- All hinges to be satin nickel
 - All knobs to Dexter Knobs in satin nickel
 - Exterior doors knobs to be Schlage in satin nickel passage knobs
 - (1) deadbolt in satin nickel to be installed at front door
-

5704 Balusters & Railing

Any balusters required will be paint grade wood turned spindles

All railings will be Oak stain grade installed per code

Newell posts to be standard turned in Oak.

Box newells or wrought iron ballusters available by option.

5705 Shelving

One shelf per closet is included. Ventilated shelving closet maid or equal.

NOTES: Solid shelving to be additional if required
Pantry and/or linen closets receive 4 shelves where applicable

5706 Optional Specialty Millwork

Per request.

Bench, pegs and wainscoting in mud room per request.

5707 Mirrors

Plate glass mirrors to be installed at all bathroom vanities.

Decorative mirrors are available by option.

580 Paint & Specialty Coatings

580 Paint & Specialty Coatings

All walls and ceilings to receive 1 coat of primer and 1 coat of flat latex paint in living areas

All trim and doors are to receive 2 coats of semi gloss latex paint

All exterior doors to receive 2 coats semi-gloss

Hand rails and posts in finished areas to be stained and sealed

NOTES: Contract price includes 1 color of ceiling/wall/trim paint.

Custom colors are available upon request for additional cost

Option #1	Paint garage interior	\$0.00
-----------	-----------------------	--------

590 Flooring/Tile

5901 Carpet

Carpet for the following areas: Living/Great room, Dining room/area, Bedrooms, Hallways and Stairs

Carpet to be Shaw Full Court or equal

All carpet areas to have 6.2 lb. rebonded cushion in stalled

Carpet upgrades available per request/selection

Standard carpet areas may be substituted with sheet vinyl if requested at no charge.

5902 Vinyl

Vinyl sheet good for the following areas: Foyer, Kitchen, Powder room, Bathroom, Master bath, Laundry

Standard sheet vinyl is Congoleum Armor Core

Upgrade to Luxury Vinyl Tile OR Luxury Vinyl plank available per selections.

5903 Hardwood

Hardwood floors are available by option

5904 Tile

Per request.

5905 Custom Tile Shower

Per request.

5906 Specialty Flooring

Per request.

600 Cabinetry

6001 Kitchen Cabinetry

Wellborn Home Concepts Hampton Square Kitchen cabinets included. Wall cabinets to be 30" standard. 36" and 42" available by option.

Cabinet crown mouldings available by option

Satin nickel knobs are included. (pulls and alternate colors are available by upgrade)

Additional cabinet options are available by upgrade.

Option #1	Upgrade to 36" wall cabinets	\$0.00
Option #2	Upgrade to 42" wall cabinets	\$0.00

6002 Baths cabinetry

Wellborn Home Concepts Hampton Square vanity cabinets are included.

Satin nickel knobs are included. Pulls and alternate colors are available by upgrade.

Additional vanity choices are available by upgrade.

6003 Laundry Cabinetry

By request.

6004 Specialty Cabinetry

Per request.

610 Countertops & Backsplashes

6101 Kitchen Countertops

1 1/2" laminate square edge counters with 4" laminate backsplash. Standard/base selection colors/patterns included. Optional Other colors/patterns available for additional cost.

Granite and solid surface available by option

Option #1	level 1 granite counter tops with 4" level 1 granite backsplash	\$0.00
-----------	---	--------

6102 Bathroom Vanity tops

White on white cultured marble tops with integral backsplash and loose sidesplash included in cabinetry allowance

Granite and solid surface available by option.

Option #1	Upgrade to granite vanity tops available. Cost is for use of granite remnants and includes undermount sink	\$0.00
-----------	--	--------

6103 Kitchen Backsplash

4" laminate included in cabinetry allowance

Tile available per request/selection

6104 Other

Not applicable

620 Appliances

620 Appliances

Range: Whirlpool WFE515S0EB smooth top

Dishwasher: Whirlpool WDF330PAHB

Microwave: Whirlpool WMH31017HB

NOTE: Microwave/range hood included is a recirculating fan.

Exterior vented exhaust is available by option

NOTE: Refrigerator, washer and dryer are not included in standard specs. All are available by option.

Option #1	Upgrade to Whirlpool model #WFG515S0ED gas range	\$0.00
-----------	---	--------

NOTE: requires selection of the
gas heat option

630 Lawn Seeding / Landscaping - shrubs

630 Lawn Seeding / Landscaping - shrubs

Lawn seeding and straw mulching is included for disturbed area. Foundation planting and shrubbery allowance of \$500 included. Buyer may select to take this amount as a credit and perform their own landscaping.

NOTE: The Land Development plan as approved by the Municipality will require installation of street trees. These trees are required by the Municipality and must be installed where the plans require. We cannot deviate from the locations of these plans OR the species of trees called for. Approved landscape/street tree plan is available by request.

640 Final Punch List

640 Final Punch List

Builder and Owner will perform a total of 7 status inspections during construction.

Your project manager is Phil Sensenig.

These will be at the following stages:

1. Plan and stake out approval, review of utility connection locations
 2. Framing complete, kitchen layout drawn in field windows and doors installed, mechanical layout approved
 3. Mechanical installations approved, sidewalk and driveway locations approved
 4. Review and approve all drywall and trim
 5. Review and approve cabinet installation, identify all accessory locations
 6. Create punch list prior to final walk through
 7. Final walk through/Orientaion
-

650 Miscellaneous

650 Miscellaneous

700 Land

Land

.00

\$0.00

Client Signature

Date

Client Signature

Date

Contractor Signature

Date