



Standard Residential Specifications

Buyer's Name: _____ Date: _____

Property Description: _____

Site Work

Back Fill Foundation

100' Gravel Base Driveway Topped w/ D-1 Specified Crushed Rock

All Needed Clearing for House & Septic System

No Landscape, Topsoil, and/or Lot Leveling Included

Grading to Include Final Rough Grading with Adequate

2% Drainage Slope within 20ft. of Building Perimeter

100' Electrical Service Extension (Overages Due @ or Prior to Signing)

100' Gas Service Extension (Overages Due @ or Prior to Signing)

Buyer(s) agree to sign all documents related to signing into utility service including the extension of service agreement regarding Cap Guarantee Fees.

Foundation

16" x 10" Concrete Footings

Poured Concrete Foundation Walls

Sprayed Asphalt Emulsion Type Damp-Proofing

Framing

2" x 6" Exterior Walls @ 16" On Center

2" x 4" Interior Walls @ 16" On Center

2" x 6" Plumbing Walls @ 16" On Center

Span Rated T&G OSB Sub-Flooring

Buyer _____

Exterior

All Sides of Building to Have Signature Supreme Premium 4 ½" Dutch lap Vinyl Siding
CertainTeed – Limited Lifetime Warranty – Non-Prorated to Original Owner
Full Vented Vinyl Soffit @ All Overhangs
Malarkey Highlander 30 – Year 245 lb. Laminated Roof Shingles (60 mph. Wind Warranty)
Continuously Vented Ridge Cap
Ice & Water Shield (or Similar Product) On All Eaves and Valleys

Energy Efficiency

Five Star Energy Rated
R-21 Insulation in Framed Exterior Walls
R-44 Blown – In Fiberglass Insulation in Ceiling
R-19 Insulation in Crawl Space Perimeter
Premium, Double-Pane, Low-E, Argon Gas Vinyl Casement Windows w/ Screens
(Single-Hung Windows or Sliders Available Depending on Design)
Insulated Exterior Man Doors & Garage Doors

Well

Builder Will Provide 120' Well Depth Allowance, Pump, Line to House,
& Water Test (Per Lender)

Builder Will Provide Water Service from a Well within 100' of House

**Buyer Pays for All Additional Well Expenses. These Additional Expenses Include, but Are Not Limited to: Filters, Softeners, Bladders, Sand Screens, Holding Tanks, Perforation, Additional Depth, and Additional Distance.*

Septic

Builder Will Provide a Standard DEC Approved Septic System per Bedroom Count per House
Plan

**Buyer Pays for Additional Septic Expenses. The Additional Expenses Include, but Are Not Limited to: Sand Liners, Mound Systems, Pressurized Systems, Curtain Drains and/or Lift Stations if Required by the Engineers*

**Septic depicted on Plot Plans are proposed and final location is determined only by the engineer. Should the buyer like to input on septic location, this should be requested before breaking ground.*

Buyer _____

Interior

Textured Drywall Interior Walls w/ Bull nose (Rounded) Corners

**Process is: Primer-Texture-Primer-Paint*

Walls to be Textured & Painted Eggshell Color

6-Panel Masonite Hollow-Core Painted Doors

2 1/4" Painted Colonial Casing (Door & Window Trim)

3" Painted Colonial Base Trim

Door Hardware to be Brushed Chrome

Window Openings to be fully cased

6 Panel Style 3' Fiberglass Front Door

Kitchen

Cabinet Selection from Builder

(Oak, Canadian Birch, Alder, and White are Standard)

Basic Cabinet Layout on Floor Plan, Final Design to be determined by Builder

Waterline for Ice Maker

Gas Line for Range

Double Stainless Sinks w/ Sprayer

Chrome Faucets & Hardware

Countertops of any Non-Premium Plastic Laminate from Supplier's Selection

Matching Wood Edging and Backsplash

Bath

White Plumbing Fixtures (Sinks, Toilets, Tubs, etc.)

Chrome Faucets & Hardware

Fiberglass Tub/3 Piece Shower Surround (Curtains & Enclosures Not Supplied)

Plumbing

Gas Line for Dryer and Range

Two Frost-Free Hose Bibs

Buyer _____

Heating

In-floor Radiant Heat with High Efficiency Combo Gas Boiler, for Heat and Domestic Hot Water

Garage

Interior is Sheet Rocked, Taped, & Painted
Garage Door Opener for Each Door
One Exterior, 3', Insulated, Steel, 6-Panel Door
Four Ceramic Light Fixtures
Windows as per Plan

Electrical

All Electrical to Meet NEC Standards
White Outlets & Switches
One Exterior Outlet in the Front & Rear of House
Phone Outlet in Kitchen
CAT5/RG6 Outlets in Living Room & All Bedrooms
Smoke Detectors & C.O. Detectors Installed per Code

***Highlighted Items can cause additional fees to be added to the price of your home.**

***There will be a \$500 charge for any changes to the plans after they have been signed off.**

***Closing Costs- Buyer will pay taxes that accrue upon the property during the time Byler Contracting is constructing the home on any lots that were owned by the buyer or bought on behalf of the buyer.**

Buyer _____