

Specifications for Home at 4958 Grubers Road (Tax Parcel ID 543874126467 1) in Weisenberg Township (New Tripoli, Lehigh County), PA
square footage (approximate) of living space of home as measured by outside walls - 1,844

Basement

9' height Superior Walls pre-cast foundation walls (fully engineered with stone footing)
exterior of foundation walls weatherproofed automatically - Superior Walls pre-cast foundation walls
exterior perimeter drain (with corrugated pipe and 2b stone, and fabric barrier above exterior 2b stone) terminating at sump pit (in sump basin)
exterior perimeter drain to drain to daylight on lower elevation on property
interior of full-height foundation walls insulated to R-12.5 - Superior Walls Xi pre-cast foundation walls
band joists insulated/vapor isolated by 3" spray foam
foundation walls backfilled to 6-8" below top of foundation wall around all of home (with grade dropping on sides of home from front of home down to rear walk-out area)
~6-8" clean 1b/2b stone sub base leveled so that top height of stone sub base is bottom of pre-cast foundation walls
rough plumbing (drain/vent and water supply lines) for full bathroom with all pipe, fittings, and subslab drain lines
4" concrete floor (no mesh, rebar, or fibers) with continuous subslab 6 mil polyethylene vapor barrier
anchor bolts and washers placed per manufacturer's specifications/per code for attachment of sill plate
2x10 pressure-treated sill plate with air-stoppage gasket (construction adhesive and foam/caulk as necessary)
numerous bearing points/bearing walls supported by footing pads or continuous footings below
foundation walls studded for drywall and finish - Superior Walls pre-cast foundation walls (inside-corner wall stud corner installations not included)
interior bearing walls/posts framed or adjustable lally columns
framing of interior non-bearing wall locations not included (as basement is not being finished - additional finishing work at cost to buyers)
rough electrical for finished basement not included (as basement is not being finished - additional finishing work at cost to buyers)
rough HVAC for finished basement by branching to rooms in basement from main floor duct system and supplementing main floor system and/or trunk lines not included
drywall/primer/paint on walls/ceilings in basement not included (as basement is not being finished - additional finishing work at cost to buyers)
pre-assembled carpet-grade pine steps to main floor with oak railing and bronze stair railing brackets
1 wall sconce light at top and 1 at bottom of steps (or recessed lights if they fit) from basement to main floor

Garage

detached garage at 25' x 25'
footings at frost depth (Superior Walls pre-cast foundation walls and stone footing)
4' foundation walls (Superior Walls pre-cast foundation walls and stone footing)
4"+ clean 2b stone sub base sloped 2-4" from wall opposite garage doors down to garage doors wall (same slope as concrete slab)
4" thick concrete floor
anchor bolts and washers placed per manufacturer's specifications/per code for attachment of sill plate
2x6 pressure-treated sill plate with air-stoppage gasket (glue per manufacturer's specifications) and 2x6 exterior walls
9-10' height for garage exterior walls (as close as possible to 9' to enable stairs to fit in stairs opening length)
7/16" OSB structural exterior wall sheathing with code-required wall bracing
roof trusses to be attic trusses 24" on center at 8/12 pitch with special girder truss and additional framing to provide opening for stairs from ground floor to attic area
attic area consisting of open area of attic trusses with 23/32" OSB subfloor and drywall knee wall (for fall guard in attic)
stairs to be carpet-grade pine box stairs from concrete surface of ground floor to subfloor of attic area (drywall wall next to stairs from ground floor of garage to ceiling)
3' 6-panel steel exterior door and window on opposite sides of garage
2 9' x 8' raised panel non-insulated garage doors (white) with openers and remote controls (glass, insulation, and/or hardware on doors at additional cost)
garage walls and ceilings not insulated (insulation for walls and/or ceilings at cost to buyers)
1/2" drywall on walls and ceiling of ground floor of garage, taped/finished and primed and painted with white flat paint (note: no drywall in attic area)
note: no drywall, insulation, cooling/heating, or electrical included in attic area walls/ceiling
4 recessed lights
exterior lights for garage - 3 sconce lights on wall with garage doors and 1 sconce light on side wall with exterior door

Main Floor

23/32" subfloor over 2x10 joists - glued and nailed
9' height for all main floor walls
2x6 exterior walls with R-21 kraft faced batt insulation
7/16" OSB structural exterior wall sheathing with code-required wall bracing
housewrap on exterior walls
2x4 interior walls (2x6 plumbing walls as needed)
large common area including kitchen, entry foyer, great room, and dining room
half bath and coat closet next to entry foyer
1/2" drywall throughout, taped/finished and primed and painted with Sherwin Williams MasterHide or equivalent white flat paint
interior flat paint - same type and color for walls and ceilings (paint colors options at cost to buyers to be negotiated directly with paint contractor)
6-panel hollow-core type doors for all interior doors
2 1/4" colonial casing/trim (primed pine) for all pre-hung interior doors, all exterior doors, and all windows (no added window sills)
5 1/4" colonial base molding/trim (primed pine)
casing/trim, moulding, window jambs, and interior doors painted with white semi-gloss paint
bronze hardware (locks/handles/hinges) for all exterior doors
bronze hardware (locks/handles/hinges) for all interior doors
large kitchen with 42" tall wall cabinets granite counters and island with overhang for seating and under-cabinet lighting
3' fiberglass full-light door (no storm/screen door) to covered rear patio
bronze hardware wherever available for all of home
stairs from main floor to upper floor to be oak (treads/risers/stringers) clear coated (stain at additional materials/labor cost to buyers)

Upper Floor

23/32" subfloor over 2x10 joists - glued and nailed
9' height for all upper floor walls
2x6 exterior walls with R-21 kraft faced batt insulation
7/16" OSB structural exterior wall sheathing with code-required wall bracing
housewrap on exterior walls
2x4 interior walls (2x6 or double 2x4 plumbing walls as needed)
3 bedrooms, 2 full baths, and hall overlooking stairs
1 closet in each bedroom (2 walk-in closets in master bedroom)
1/2" drywall throughout, taped/finished and primed and painted with Sherwin Williams MasterHide or equivalent white flat paint
interior flat paint - same type and color for walls and ceilings (paint colors options at cost to buyers to be negotiated directly with paint contractor)
6-panel hollow-core type doors for all interior doors
2 1/4" colonial casing/trim (primed pine) for all pre-hung interior doors, all exterior doors, and all windows (no added window sills)
5 1/4" colonial base molding/trim (primed pine)
casing/trim, moulding, window jambs, and interior doors painted with white semi-gloss paint
bronze hardware (locks/handles/hinges) for pre-hung exterior doors
bronze hardware (locks/handles/hinges) for all interior doors

Exterior Walls Covering

stone veneer on basement level walk-out wall (starting at top of foundation frost wall/bottom of framed wall) and wrapping around foundation wall to about halfway to front wall
allowance for stone veneer invoice for all work completed (materials and labor) - \$6,000 (allowance noted due to variability of chosen grade against side foundation walls)
4-5" clapboard or Dutch lap siding on rest of home - 5-10 standard colors from which to choose (additional cost for colors labeled Deluxe)
allowance for siding based on standard in-stock siding at roofing/siding supplier - change to siding brand/type/level at materials/installation cost to buyers
white aluminum fascia and garage door openings wrap
white aluminum seamless gutters and white aluminum downspouts
white vinyl soffit - non-vented soffit for gables, full-vented soffit for eaves, and non-vented soffit for front porch and rear patio ceilings
no masonry/vinyl coverage on exterior foundation walls besides diagonal portion of side walls (concrete foundation walls being 8" out of grade at majority of points around home)

Windows for Home and Garage

Simonton double-hung vinyl windows
low-e plus argon glass windows - varying sizes, all double-hung - exceeds code requirements for U-Factor, etc.
(primed) white interior extension jambs (for 2x6 walls) for windows with white vinyl sashes and white vinyl exterior with integrated j-channel (as needed/available) for siding
integrated grids if buyers want them (no upcharge), otherwise no grids

Roof

8/12 pitch for main roof and garage roof, lower pitch for roof over rear balcony/deck of home (to fit rooflines below windows)
building paper and ice/water shield per code
7/16" OSB plywood roof sheathing with sheathing clips in each bay
30-year architectural shingles
allowance for shingles based on GAF Timberline HDZ architectural shingles - any change to shingles brand/type/level at materials/installation cost to buyers
air flow/ventilation via ridge vent and full-vented soffit on eaves where applicable

Front of Home

front porch (not covered) at 12'0 x 7'0
front porch - 3' with 1' sidelights (5' total) fiberglass full-light door (no storm/screen door)
concrete single step from porch down to grade not included (front walk from porch to driveway area not included) - typically future walkway goes up to bottom of porch

Rear of Home

rear covered balcony/deck at 32'10 x 6'0
rear covered patio - 3' fiberglass 6-panel door (no storm/screen door) to rear covered balcony/deck
structural support posts below balcony/deck of 6x6 pressure-treated lumber
structural columns/posts above balcony/deck to be 4x4 pressure-treated posts wrapped with white PVC or composite wraps
railing and balusters to be white PVC or white composite type

Flooring

engineered hardwood or vinyl plank flooring throughout main floor
includes... kitchen, great room, dining room, entry foyer, half bath, and coat closet - ~790 square feet
allowance for materials (flooring and vapor barrier or underlayment) and installation - \$7.00 per square foot
vinyl plank flooring in master bathroom and upper floor hall full bathroom - ~110 square feet
allowance for materials (flooring and vapor barrier or underlayment) and installation - \$7.00 per square foot
carpet or vinyl plank flooring in upper floor bedrooms, closets, laundry, and hall/landing - ~650 square feet
allowance for materials (flooring and vapor barrier or underlayment, or carpet/padding) and installation - \$4.00 per square foot carpet or \$7.00 per square foot vinyl plank
note: flooring in basement is not included (as basement is not being finished - additional finishing work at cost to buyers)

Kitchen

cabinets, crown moulding, light rail trim, and knobs/pulls
allowance for materials (all cabinets and trim) - based on budgeted/included cabinets type - Schrock Entra soft-close with color choices through Shelly's
allowance for knobs/pulls - \$1.50 per knob/pull
granite counters with island and stainless steel sink
allowance for materials (counter and sink) and labor - based on level 1/level A granite selections with supplier (Rome Granite)
bronze faucet with pull-out sprayer for kitchen sink
allowance for materials (faucet) - \$150
kitchen appliances including refrigerator with ice/water, dishwasher, electric range, and above-the-range microwave
allowance for kitchen appliances - \$3,000
tile backsplash (tile, mastic, and grout for 3"x6" white subway tile backsplash) - materials and installation
allowance for materials (tile and grout) - \$150
note: substituting other tile/pattern (at cost to buyers) sometimes results in higher installation costs (to be added to buyers' overall cost)
notes: tile to be rectangular or square in shape (not round or curved) and tile to be same depth everywhere (not "dimensional") (additional installation costs may apply)
under-cabinet lighting (outlets in cabinets, switch, and puck lights)

Laundry (Upper Floor)

standard washer and dryer - washer outlet box and dryer exhaust connection in laundry area (all connections to be made by builder)
allowance for laundry appliances - \$900

Master Bathroom (Upper Floor)

5' 4-piece/1-piece standard fiberglass bathtub/shower combination with white walls (no doors--doors at upgrade cost to buyers)
white elongated bowl toilet with seat (standard toilet)
2 30" single-sink vanities with cultured marble top (cultured marble to be white-on-white--otherwise upgrade cost to buyers)
bath exhaust fan/light combination
bronze bar lights above sinks, recessed lights as needed
allowance for bar lights materials (2 bar lights) - \$80 (\$40 per fixture)
bronze Moen shower faucet/shower head combination and bronze Moen 4" center-set sink faucet
allowance for materials - \$230
bronze bath hardware - toilet paper holder/towel ring/towel bar (Franklin Brass Kinla oil-rubbed bronze) - installed where hardware is able to fit in room

Hall Full Bathroom (Upper Floor)

5' 4-piece/1-piece standard fiberglass bathtub/shower combination with white walls (no doors--doors at upgrade cost to buyers)
white elongated bowl toilet with seat (standard toilet)
30" single-sink vanity with cultured marble top (cultured marble to be white-on-white--otherwise upgrade cost to buyers)
bath exhaust fan/light combination
bronze bar light above sink, recessed lights as needed
allowance for bar light materials (1 bar light) - \$40
bronze Moen tub/shower faucet/shower head combination and bronze Moen 4" center-set sink faucet
allowance for materials - \$230
bronze bath hardware - toilet paper holder/towel ring/towel bar (Franklin Brass Kinla oil-rubbed bronze) - installed where hardware is able to fit in room

Half Bathroom (Main Floor)

white elongated bowl toilet with seat (standard toilet)
42" single-sink vanity (standard cabinetry) with cultured marble top (standard color white-on-white)
bath exhaust fan/light combination
bronze bar light above sink
allowance for bar light materials (1 bar light) - \$40
bronze Moen 4" center-set sink faucet
allowance for materials - \$80
bronze bath hardware - toilet paper holder/towel ring/towel bar (Franklin Brass Kinla oil-rubbed bronze) - installed where hardware is able to fit in room

Fireplace

propane fireplace in great room with direct venting (not roof venting) to side of home
fireplace model - Heat N Glo SL-7 (does not include additional remote, circulating fan, and other features that SL-7x model offers at additional \$900)
simple tile surround included, otherwise upgrade options to buyers
hearth, mantel, special front, special lining, and similar upgrades at additional materials/installation costs to buyers

Closets

white wire shelving to be installed throughout per standard package (package configurable within reason by buyers) (other closet materials at additional cost to buyers)

HVAC

14-SEER heat pump system (with air conditioning system included) for main floor - supplies/returns to future finished basement locations not included
14-SEER heat pump system (with air conditioning system included) for upper floor
standard white returns (wall) and standard white or brown/tan grills (floor)
programmable thermostats

Fuel Storage Tank

no propane tank included - tank delivery/rental/lease/purchase/preparation/installation/piping at buyers' expense
builder to provide termination flange on exterior walls and flat spot (with 2b stone if needed) for propane tank next to home
propane tank (if buyers provide) to be filled with propane at buyers' expense

Plumbing - Rough

PEX water lines with manifold (individual connections and shut-off valves)
50-gallon electric water heater (additional cost to buyers if substituting 75-gallon electric water heater/other type of electric water heater or gas water heater)
active radon system of 3" PVC pipe from interior perimeter drain through roof, standard/high velocity radon fan in attic, and manometer in basement

Electrical - Rough

200-amp service with 40-space main panel box
100-amp 40-space transfer panel (subpanel) with wire to generator inlet on side exterior wall (generator and power cord not included)

Ceiling/Roof Assembly and Attic

truss roof with all bracing per code/engineer specifications
7/16" OSB plywood roof sheathing with sheathing clips in each bay
R-60 blown-in cellulose insulation with air-flow baffles at all vented soffit ends (R-60 in all possible locations of attic, otherwise R-49 if low clearance for insulation)

Electrical - Finish

- outlet type and spacing as prescribed by code
- hardwired (battery backup) smoke alarms and carbon monoxide alarm as prescribed by code (carbon monoxide alarms outside bedrooms)
- 5 GFCI-protected outlets in garage and GFCI-protected outlets as needed in basement mechanical room
- 3 GFCI-protected outdoor outlets with waterproof covers (front of home, side or rear of home next to HVAC condensing unit, and 1 more)
- toggle-style dimmer switches for all finished rooms
- 1 lighting fixture (otherwise recessed lighting) per room/area (centered) for great room, dining room, and each bedroom
 - allowance for 5 lighting fixtures materials - \$350 (\$70 per fixture)
- 2 pendant lights over kitchen island (if desired--otherwise recessed lighting over island)
 - allowance for 2 pendant lights materials (2 pendant lights--allowance is total for both) - \$60 (\$30 per fixture)
- 6" recessed lights LED with white trim throughout (where there are no center fixtures)
- no lamp posts or other electrical fixtures not attached to home

Plumbing - Finish

- 2 frost-free outdoor faucets
- 1 garbage disposal under kitchen sink

Septic System

- alternate septic system (Norweco) (2023 probe/perc results and location on lot dictate)
- tank(s) located between home and drainfield (drainfield at currently approved location), tank Zabel filter not included (not necessary)

Well

- standard pressure system - located within 50' of home (at least 100' from septic drainfield and at least 50' from stormwater BMP location)
- overall allowance for well drilling/pounding, casing, line into house, pump, and tank materials and labor excluded - \$10,000

Stormwater Management/Roof Seepage Pit/Dry Well

- stormwater management system to comply with grading/e&s plan per township ordinance/regulations
 - note: 1 or more berms expected per conversation with engineer Bob Hoppes
 - note: no seepage pit need expected per conversation with engineer Bob Hoppes
 - note: if seepage pit is needed then coverage for driveway and any amended soils to be additional cost to buyers

Driveway

- paved asphalt over 2a modified stone base from road to detached 2-car garage (not to home specifically/additionally)
- 10' wide main portion with 16' radius meeting road
- 26' deep main area out of side-entry garage
- length from street to front of garage at approximately 360' from road

Landscaping

- final grade and seed to establish grass lawn (planting of trees/shrubs not included) on approximately 1/2 acre of disturbed soil (additional acreage at cost to buyers)

Drawings

- builder creates/modifies and submits building plans
- significant changes to plans requested by buyers (i.e., anything that requires a separate review by township code officer) to incur an upcharge

Permits

- builder purchases building permits for home itself - building permits fees are part of building package
- builder purchases grading/e&s and septic permits - allowance for permit/application costs at \$1,500
- buyers purchase grading/e&s and septic drawings - buyers have obtained grading/e&s and septic drawings as part of their process of site planning
- buyers to purchase any additional required (if any) permits for stormwater management compliance in township
- buyers to fund any driveway escrow or other escrow necessary in the township (escrow later returned to buyers upon completion of driveway)

Insurance

- buyers carry builder's risk policy and assume responsibility...builder carries liability policy

Utilities

- builder arranges utilities installations as permitted by utility companies (buyers' input/confirmation and payment necessary at times)
- buyers (owners of lot) pay all utility bills (electric/propane) prior to completion of home (and then after completion of home as part of home ownership)

Buyers' Responsibility Items

- items to be completed or paid by buyers...
 - all engineering/design costs for grading/e&s/stormwater and septic plans

What items that are typically unforeseen items are not included in the pricing for this project?

- excavation overages for running into large rocks during excavation (breaking/chipping/busting, blasting, and/or removal)
- removal of water from excavation areas or from ponding created during construction and excavation
- removal of trees/brush in preparation for (or after) excavation of foundation and site improvements
- accommodation for near-freezing/freezing temperatures (relevant mainly with concrete foundations, concrete slabs, and heat needed for drywall and finish work)
- well and related costs of any kind (drilling, casing, grouting, piping, wiring, pump, tank, etc.) beyond budgeted allowance of \$10,000
- fire sprinkler system - not currently required by code with use of dimensional lumber, simulated dimensional lumber, or other fire protection means)
- additional fill dirt needed to bring grade to acceptable range
- removal of excess fill dirt from the property
- addition of soil amendment (via sand/peat/similar materials) to bring part or all of property/stormwater BMPs to a level higher than required by township's stormwater ordinance
- extra topsoil to supplement availability and/or quality of topsoil on site
- compaction of dirt/stone and/or provision for prevention or repair from settling of dirt on property (particularly in foundation overdig and other excavated areas)
- rake/seed/straw of any final graded dirt for lawn establishment ("stabilization")
- winter "stabilization" of disturbed soils via straw spreading on exposed dirt
- stormwater management of any kind (roof seepage pit, soil amendment, swales)
- additional ongoing maintenance costs for alternative septic systems
- landscaping of any kind and/or watering of grass and other vegetation of any kind
- removal of trees or other significant vegetation
- security system
- repair or replacement of any concrete which has cracked
- repair or replacement of downspout conversion fittings to direct downspouts via piping to roof seepage pit or other area on property
- removal of snow or ice from driveways/stone paths and portions of the yard
- accommodation to bring equipment, work trucks, and delivery trucks up steep or unmanageable driveways/stone paths and other terrain
- damage to vehicles or personal/real property owned by anyone driving on or living near the road next to the property due to materials ending up on the road on another property
- treatment for water quality (beyond UV light) or accommodations to pass water potability test (1 test is included--buyers pay for any re-tests)
- reimbursement for theft or breakage of materials (specifically, breakage not caused by builder)
- upcharge by electric company (\$325+) for location of electrical meter base anywhere other than corner of house closest to utility pole
- additional distance beyond 150 feet to run the electrical and cable/phone lines from their termination at the road or stubs to the home (including materials/labor for conduit runs)
- electric company fees for wire, additional poles, additional pole transformers, poles, pad-mount transformers, conduit wire pulls, and escrows to be paid by buyers
- upcharge for siding/soffit color other than standard color selections
- design and materials/labor costs of any kind related to construction of elevated deck around rear of home (beyond any decking specified above)
- buyers (owners of lot) pay utility bills upon connection and after completion of home (as part of home ownership)

Overall Price to Construct 1,844 Square Foot 2-Story Home Described Above on Building Lot (from drawings to completion of construction)

\$433,500.00 ... This price includes what is specified here and what is specified at the date of signing of the contract.

(Note: The Lot has been purchased by the Buyers. Cost of the Lot is not included in Price to Construct.)

All changes in materials are to be communicated to the builder prior to commencement of foundation. Failure to do may result in material/labor upcharges.
The builder is not responsible for additional fees or mitigation efforts to improve water quality or to enable water to pass potability test.

Signatures This agreement has been signed and executed as of the date(s) indicated below.

5/14/23

Date



Buyers - Michael Damweber and Aziza Damweber of 4544 Seibert Road New Tripoli, PA 18066

5/16/2023

Date



Builder - H&I Custom Homes, LLC Owner Bryan J. Gibson