

Thistle Petite Homes
New Construction Specification Sheet

Buyer _____ phone _____

Home Location _____ lot number _____

This specification sheet is to supplement contracts, addendum to contracts, plot plans and home construction plans.

Standard Earthworks Specifications

Clearing of lot - Our goal is to remove as few trees as possible. However we do need to remove enough for utilities, foundation, etc. all disturbed areas will be reloaded and seeded. All loam/fill/etc will be the property of the contractor and will be used on site or removed.

Other Site Work - Installation of septic system will be performed the HHE200 with appropriate tank size as designed by the site evaluator. In cases of shared septic systems or wells they will be maintained through the HOA. House being built on existing house lots as accessory dwellings will hook into existing utilities and any any upgrades to those would be the responsibility of the buyer. Though we do our best to keep utilities the contractor will decide locations based on meeting state and local codes.

Foundation - Will be 8" thick and will have a minimum of 4' of frost protection. For petite homes they will be backfilled and a 4" slab concrete floor installed on top.

Water/Sewer - _____ Private Septic and well _____ shared Septic and well _____ public utilities
Parking areas will be per the site plan.

Framing - Blueprints / plans will show the material being used or comparable.

Roof framing will be trusses in most cases. 5/8" OSB sheathing w/ roof clips if 24" oc, 25 year shingles, ice and water shield at eaves and valleys, continuous eave and roof ridge vent.

Fireplace - _____ Electric. _____ Gas

Exterior trim will be alum wrapped excluding door and window jambs. Sledge locksets Stanley hardware deadbolts are not included.

Windows will be Matthew Brothers or comparable. Exterior doors will be therma-tru or comp. No storm doors are included.

Stairs per plan, standard will be carpeted unless otherwise upgraded. Front stairs will be pressure treated.

Insulation - R19 walls with 4 mill poly exterior and R38 cap with craft backing.

Walls and Ceilings will be Sheetrock with 3 coats of mud and painted 2 coats or t&g boards with white wash stain.

Flooring allowance \$5000.00 note type and location _____

Electrical 100 amp service _____ underground _____ overhead

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Lights will be purchased by the buyer and delivered to the job as needed.

Heating will be electric in baths (for extra protection) and heat pump. Propane tank will be placed where code allows.

Bath fixtures - 5' tub/shower fiberglass included, unless otherwise noted vanities are a part of the kitchen allowance. Faucets and bath items such as paper holders, grab bars etc will be supplied by buyer and installed by contractor.

Cabinet allowance - \$5,000.00 includes solid tops, Appliance allowance \$3,500.00 (must be installed by the vender you purchase from)

Any material, fixtures, appliances, not supplied by the contractor will not be warranties by contractor. Change orders will be paid at time of request.

Discrepancies - In case of discrepancy between plans or specs the specs will prevail.

Excess work - If the buyer exceeds amounts of allowances allocated the buyer is responsible for the excess amount prior to closing.

Obligation during and after construction - A final walkthrough with the buyers and builder will take place at end of construction to insure any concerns are addressed.

Dated this _____ day of _____, 20_____

Builder/Contractor

Buyer

Buyer