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evolution SERIES

SPECIFICATIONS & SELECTIONS	
PROJECT MANAGER: Jim Singsime	PHONE: 262-955-3370
EMAIL: jim@belmanhomes.com	

MODEL HOME	Job # 21-2-S	Model: Inspire
His PH#	His email:	Pebble Brook Hollow
Her PH#	Her email:	PKG: NONE
Job address: Lot 28 Pebble Brook Hollow	County: Waukesha	Municipality: Village of Waukesha
Directions: (From I-43) Exit Hwy 164 towards Waukesha, left on Lawnsdale Rd (Hwy I), left on Oakdale Rd (XX) past Glendale Rd, Subdivision on Left side of Road. From I-94 exit Hwy 18 West, Left on Hwy 59/164, left on Oakdale Rd (XX) subdivision on left side of road just past Glendale Rd.		

ALLOWANCES:

EROSION CONTROL	INCLUDED	CULVERT	NOT INCLUDED
CURB CUT	INCLUDED	PORT A POTTY	INCLUDED
TREE REMOVAL	NOT INCLUDED	DUMPSTER	INCLUDED
PERMITS	INCLUDED	SURVEY	INCLUDED
GARAGE FILL	INCLUDED	DRIVEWAY STONE	INCLUDED
IMPACT FEES	INCLUDED	GRADING	INCLUDED
WELL	INCLUDED	WALL BRACING	INCLUDED
SEWER	NOT INCLUDED	SEPTIC	INCLUDED
TRUCKING	INCLUDED	WATER LATERAL	NOT INCLUDED
LIGHT FIXTURES	INCLUDED	FILL	INCLUDED
FINISHED DRIVEWAY	INCLUDED	CUSTOM PAINTING	NOT INCLUDED
PATIO	NOT INCLUDED	SIDEWALK	NOT INCLUDED
LANDSCAPING	INCLUDED	LAMPOST TRENCH	INCLUDED

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Please refer to signed Building Construction Contract for specific allowance figures

FOUNDATION: (See OSHA Requirements in Awareness Section)

- Poured 9′ high 10″ thick concrete walls. Garage & stoop walls 4′ high, Brick texture inside walls
- Form-A-Drain tile system with poured walls
- Insulate foundation with 1″ foam footing to top of wall, cover Top 8″ with Insulcrete or equal
- Install Straps for treated sill plate per code
- Engineered wood beam & steel columns, beam pocket 8″ W x 12″ H for wood I-Beam
- NOTE treated Fir stripping at sloped areas by exposure 16″ O.C. 2″ X 2″ if required
- Mason to design haunches to meet codes
- LOCATION OF FOUNDATION MECHANICALS - DETERMINED BY CONTRACTOR
- LOCATION OF SEPTIC SYSTEM AND WELL BY CONTRACTOR
- CONCRETE STRENGTH: Minimum of 3,000 pounds per square inch for walls
- Stone over drain tile per municipal codes
- WALL REINFORCEMENT: 1 Row of #4 rebar horizontally. One vertical piece of rebar every 6 lineal feet
- TWO diagonal rebar at each window, Inside corners to have a minimum of 3 rows horizontally
- CONTROL JOINTS: At least every 20 feet with water stop.
- Wall mason to install ground rod into footing, steel location determined by builder
- Note location of electrical service panel for grounding to foundation steel
- Concrete pumping if needed, mason to invoice pumping as a separate item

FLATWORK: (See OSHA Requirements in Awareness Section)

- Concrete sills per plan
- Control joint style and location by contractor
- Basement floor, stoops, and garage floor not sealed
- All patios, driveways, and sidewalks not included

ROUGH LUMBER AND CARPENTER NOTES: (See OSHA Requirements in Awareness Section)

- 9′ first floor ceiling
- Sidelights to be covered with plywood
- NOTE Tyvek House wrap Application USE 9′ ROLLS Drain wrap at stone/brick area
- All tub decks to use poly vapor barriers-Do not substitute with Tyvek
- NOTE use of 5/4″ X 4″ Hardi Color Plus at roof Runners
- House corners and window trim Pre-Painted L.P. Trim

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- 3/4" T & G Glue and Nail OSB
- 7/16" Pre-painted L.P. soffit material
- 1/2" Roof sheathing OSB with "H" Clips
- "I" Joist Floor system
- Wood Beam in basement (No Steel) Need Engineering Data
- Need engineering data w/First load for all laminate headers & engineered floor systems
- Treated 2 X 6 Sill Plate, 2x6 Exterior Walls
- Roof Trusses - Need Bid & Engineering ASAP
- Gable end truss to be 16" o/c for siding nailers, need hip overlays and valley set
- Garage common walls to be 7/16" OSB
- Porch material and posts to be Pre-Painted Smart Side Artic White
- Posts & rail abutting concrete, stone, or masonry to be cedar
- 2X job built basement stair installed by rough carpenter
- All excess rough material to be called in by carpenter for pickup after job completion and stacked neatly outside garage
- Windows installed per Tyvek mfg specifications and include drip cap
- All building plans, truss layouts, floor layouts, and engineering to be left on site

ROOFING: (See OSHA Requirements in Awareness Section)

- Install & Furnish roof vent per print. Match shingle color, gutter apron drip edge valley & flashing color to match roof shingle color
- Dimensional fiberglass shingles, Roofer to install Ice & Water shield as noted on plan
- Install synthetic felt
- Caulk all exposed nail heads

SHINGLE COLOR: PEPPERMILL GRAY
MANUFACTURER: OWENS CORNING

SIDING: (See OSHA Requirements in Awareness Section)

- Wood grain Pre-primed LP Siding (Do not Substitute)
- Fascia, Rake & Exterior L.P. Pre-primed
- Shake board (if applicable) to be L.P. Pre-primed
- Note 5/4" Pre painted trim at roof runners
- INSTALL 80 lb Felt at roof runners & step shingles
- Caulk all siding with Vulkem and caulk all windows with Quad

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- Apply flashing when needed
- Call in siding pickups when completed

WINDOWS & PATIO DOOR:

- Pella Encompass SINGLE HUNG WINDOWS, Grids in glass at front
- Supply 1 double hung mull window at Bedroom as drywall pass through
- Drywall return at windows do not provide jambs
- Install screens and provide window adjustments per scheduled date

WINDOW COLOR: WHITE

PATIO DOOR: Pella Impervia Fiberglass sliding patio door

GUTTERS

- Aluminum .032 gauge seamless 5" K-style
- Low back Gutters Set under 3 3/8" X 2" Gutter apron
- Downspouts high volume aluminum 4" X 3"

GUTTER COLOR: COLOR MATCH "TERRA BRONZE #B12" FROM ABC SUPPLY – SW#7047 "PORPOISE"

GARAGE DOOR:

- 5283 Garage door Size 16'x7' 9'x7'
- Garage door hardware: Wrought Iron decorative hardware-not included
- (2) Liftmaster chain drive garage door openers with 3 remotes and 1 keypad

GARAGE DOOR COLOR: SW#7047 "PORPOISE"

HEATING AND SHEET METAL:

- Ducting for Bath vent Fans Shall be 6"
- Seal all penetrations at rough
- A/C Seer 13 R410-A refrigerant (Tonnage varies by home size)
- (Thermostat provided by Structured wire company)
- 95% eff Single Stage Furnace Natural Gas
- Air Filter at Furnace Merv 10 Media Air Cleaner
- Note approximate A/C location on plans. Location by Contractor to meet local building codes
- Install A/C unit with Foundation bracket
- Vent Micro unit or range hood to exterior with 7" vent pipe

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- Supply deck flashing, stone sill flashing per plan color to match roof flashing
- At final wrap up, install new filter and leave additional new filter on site

PLUMBING:

- Water supply-Private Well
- Waste removal-Septic
- Sealed submersible clear water sump crock
- Natural Gas to Furnace, & Pre-fab gas fireplace
- Guy Grey box at utility room
- Utility room sink Mustee 10
- Laundry faucet Mainline 629E-CP
- Submersible Clearwater Sump Pump
- Shower Drains & toilet trip levers Chrome
- Water lines Uponor Wirsbo Aqua Pex Plus with Propex Fitting System with color coded pipes
- Do not use Crimp style Ring joints
- Provide copper connections through walls and floors
- Riser piping at water heater & meter remain Copper
- Plumber to locate tub, faucet, & valves
- Scald guard pressure balanced shower valves
- Seal all penetrations

KITCHEN:

- 18 Gauge 510 Double Bowl Stainless Steel under mount sink
- Kohler K-596-CP Simplice single lever with pull down spout
- Disposal Badger 5 In-sinkerator at kitchen sink
- ¼ turn Shut off valves at ALL sinks
- Dishwasher air gap by sink
- Waterline to Refrigerator-Connection to refrigerator by others

POWDER ROOM:

- Color White
- Kohler Wellworth K-3998-0 Elongated Bowl toilet & Kohler Brevia K-4774-0 Seat color white
- U1812 White porcelain undermount sink (furnished by builder)
- Kohler K-45100-4-CP Polished Chrome Alteo
- Broan AE80B Bath Fan

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MAIN BATH:

- Color White Brush Chrome
- Kohler Wellworth K-3998-0 Elongated Bowl toilet & Kohler Brevia K-4774-0 Seat color white
- U1812 White porcelain undermount sink (furnished by builder)
- Kohler K-45100-4-CP Polished Chrome Alteo
- Broan AE80B Bath Fan
- Oasis TS-6032L-WHT Vursa Gelcoat Tub module
- Kohler K-TS45104-4-CP Single Lever Alteo Rite temp Tub/Shower Trim
- No shower door included

MASTER BATH:

- Color White Brush Chrome
- Kohler Wellworth K-3998-0 Elongated Bowl toilet
- Kohler Brevia K-4774-0 Seat color white
- White porcelain sink (furnished by granite installer)
- Kohler K-45100-4-CP Polished Chrome Alteo
- Sioux Chief 821-TG2PTQ shower drain
- Kohler K-TS45106-4-CP Single Lever Alteo Rite temp Showr Trim
- Broan AE110 bath fan

WIRING:

- 200 Amp Service location of exterior pedestal and interior breaker panel by BUILDER
- NOTE: Owner to meet Electrician on Site at time of Install to locate Electrical Items during normal business hours
- All exterior electrical, trenching & wiring for lampost through foundation wall by owner
- 220V to Dryer, Range, & Well
- Standard Microwave unit above range - Wire & install
- Wire switch at front door for future post light
- Wire only to future fan or lite in Master Bedroom With 2 Wall Switches
- Paddle FANS and Assembly of Paddle fans by owner
- Use Diverse 57625WTWT flush mount ceiling fixtures at all hallways, walk in closets, and bedroom ceilings
- Use LED 7.5" Wafer flush mount 57712WTWT in lieu of Recessed cans on plan

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- Include one Lutron Dimmer DVCL153P at kitchen
- Wire for electronic door openers at garage ceiling
- Wire Central Air Conditioning - Note compressor location per builder
- Wire 110V to Pre-fab Fireplace with single switch disconnect
- Color of plugs & switches to be White Decora Switches
- Tamper resistant outlets, Arc fault protectors per code
- Carbon Monoxide and smoke detector at each level
- Note: Ground rod installed at foundation
- Wire for standard door bell

MIRRORS AND SHOWER DOOR:

- Master Bath Shower: CLEAR GLASS Semi Frameless 69" high with ¼" operable door and 6" pull handle. Inline panels if needed are 3/16" glass
- DOOR 28" back to back out swing

- Standard ¼" plate glass Mirrors standard Size 36" High width determined by builder

SHOWER DOOR TRIM COLOR: Polished Chrome

CABINETS:

- Fabuwood Cabinets with plywood case construction
- Concealed hinges
- Soft close doors
- Dovetail Bluemotion soft close drawers
- Metro Door style with standard overlay – COLOR/FINISH : "FROST"

MILLWORK:

- CASING: Primed white 2 1/4" Square Casing, wood sill at window no casing
- BASE: 3 1/4" Primed white square base, Includes closets
- STAIR PARTS: Maple, Birch, Beech stair parts Hampton Style Rails and Newel Posts
- SPINDLES: House of Forging HF 16.1.1 and HF 16.1.2 alternating Matt Black spindles
- Basement stair to be 2X material job built, pine rail
- Windows in garage will not be trimmed out or stained
- EXTERIOR DOOR: Smooth Star Front door
- INTERIOR DOORS: MDF Primed doors 2 panel square

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- HOUSE TO GARAGE: Birch S.C. Flush 20 minutes

HARDWARE:

- Include Schlage Electronic deadbolt BE479AA-CAM-619 Satin Nickel

DOOR HARDWARE:		
BRAND INTERIOR: Schlage	STYLE: Accent levers	COLOR: STAINLESS
BRAND EXTERIOR: Schlage	STYLE: Camelot	COLOR: STAINLESS

TOWEL BAR AND PAPER HOLDERS:		
TOWEL BAR:	BRAND: BADEN	FINISH: CHROME
PAPER HOLDER:	BRAND: BADEN – OPEN END	FINISH: CHROME

- Locations by owner, installed by finish carpenter
- One towel bar and one tissue holder per bathroom standard. Additional towel bars can be purchased at added cost

CABINET HARDWARE:		
STYLE THROUGHOUT HOME:	KNOB # NO KNOBS, ALL PULLS	PULL # 55277G10 IN CHROME

LVP FLOORS:		
LOCATION: Foyer, kitchen, dinette, rear hall, powder room		
COLOR: ASHFORD	MFG: INSPIRED	SUPPLIER: FLOORQUEST

COUNTERTOPS				
LOCATION	COLOR		MANUFACTURER	BACKSPLASH
KITCHEN	METEOR SHOWER	TIER 2 - QUARTZ	NONNS	N/A
ISLAND	METEOR SHOWER	TIER 2 - QUARTZ	NONNS	N/A
MASTER BATH	CHIPPED ICE	TIER 2 – QUARTZ	NONNS	N/A
BATH #2	METEOR SHOWER	TIER 2 - QUARTZ	NONNS	N/A
UTILITY ROOM	GRAPHITE - MATTE	#837-58	FORMICA	N/A

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- GRANITE/QUARTZ: 3 c.m. tops with 4" backsplash, Tier 1 or 2
- All Bathroom sinks furnished by builder color: white
- For sink and faucet cutouts please see plumbing section

CERAMIC TILE
• Ceramic tile shower approx. 7′ high per plan with threshold

LVT FLOORING					
LOCATION:	COLOR:	NAME:	SUPPLIER:	SIZE:	GROUT:
MASTER BATH	PEBBLE - SHAW	URB. ORG.	FLOORQUEST	12X24	N/A
MAIN BATH	IRON	URB. ORG.	FLOORQUEST	12X24	N/A
UTILITY ROOM	IRON	URB. ORG.	FLOORQUEST	12X24	N/A
NOTES:					

WALL TILE					
LOCATION:	COLOR	NAME	SUPPLIER	SIZE	GROUT:
SHOWER FLOOR	BEIGE	KONCRETE	NONNS	2X2	TEC - STERLING
SHOWER WALL	CRACKLED WHITE	MAIOLICA	21ST CENTURY	3X12	TEC - STERLING
NOTES:					

CARPET			
COLOR	NAME	MANUFACTURER	SUPPLIER
SIERRA LACE	#108 – PRELUDE DW096	DWELLINGS	FLOORQUEST
NOTES:			

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FIREPLACE:

- Heatilator NDV 3630i Novus Intelli-Fire 1P1
- Satin black screen and frame
- No blower, install with wall switch
- Plumber to pipe - electrician to wire
- Rough Openings
    - Front 41-1/2″
    - Height 40-7/8″
    - Depth 16-1/2″
    - Mantle Height and surround design per plan

FIREPLACE FACE:			
STONE/BRICK/TILE	MANUFACTURER	GROUT	HEARTH
WEATHER LEDGE – WINTER POINT	HALQUIST	GREY	GREY
NOTES:			

EXTERIOR MASONRY:			
	MANUFACTURER	NAME/COLOR	GROUT
	HALQUIST	WEATHER LEDGE – WINTER POINT	GREY

Note: Install builders standard address stone at (optional)

STRUCTURED WIRE

- NOTE: Owner to meet Contractor on Site at time of Install to Locate Features-See Electrical section for plate color
- STD 5 CAT 6- Phone/data cable
- ALL outlets to be home run lines. ALL lines to be connected to network control panel in basement LOCATION of outlets and control panel by Contractor

INSULATION:

- R 21 batts at exterior walls with 6mil poly vapor barrier
- R 44 blown fiberglass at attic areas
- Spray foam insulation at basement box sills

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DRYWALL:

- Square Corners, Sand Texture Finish interior only, garage sand texture, square corners
- Drywaller to install 1" R-5.0 foam to ceiling of garage under living space and cover with 5/8"
- Drywall arch openings per print
- Drywall returns at windows
- Garage firewall to be installed per building code

CLEANING PACKAGE:

- Vacuum interior of home, wipe down woodwork, clean counter tops, wood floors, clean plumbing fixtures. Sweep garage and basement. Clean all interior and exterior windows, tracks, decks, patios and window wells.

PAINTING:

- Two color exterior painting, siding one color, second color for cornerboards, window trim or shakeboards
- Interior walls & ceilings to be one color, one coat, flat finish

EXTERIOR COLORS		
LOCATION:	PAINT NUMBER	MANUFACTURER
SIDING COLOR:	PUSSYWILLOW #7643	SHERWIN WILLIAMS
TRIM COLOR:	PORPOISE #7047	SHERWIN WILLIAMS
FRONT COLUMN COLOR:	PORPOISE #7047	SHERWIN WILLIAMS
FRONT DOOR EXTERIOR:	MINWAX EXPRESSO	
FRONT DOOR INTERIOR:	COLOR MATCH WHITE CABINETS	
TRIPLE DOOR FRAME:	PORPOISE #7047	SHERWIN WILLIAMS
BRACKETS:	PORPOISE #7047	SHERWIN WILLIAMS
GUTTERS:	PORPOISE #7047	SHERWIN WILLIAMS
GARAGE DOOR:	PORPOISE #7047	SHERWIN WILLIAMS
NOTES:		

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INTERIOR COLORS:		
INTERIOR WALLS:	PAINT # AGREEABLE GREY #7029	MFG: SHERWIN WILLIAMS
INTERIOR STAIN:	STAIN # N/A	MFG:
NOTES: COLOR/FINISH : "FROST", ALL TRIM/CASINGS TO BE COLOR MATCHED TO CABINET FINISH		

APPLIANCES:		
APPLIANCE	BRAND	MODEL #
Dishwasher	Whirlpool	WDT750SAHZ
Microwave	Whirlpool	WMH31017HZ
Refrigerator	Whirlpool	WRF535SWHZ
Range	Whirlpool	WFE550S0HZ

OSHA NOTES:

- Contractors to clean up site each day and use dumpsters
- All Contractors must abide by OSHA fall protection rules and regulations
- All Contractors must have appropriate MSDS sheets on file with Builder
- Wear hard hats, eye protection and other safety gear as required by OSHA
- Each contractor is required to have their own safety plan and follow accordingly
- Rough Carpenter to build OSHA approved job ladder & install to basement. Cover fireplace hole, stairwell opening to basement, & provide handrail & guard railings at balcony and stairs to meet OSHA requirements.

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CUSTOMER AWARENESS SECTION:

EXCESS MATERIAL: All excess materials and/or equipment left shall remain the property of the Builder and are not to be considered property of the Buyer.

LOCATION OF THE FOLLOWING SYSTEMS AND RELATED COMPONENTS SHALL BE DETERMINED BY CONTRACTOR:
1. Septic or mound systems, including but not limited to tanks, tank covers, lines, piping, pumps, wiring, absorption areas and related drains, clean outs, vents and inspection covers.
2. Sewer and storm sewer drains, clean outs and vents.
3. Water laterals, water meter and plumbing related thereto.
4. Well, well lateral, water lines, wiring, pressure tank and related plumbing & electrical mechanicals that are a part of the well and well electrical system.
5. Floor drains, sanitary sumps, clear water sumps, sewer clean outs, all sewer drain & vent lines. All sewer lines above or below basement floor.
6. Furnaces, and all ductwork, water heater and all necessary venting, wiring and plumbing related thereto.
7. Exterior downspouts both quantity and location.
8. Electrical service panel and final utility locations for gas and electric. Installation depth to be determined by utility company.

ITEMS NOT INCLUDED: (Other than allowances provide for previously in this document)
Permits and culvert. Pumping water from flooded basements. All survey, recertification survey & footing checks & related survey work as required by Building Inspector and Mortgage Lenders. Sewer and water or well, pump and septic system, and storm sewer. Rough grading, finish grading, landscaping. Any additional grading or re-grading due to settling of backfill, shall be paid by the Buyer. Removal cost for excess dirt shall be paid by Buyer. Gas connection and electrical connection to house. Gas & electric used during the construction of the home. Aggregate in excess of 4" in basement floor. Aggregate in garage floor, stoops and steps. Poured basement walls in excess of 8' high in basement and 4' high in garage and stoop area or equivalent, if poured basement. Municipal mandated dumpster requirements and port-a-potty requirements. Municipal mandated erosion control requirements. Municipal mandated engineering reports as required by Building Inspector. Drywall, painting, staining and any finish type work in basement and/or garage. Removal of trees, stumps, brush, rocks and excess fill. Finish grading and landscaping are not included in this contract. Homeowners are hereby informed of the absolute necessity to promptly attend to grading and landscaping. Responsibilities and the necessity of maintaining a positive slope of 6" down for every 12 feet from the foundation, including refilling any settled backfill and trenched areas. Furthermore, lack of proper grade maintenance may cause foundation failure that will not be covered by the Builder's Warranty. Assembly & wiring of owner's light fixtures including paddle fans. Hanging & install of large, heavy or ornate electrical fixtures. Homes with brick chimney are not eligible for Focus on Energy certification and testing.

MASONRY – Poured concrete walls are standard on all homes. INACCESSIBLE sites or exposed walls require pumping concrete. This expense can be up to $950 or more and will be charged as an extra. Winter heat charges of up to $350 will be added during the winter season. Finish grading and landscaping are not included in this Contract. Homeowners are

I have carefully reviewed and understand my home will be built according to these construction plans, specifications & selections. In case of conflicting information, these plans and specifications supersed any and all previous documents and all other oral or written communications. In the event a product is no longer available, BUYER permits BUILDER to substitute for a product of equivalent style and price. I further understand that home is hand-built and slight variations in dimensions can occur. This can also affect final locations of mechanicals, outlets, switches, and other locations. BUYER acknowledges that minor variations from plans and specifications may be necessary to properly integrate and construct the home on the building site and items within the home, and that such adjustments are not a breach of this AGREEMENT as long as they are within industry standards as set forth by the Metropolitan Builders Association. ©2016 Belman Homes, Inc. All rights reserved. Rev.11.15.16

I fully understand and accept these final home plans and specifications for my home.

_____ _____
Buyer Date

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Buyer Date

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COLORED MORTAR WILL BE CHARGED AS AN EXTRA. Colored mortar will vary in color and colored mortar will fade in color. Due to inconsistency of colored mortar, Buyer shall hold Builder herein harmless for any variation & inconsistency in the color shading, fading and texture of colored mortar.

Any selection that deviates from signed construction plans must be priced by builder and approved by buyer with written and signed change order. Buyer is responsible to notify construction expeditor of change. In the event of conflict between selections and plans or specifications, the signed plans will prevail.

WOOD AND PAINT/STAIN NOTES: Builder will not custom match wood stains. Builder does not guarantee finish and consistency of stain. Stain colors that are very light or dark in color increase the likelihood of inconsistencies in overall appearance. Wood species may react adversely to these colors. Therefore, Builder is not responsible for appearance inconsistencies caused by very light or very dark stain colors. Buyer understands that different species of wood accept stain color differently and variations will occur. Some light and dark paint colors will require additional coats to cover. If required this will be an additional charge to buyer.

GRANITE: Granite is a natural stone found in the earth and will vary from samples. Colors and patterns will vary. Granite fabricator has the sole ability to determine slab layouts, sink cutouts, cuts, and hole locations. Buyer is encouraged to view and select slab with granite supplier. If buyer forgoes selecting slab, buyer is required to sign off and will hold builder and contractor harmless for any and all variations.

TILE: All tile is installed as a square pattern. Larger tiles, irregular tiles, and non-square tiles will result in additional cost due to additional cutting. All decos and listellos are an additional cost unless included in contract. Builder will contact buyer if selections exceed allowance and buyer will be given one opportunity to re-select tile at no additional cost. Buyer must agree to any an all pricing on written change order before proceeding. Buyer agrees to not negotiate with Builder's contractors unless expressed written permission is given in advance.

Any changes buyer makes on the jobsite without Builders approval will result in additional fees, delays, and may void the Builders One Year Limited Warranty. Buyers are aware that any changes or failure to make selections or approvals in a timely manner will delay the completion of the home.

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