



Standard Specifications

Homeowner: _____ Sub: _____ Lot: _____

Address: _____

General

- *All new homes constructed by Pearson Homes, Inc. come standard with Homebuyer's 2-10 Warranty featuring 1-year workmanship, 2-year mechanical systems, and 10-year structural warranties*
- *All new homes constructed by Pearson Homes, Inc. are now compliant with the U.S. Environmental Agency's Energy Star® program for greater energy efficiency and savings*
- *All new homes constructed by Pearson Homes, Inc. come standard with active termite bond in place at time of closing with our preferred pest control company*

Exterior

1. Site Work

- *Any work related to excavation, fill material, hauling, trash removal, tree removal, and general lot preparation shall be at builder's discretion. Builder is responsible for establishment of all exterior grades to allow for drainage away from home.*

2. Landscaping

- *90 gallons of shrubs & two trees, minimum (species based on availability and season)*
- *Mulch in planting beds*
- *Front & side yard and 10 feet off of rear of house Bermuda so; remainder of yard to be seeded*
- *Fencing options available*

3. Foundation

- *Standard slab-on grade foundations with 3000-psi concrete and fibermesh reinforcement*
- *Optional crawlspace foundations with 12" deep x 24" wide 3000-psi concrete footings , concrete masonry block walls, and 16" x 16" square concrete block piers*
- *Optional block-and-fill foundations with combination of the materials above*

4. Framing

- *House frame shall be conventionally piece framed or panel and truss construction*
- *Lumber is southern pine #2 grade or equivalent spruce or fir*
- *All sill plates in contact with concrete shall be pressure treated lumber 9-ft ceilings on ground floors and 8-ft ceiling on upper levels per plan*
- *7/16" OSB exterior wall sheathing (standard)*
- *Wall studs spaced at 16" on center (standard)*
- *Floor and roof truss design and construction provided by lumber supplier*
- *Subflooring to be 3/4-inch tongue and groove oriented strand board glued and nailed to floor trusses*
- *Roof rafter spacing to be 24 inches or as code requires*
- *Soffits - 12-inch overhang*

5. Masonry

- *3-sides brick (customer selection) per plan with standard running bond joints*
- *Address stone (placement at builder's discretion)*
- *Brick soldier courses and quoins (per plan)*
- *Gray or Buff Mortar (customer selection - upgrade colors available)*
- *Keystones over front door & windows on front elevation of home (per plan)*

6. Siding & Trim

- *Vinyl eaves, soffit, siding, and shutters (per plan)*
- *5" aluminum gutters with 3"x 4" downspouts with splash blocks*

7. Roofing

- *7/16" OSB standard roof sheathing with H-clips (per building code)*
- *3 Tab shingles*
- *Metal flashing as required*
- *Ventilation shall be ridge vents or turbine vents as determined by builder*

8. Windows

- *MGM Industries Series 5610 Single Hung Vinyl Windows*
- *Energy Star® compliant double-pane insulated windows with Low-E glass & screens*
- *Low maintenance vinyl tracking system & screens with removable bottom sash*
- *Decorative grid between glass panes*
- *White & beige colors available (customer selection)*
- *Acrylic block window in Master Baths*

9. Garage Door

- *Single 16' x 7' or 8' x 7' Carriage style non-insulated 24-gage metal doors (raised panel style doors on side entry homes) - additional sizes and styles available*
- *Electric garage door opener with safety sensor and (2) remotes per door*

10. Entry Doors

- *Standard 3'-0" x 6'-8" solid core fiberglass front door per plan - upgrades available*
- *Full view 15-lite French doors at covered porches*

11. Exterior Concrete

- *Builder to determine extent of concrete flatwork to match site plan as closely as possible*
- *All exterior concrete flatwork to be 4-inches thick with a broom finish*
- *10 X 12 patio*
- *Driveway to be minimum 10 feet in width*
- *Garage floors shall be trowel finished*

Interior

1. Sheetrock

- *Standard 1/2"-thick sheetrock with rounded corners (straight corners available upon request). 5/8"-thick sheetrock on Garage ceilings per building code*
- *Sheetrock shall be nailed and/or screwed as required by building code*
- *All joints to be taped and sanded with smooth ceilings*

2. Insulation

- *All home insulation is Energy Star® compliant*
- *R-13 Batting insulation in exterior walls*
- *R-19 Batting insulation in sloped ceiling areas and garage ceilings with living areas above*
- *R-30 Blown insulation in attic spaces*
- *Insulated water lines in exterior walls*
- *Sill plates and outside corners caulked*

3. Plumbing

- *Delta Leland plumbing fixtures throughout home*
- *Chrome finish fixtures throughout*
- *Decorative pedestal sink in Powder Bath (per plan)*
- *Acrylic garden tub in Master Bath*
- *Fiberglass shower in Master Bath*
- *Fiberglass tub/shower unit in Hall Baths*
- *Elongated toilets*

- 50-gallon electric water heaters (natural gas where available as upgrade)
- Standard washer/dryer connection in Utility Room w/ exhaust vent
- (3) hose bibs located around perimeter of home

4. Heating/Cooling (HVAC)

- 13-SEER Electric Heat Pump (separate unit per floor)
- Energy Star® rated insulated heating/cooling ducts and returns with filters
- Digital thermostat control
- Size and location of unit, locations of registers, and locations of return air intakes are determined by HVAC subcontractor
- Natural gas available in select subdivisions as an upgrade

5. Electrical

- 200-amp underground service to house
- Copper wiring throughout (stove & dryer are aluminum per code)
- Recessed can lights (per plan)
- Telephone outlets in Great Room, all Bedrooms, Kitchen and Master Bedroom
- Cable outlets in Great Room, all Bedrooms, and Recreation Room
- Lighting (\$0.50 per heated/cooled square foot allowance including tax to be chosen from Pearson Homes preferred lighting supplier)
- Ceiling fans per plan to be included in lighting allowance
- All Bedrooms and rear porch braced & wired for ceiling fans
- Ground fault protected outlets in Kitchen, Bathrooms, Garage, & exterior outlets
- Smoke detectors per building code requirements
- Ventilation fans in all bathrooms
- Two floodlight locations at rear of home

6. Specialty Wiring/ Other

- HDMI media cables available upon request
- Surround sound and computer network wiring available upon request

7. Interior Doors & Trim

- 1-3/8" Camden-style masonite doors trimmed with 3/4" x 3-1/4" casing
- 5-1/4" baseboards throughout house and garage
- 3-1/4" window casing throughout
- Quarter-round mould installed in tile and wood flooring areas where applicable

8. Stairs *(if applicable)*

- *Foyer stairs are ½ wall with carpet. Second floor rail to match foyer stairs. Other stairs to have stained wall rail and carpet rise/run per code.*

9. Fireplace and Mantel

- *36" ventless propane gas burning fireplace unit*
- *Custom-built and painted mantel(customer selection) - upgrades available*
- *Ceramic tile fireplace surround (customer selection)*

10. Paint

- *Sherwin Williams semi-gloss latex trim paint (customer selection)*
- *Sherwin Williams flat latex interior wall paint (customer selection)*
- *Choice of three wall color paints*
- *Additional colors (after 3 colors) are \$200 per room*
- *Eggshell paint is optional upgrade*
- *Designer colors must be approved by Builder and are subject to a \$200 up-charge per room*
- *Sherwin Williams semi-gloss latex trim paint (customer selection)*

11. Cabinets & Countertops

- *Kitchen cabinets to be stained alder wood with recessed-panel doors (base cabinets 24" deep x 36" tall, uppers cabinets 15" deep x 42" tall w/ crown moulding)*
- *Custom cabinets knobs (customer selection)*
- *Formica countertops in Kitchens*
- *Stainless steel, flush-mount double-bowl Kitchen sink*
- *Stone backsplash over granite countertops (customer selection)*
- *Master Bath vanity cabinets to be stained alder wood recessed-panel doors (base cabinets 21" deep x 36" tall)*
- *Hall Bath vanity cabinets to be stained alder wood recessed-panel doors (base cabinets 21" deep x 32" tall)*
- *All bathroom vanity tops to be cultured marble (customer selections)*

12. Floor Coverings

- *Pre-finished 3" plank hardwood flooring in Foyer and Dining Room (standard)*
- *Pre-finished 3" plank hardwood or ceramic tile flooring in Kitchen and Breakfast Room (customer selection). Note hardwood flooring is not warrantable in wet areas.*
- *Vinyl in all wet areas*
- *Standard carpet in Great Room, Bedrooms, and Recreation Rooms with 6-lb pad - upgrade options available*

13. Door, Bath, and Closet Hardware

- *Schlage door hardware with Stratus (round) knobs in oil-rubbed bronze or brushed nickel finish - egg-shaped and level style upgrades available*
- *Single cylinder deadbolts on exterior and Garage entry doors*
- *Privacy locks on all bedrooms and baths*
- *Passage locks on all closets, utility rooms, pantries, etc.*
- *Bath hardware package includes towel bars, toilet paper dispensers, and hand towel rings with finish color to match plumbing fixtures*
- *Master Bath shower door in clear or obscure glass (customer selection)*
- *Vanity mirrors in all bathrooms with beveled oval mirror in Powder Bath*
- *Coated wire shelving in all bedroom closets, Kitchen pantry, linen closets and Utility Room*
- *Single hung shelving in Master Bedroom closet*

14. Appliances

- *General Electric (GE) brand appliances in black finish (other options available)*
- *Package includes smooth-top slide-in range, dishwasher, microwave with ventilation fan, and Kitchen sink disposal - upgrade options available*
- *Standard water supply for refrigerator ice maker*

SPECIAL CONSTRUCTION NOTES

1. Kitchen vent fan is re-circulating. Upgrade to outside vent available on some plans.
2. All interior trim is pre-primed mdf.
3. If Customer chooses to purchase more than three ceiling fans, there will be an additional charge of \$75 per fan for installation labor. Cost of the additional fans to be part of the lighting allowance.
4. Specifications may change due to differences in home site conditions, plans, subcontractors, and suppliers. Periodically, specifications and plans are updated, refined, or modified for clarification and improvement.
5. Customer to make specified flooring selections from Design Center. If Customer chooses to upgrade flooring for an additional cost, upgrade amount will be charged and paid for by the Customer to Pearson Homes, Inc. and documented in a Change Order.
6. Homes in Heritage Estates, Hampton Station, and Spencer Lake subdivisions have side-entry garages. Homes in Heritage Commons and Cambridge subdivisions have front-entry garages except where corner lots permit side-entry option.
7. Certain design changes are sometimes necessary due to plumbing, HVAC, electrical or local building code. Pearson Homes reserves the right to make these changes as needed, and/or to reverse the site layout of the house at its discretion. Pearson Homes also reserves the right to select materials and/or substitute items of equal quality at its discretion.
8. At Pearson Homes, we believe in continually providing you with the best possible product and home designs. Therefore, we reserve the right to change plans, specifications, and prices without notice. Square footages and room sizes on brochure handouts are an approximate calculation.
9. Due to lot conditions and topography there may be additional costs for lot preparation and special foundation requirements. Please consult your Pearson Homes sales representative for special lot requirements. The specific costs for such improvements are calculated on an individual basis and will be included in the overall price of the home.
10. The air temperature in rooms located over non-heated areas, such as garages, may vary up to 6 degrees from the surrounding rooms.
11. All interior and exterior home design selections should be made within 14 days of the contract date.

The Purchaser and the Builder hereby accept the Presidential Specifications. It is understood that in an event of discrepancies between the drawings and Presidential Specifications, the written specifications herein shall supersede the construction drawings. It is also understood that any items not specifically stated in the Presidential Specifications and drawings are not included in the contract and have not been included in the pricing of the contract. All changes to the Presidential Specifications must be in writing and verbal changes will not be accepted. All changes after contract date are processed by Pearson Homes, Inc. via written Change Order. Change orders must be signed and agreed upon by both parties before changes may be instituted. A non-refundable fee of \$100 may apply to all change orders that occur after final selections and plans are approved. Additional costs may apply if construction of the home is delayed due to any approved change orders.

In the event that the Builder is unable to obtain the materials specified on the plans or specifications or the items shown on the Presidential Specifications sheet through reasonable sources of supply, Builder shall have the right to substitute materials of similar pattern and design and equivalent quality. Builder reserves the right to make changes in plans and Presidential Specifications solely for mechanical installations, building code requirements and architectural design improvements subsequent to date of this agreement. Builder does not provide railing for steps and porches unless required by local building code. Buyer is not allowed to provide material and/or labor in construction of home.

Date: _____

Purchaser: _____

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