



**Battlefield Homes, Inc. Standard Specifications**

Effective 12/01/22

<b>Permit Fees:</b>	
Building Permit Fees:	Included
Health Permit Fees:	See Site Work Definitions on Sales Contract
<b>Electric Availability:</b>	See Site Work Definitions on Sales Contract
<b>Water and Sewer Connections:</b>	See Site Work Definitions on Sales Contract
<b>Clearing:</b>	Clearing of site to be completed by Battlefield Homes, Inc. per approved grading and clearing plan. Purchaser holds builder harmless for the condition of trees and plants outside the stated clearing limits. Should Purchaser request trees to remain with the clearing limits, Purchaser will then assume responsibility for said trees. Cleared timber is the property of Battlefield Homes, Inc.
<b>Excavation/Soils:</b>	Excavation per plan. Shrink swell soils and sub-walls if necessary. See Site Work Definitions on Sales Contract.
<b>Foundation:</b>	Foundation will be eight inches thick (8"), nominal nine foot (9') walls, poured, reinforced concrete per plan, with brick pattern on exterior face of wall. 4' Concrete walls for garage foundation. 8" x 18" Concrete footings. 20' of frost footing for standard walk-out basement w/ sliding glass door. Unfinished basement standard. Sub-walls and unbalanced fill conditions if necessary. See Site Work Definitions on Sales Contract. Grade beams if needed. See Site Work Definitions on Sales Contract. See Site Work Definitions on Sales Contract.
<b>Foundation Waterproofing:</b>	One (1) coat of bituminous damp proofing or one (1) coat of Deco-20 damp proofing.
<b>Drain Tile:</b>	Exterior drain tile will be installed and run to daylight where possible or will be tied into a sump crock. Sump crocks standard in all in-ground / buried basement homes.
<b>Framing:</b>	
Floor Systems:	Engineered floor joists designed per plan.
Roof Systems:	Bottom chord cantilever, prefabricated roof trusses with field framed rafters where required with 7/16" oriented strand board sheathing. 12" overhangs on all gables.
Exterior Walls:	Nominal 2" x 4" - 16" on center, SPF stud grade with headers of 2" x 8" through 2" x 12" and/or L.V.L. installed per plan.
Interior Walls:	Basement bearing walls: Nominal 2" x 6", 16" on center, blocked, on thickened slab, w/ 2" x 10" headers. First floor bearing walls: 2" x 4" - 16" on center to align with floor trusses, SPF stud grade with headers of 2" x 8" through 2" x 12" and/or L.V.L. installed per plan. Nonbearing Walls; 2" x 4" - 16" on center, SPF stud grade.
Wall Sheathing:	7/16" OSB sheathing - Zip System <sup>®</sup>
Decking (subflooring):	¾" Tongue and Groove subfloor, glued and screwed (underlayment may be specified for additional areas where required).
<b>Wall Height:</b>	
Basement:	9' wall height (see Foundation).
1st Floor Height:	9 foot framing per plan.
2nd and 3rd Floor Height:	8 foot framing per plan.
<b>Siding:</b>	Double 5" Traditional or Dutch Lap vinyl siding in choice of colors. Shutters in choice of colors.
<b>Cornice:</b>	12" Overhangs on all gable ends.

Cornice finished with maintenance free aluminum to match trim; soffit in maintenance free vinyl and fascia covered in aluminum.

<b>Interior Stairs:</b>	Carpet grade boxed stairs with pine treads, risers and stringers. Oak banister on main stairway, stained handrails with stained balusters.
<b>Windows:</b>	Low E, thermo-pane, double hung, double tilt-in, vinyl windows throughout with with choice of grille pattern. Casement window over kitchen sink (as per plan). Sliding window over master tub (as per plan).
<b>Exterior Doors:</b>	Single, wood-textured (stainable) fiberglass 3'-0" x 6'-8" six-panel entrance door with full metal side lights per elevation plan. Fire rated 3'-0" x 6'-8" door from garage into main house. Front door lockset with single cylinder deadbolt lock. Deadbolt locksets are on swing exterior doors. These locks will also be single cylinder and are keyed alike for your convenience. (No deadbolts on sliding glass doors)
<b>Patio and Sliding Glass Doors:</b>	Metal french doors per plan. Vinyl sliding glass doors per plan.
<b>Fireplace:</b>	Family Room Fireplace: Prefabricated direct-vent gas fireplace with fan/blower. Fireplace vents directly to the exterior of the structure and no chimney is required or installed. Utilizes propane gas. Painted mantel. Standard flush slate hearth and surround.
<b>Roofing:</b>	GAF Timberline HD 40-year dimensional/architectural asphalt shingles in choice of colors installed over 15-lb felt paper. Aluminum flashing Ice shield per local code White seamless 5" aluminum gutters and 2"x3" downspouts.
<b>Soil Treatment:</b>	Termite treatment per local code with five (5) year warranty protection.
<b>Concrete Slabs:</b>	Basement Slab: 4" concrete over 4" gravel with 4-mil vapor protection as chosen on plans. Garage Slab: 4" concrete with aprons as shown on plans. This slab requires no gravel or vapor barrier. Structural slab included where required. See Site Work Definitions on Sales Contract. Concrete front porch / stoop and 3 steps per plan.
<b>Plumbing:</b>	CPVC waste and vent stacks (verticals only). CPVC water supply lines and plastic PVC drain lines. One (1) 50-gallon electric hot water heater. Washer and electric dryer hook-ups in laundry room. Dryer box for dryer vent. Front and Rear exterior frost-free hose bibs. Sump pump installed on "in-ground basement" homes and areaway conditions. 3-piece basement bath rough in.
<b>Tubs:</b>	Master Bath: White Soaker tub with Moen Eva/Brantford brushed nickel (metal color) 2-handle vanity faucet and tub faucet, drain and Roman tub trim. Includes ceramic tile tub surround.
<b>Secondary Baths:</b>	Tub/shower, tile surround, with Moen Eva/Brantford brushed nickel (metal color) 2-handle, faucet, handle and drain. Note: Shower Curtain Rod Included.
<b>Showers:</b>	Tile shower with Moen Eva/Brantford brushed nickel (metal color) faucet, handle and drain. Note: Shower Curtain Rod Included.
<b>Water closets:</b>	White, ADA, water-saver elongated toilet with white seat, handle and supplies.
<b>Lavatories:</b>	Cultured marble vanity tops with integral sink bowls with Moen Eva/Brantford brushed nickel (metal color) or polished chrome faucet and accessories.
<b>Powder Room:</b>	White pedestal sink with Moen Eva/Brantford brushed nickel (metal color) or polished chrome 2-handle

faucet and accessories.

<b>Kitchen Sink:</b>	Stainless-steel sink in choice of styles with Moen brushed nickel (metal color) or polished chrome single handle faucet with pull-out spray.  Note: Moen has a lifetime, limited drip-free warranty
<b>Heating and Air Conditioning:</b>	HVAC heat pump rated at 15+ SEER. Dual system standard in two story homes on full basement. MERV 11 filtration Ventilation control system to monitor and manage intake of fresh outside air - Aprilaire. Exhaust fans in all baths. Kitchen microwave fan vented to outside.
<b>Electrical:</b>	200 amp service. 3 fan/light pre-wire / rough-ins. Two flood light fixtures on exterior of home. (3) pendant lights over kitchen island per plan Recessed lights over master bath shower, master tub and fireplace. Five (5) recessed lights in kitchen - one over sink, four for general lighting Smoke / carbon monoxide detectors included per code. All electrical wiring per applicable local code. Pre-wire for cable TV / telephone outlets (6 locations total) per plan. Overhead ceiling lights all designated bedrooms. Progress designer electrical fixtures per plan in brushed nickel finish.
<b>Insulation:</b>	Sound-deadening insulation in laundry room walls and master bedroom walls adjacent to living/family area per plan. R-49 (14-1/2") loose fill fiberglass insulation with cardboard stops at eaves in top floor ceilings, and sloped ceilings R-30 (10") Kraft backed fiberglass batt insulation in bay window ceilings and overhangs. R-15 (3 1/2") Kraft backed fiberglass batt insulation in (heated space), exterior framed walls, box sills and band joists. R-11 (3") FS-25 foil backed fiberglass roll insulation on basement exterior walls to floor in unfinished basements. R-30 (10") Kraft backed fiberglass batt insulation in all garage ceilings if heated space above.
<b>Drywall:</b>	1/2" gypsum, glued and screwed. Drywall in garage (taped and blocked). Fire-rated drywall at garage/house separation.
<b>Garage Doors:</b>	One 16' x 7' metal door with opener and remote.
<b>Interior Doors:</b>	Colonial six-panel wood texture hollow-core doors throughout. Standard rounded door hardware. Brushed nickel hinges. Solid core doors on master bedroom and laundry room.
<b>Trim and Millwork:</b>	
Casings:	2-1/4" trim around all windows and doors (DC-98 or WM-376FJ). (Picture frame detail on all windows).
Base:	3-1/4" base trim throughout (WM-663 FJ).
Chair Rail:	2-piece - painted in dining room.
Crown:	3-piece - painted in dining room.
Single Closet Shelving:	Ventilated shelving in all bedroom closets.
Pantry & linen closet Shelving:	5 ventilated shelves.
<b>Paint:</b>	
Exterior:	2 coats Sherwin Williams White (1 primer coat, 1 finish coat) low luster, exterior paint on all exposed wood.
Interior:	
Walls:	2 coats (1 primer coat, 1 finish coat) Sherwin Williams Shell White (or equivalent), flat latex paint on walls and ceilings, excluding garage.
Doors and Trim:	2 coats (1 primer coat, 1 finish coat) Shell White (or equivalent), semi-gloss plastic coat paint.

Paint thickness to meet or exceed industry standard or 2 mil.

**American-Made Casework/Cabinets:**

**Kitchen Cabinets:** Maple, stained, full overlay, raised square/arched or flat panel. 42" high wall cabinets (no soffit above). Choice of wood stain colors. Dovetail drawers. Soft-close doors and drawers. Plywood sides. Standard hardware in brushed nickel or oil rubbed bronze. Roll-out drawer in base cabinets. 18" Double trash can cabinet.

**Bath Vanities:** Maple, stained, full overlay, raised square/arched or flat panel. Master bath and secondary baths with 34" tall (kitchen height) base cabinets. Choice of wood stain colors. Plywood sides. Standard hardware in brushed nickel or oil rubbed bronze.

**Kitchen Appliances:** Stainless-Steel Energy Star Rated.

**Refrigerator:** 25-cubic foot side by side with ice and water filtration, ice dispenser with crushed or cubed, see-through crisper, adjustable spill-proof shelves standard.

**Dishwasher:** Ultra Wash, optical soil sensor, auto temperature control, UltraSpace towerless design, QuietGard, 3 cycle standard.

**Range:** Radiant Range, easy wipe smooth-top, self-clean electric range. 5.3 cu. ft., interior light, glass door, electronic controls standard.

**Range Hood:** 30" built-in microwave hood standard.

**Floor Coverings:**

**Hardwood** 2 1/4" wide solid hardwood (3/4" pre-finished tongue-and-groove oak) per plan in entry and dining room.

**Tile** Tile Master Bath floor and tub deck (per plan).

**Resilient** (Kitchen, Breakfast Nook, Laundry, 2nd Baths): LVP.

**All carpeted areas:** 25- oz. carpet by Shaw Industries, over 1/4", 6 lb. padding.

**Countertops:**

**Kitchen Tops:** Natural, solid granite kitchen countertops in choice of level A colors with pencil or straight edge.

**Bath Vanity Tops:** Cultured-marble tops in choice of colors with integral sink bowls.

**Bath Hardware:** Papers holders, towel bars and towel rings in satin nickel color finish in all baths.

**Mirrors:** Full vanity width, 42" high mirrors in all baths.

**Lead walk:** Concrete lead walk to driveway.

**Driveway:** See Site Work Definitions on Sales Contract.

**Shrubbery and Landscaping:** See Site Work Definitions on Sales Contract.

**Seed/Sod:** See Site Work Definitions on Sales Contract.

All yards become the responsibility of the homeowner at the time of settlement. Battlefield Homes is not responsible for damage or repairs to yard after yard is seeded and walked with the homeowner. The homeowner is responsible for watering and applying fertilizer to insure proper growth. Battlefield Homes recommends the use of a professional lawn care service for the 1st year.

Battlefield Homes, Inc. reserves the right to make such changes and/or substitutions in the construction of the dwelling as may be required without notice for reasons such as availability of materials or as directed by construction lender or any governmental agency having jurisdiction thereof. The Seller reserves the right to substitute materials and brands or manufacturers that are similar to those called for in these specifications.

**Purchaser:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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