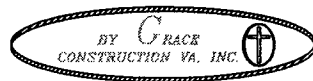
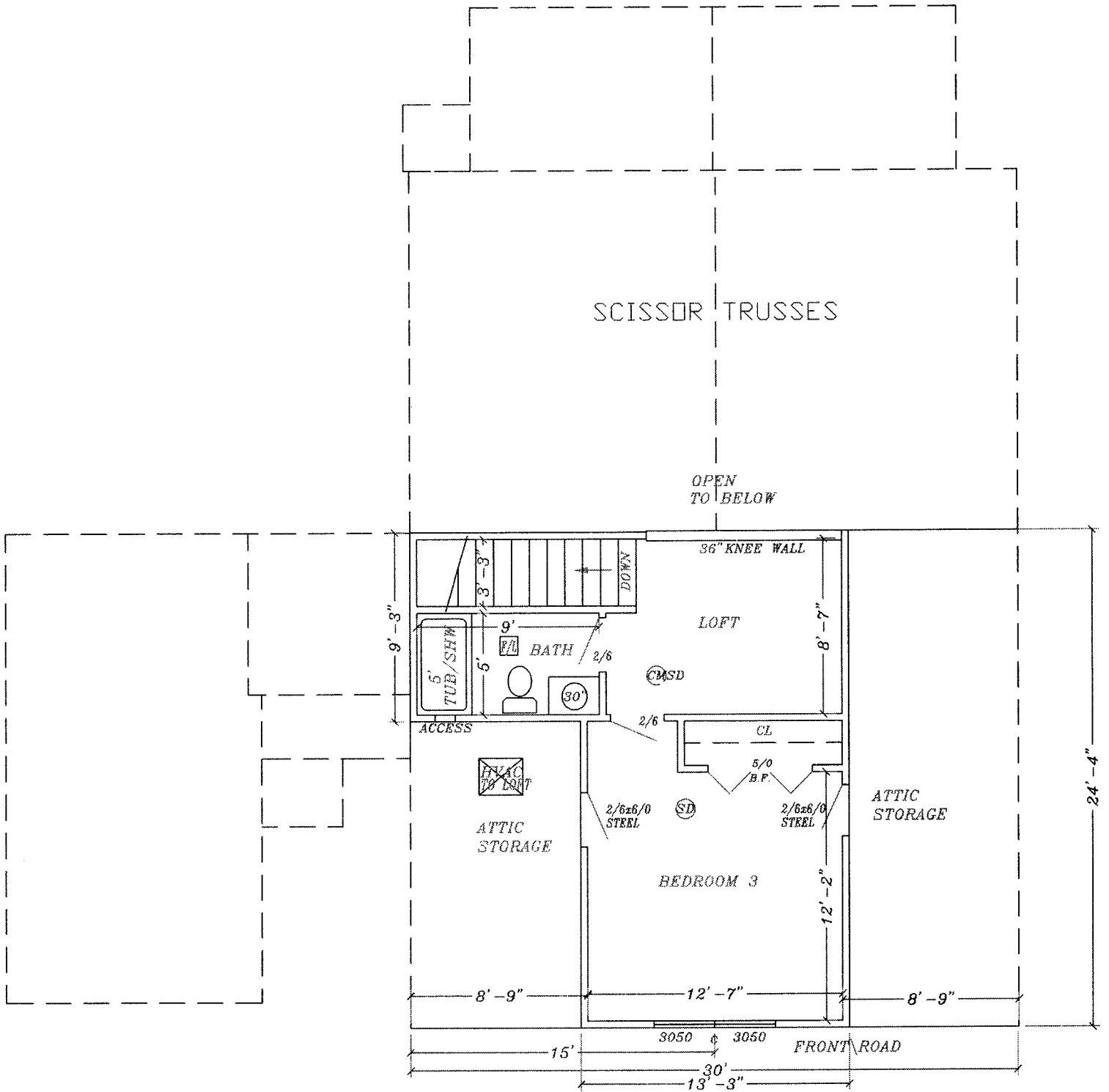


1332 sq.ft. 1st Floor Living Space "THE CUTTER"

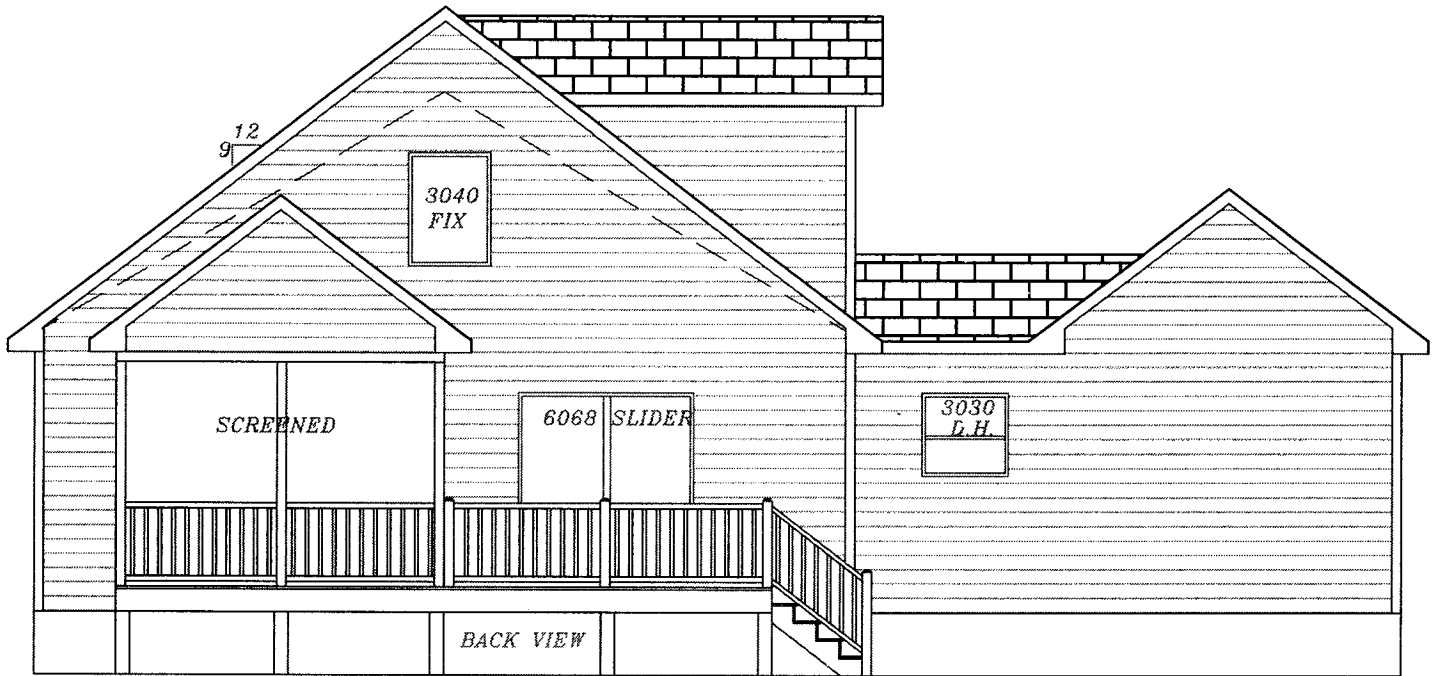


- 1732 sq.ft. Total Living Space
- 137 sq.ft. Covered Porches
- 120 sq.ft. Deck
- 286 sq.ft. Garage

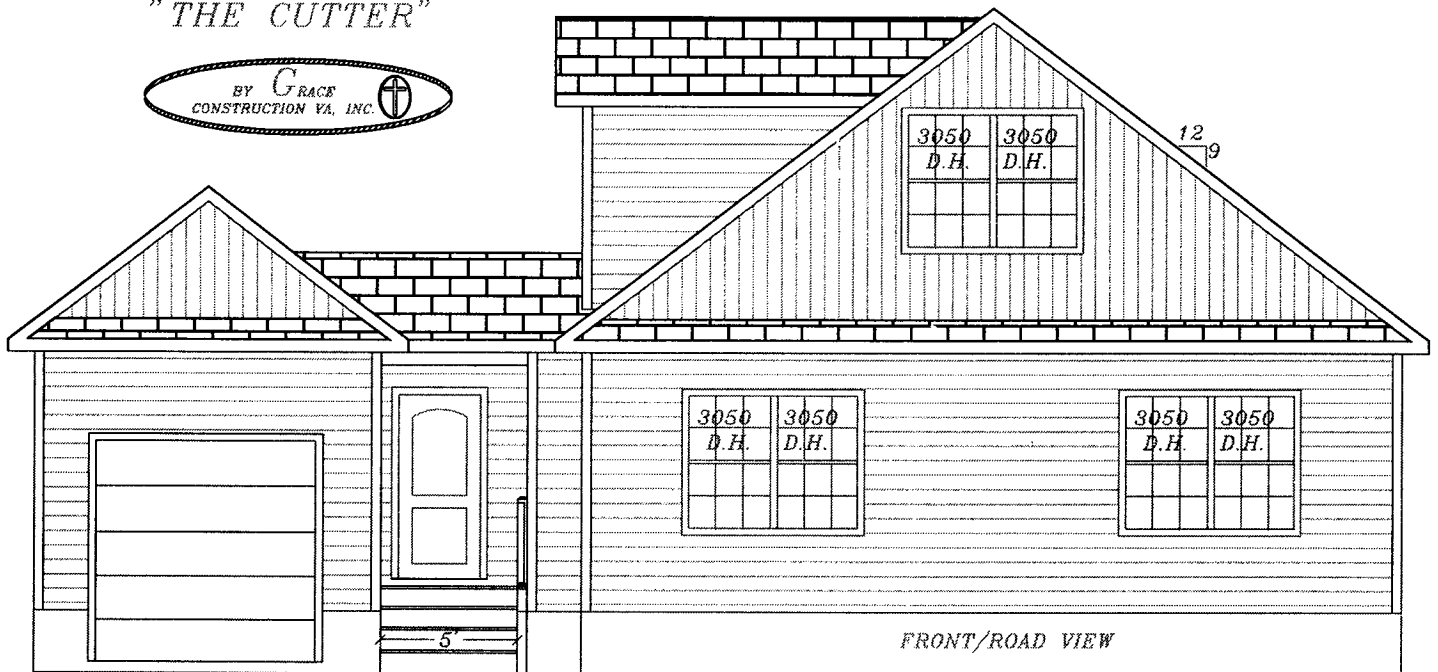


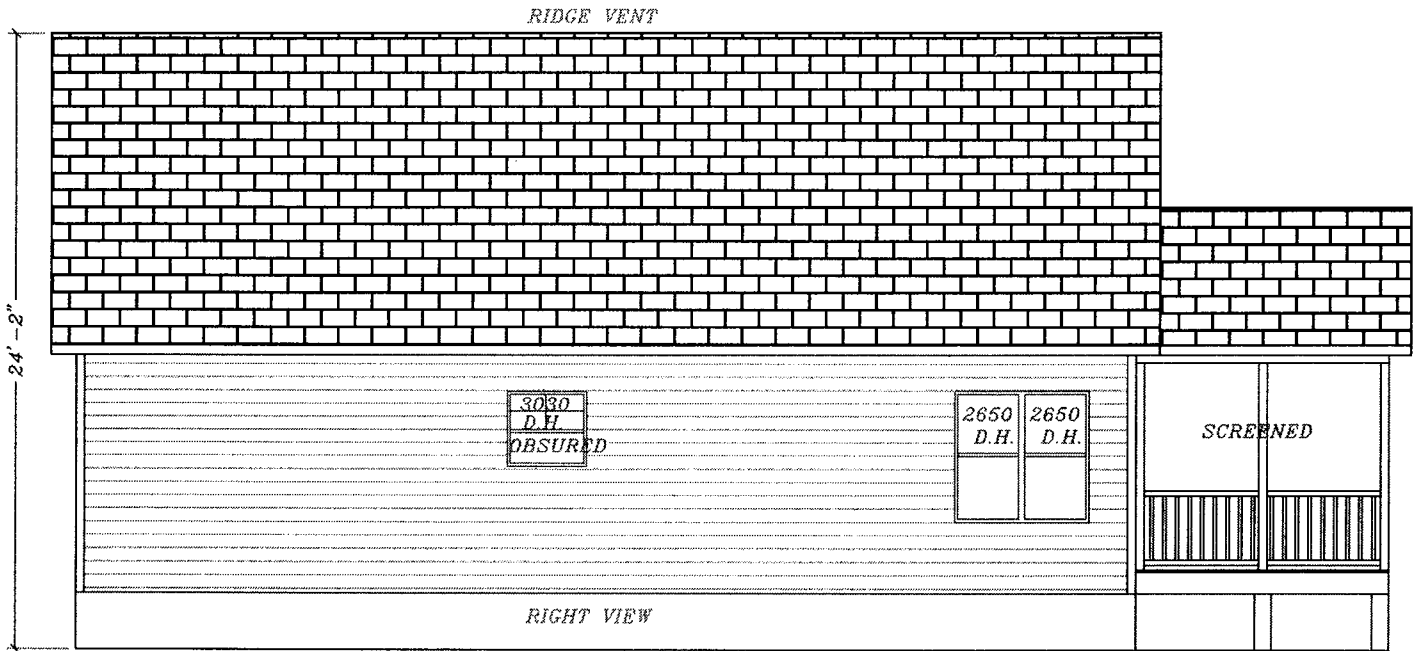
"THE CUTTER"

400 sq.ft. 2nd Floor Living Space

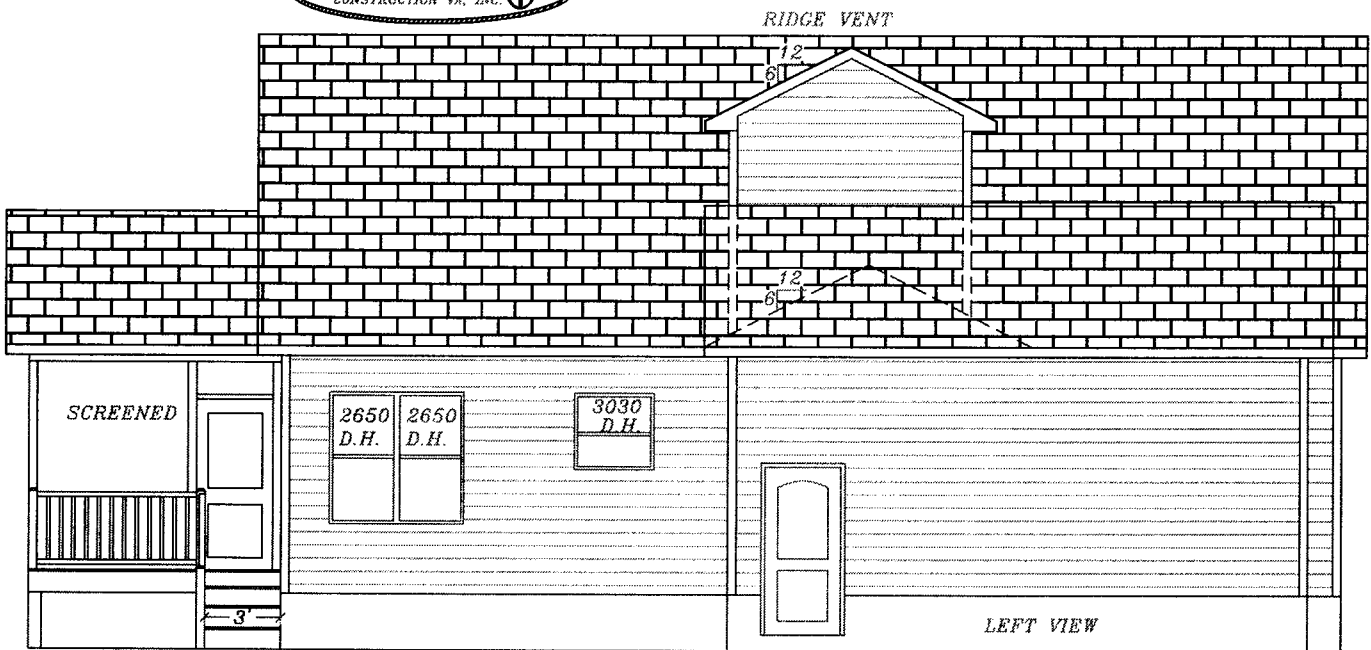


"THE CUTTER"





"THE CUTTER"





P.O. Box 1217
Berlin, MD 21811
410-208-6524

*****THE CUTTER*** (VA)**

DATE: _____

NAME: _____

ADDRESS: _____

TELEPHONE: (H) _____

(W) _____

PROJECT LOCATION: _____

NOTE: PT = PRESSURE TREAT OSB = ORIENTED STRAND BOARD

LOT/SITE PREP & LANDSCAPING : Allowance: _____

Clearing - Within approx. limit of clearing as per approved site plan.
Disposal of job debris i.e. stumps

Grade and seeding of disturbed areas

Driveway: Gravel with landscape tie edging

Walkway: Gravel with landscape tie edging from driveway to front entrance steps

FOUNDATIONS: Allowance _____

Footers: per code continuous pour, 3000 PSI concrete with 2 pcs. 1/2" rebar, bottom of footers to be 18" below final grade

5 courses 8" x 16" concrete block parged on expose surfaces with termite shield. 2" rigid foam board on inside of perimeter block walls.

Grading: Back grade fill from footing dig.

VENTS: Conditioned Crawl or Operational vents 8" x 16" as per code

ACCESS DOOR: 24" x 32" steel

ANCHOR BOLTS: 1/2" x 18" per code

EXTERIOR STEPS AND PLATFORMS:

ENTRY: 5/4" PT Lumber RAILING: White vinyl-(front porch only)

OTHER: At rear deck 5/4" PT Lumber RAILING: 2"x 2" PT Lumber

DECKS:

JOISTS: 2 x 8 16" O. C. PT Lumber

PLANKING: 5/4" Bull nose PT Lumber

RAILING: 2" x 2" PT Lumber

SCREENED PORCH:

FLOOR: 5/4 PT Lumber

WALLS: 4"X4" PT Posts, screened

CEILING: Full vent soffit

GARAGE:

FLOOR: 4" thick 3500 PSI reinforced, finished concrete

WALLS: 2" x 4" studs @ 16" O.C. open frame except areas common to home to be drywall in accordance with building codes

ROOF: 2" x 8" @ 16" O.C. with 2 X 8 ceiling with drywall in accordance with building codes

FIRST FLOOR SYSTEM:

SILLS: 2 x 8 Lumber per code with foam sill sealer

JOISTS: 12” TJI’s @ 16” O. C.

SUBFLOOR: 3/4” T & G – Advantech or equal

WALL SYSTEM:

STANDING FRAME: 2” x 6” SPACING: 16” O. C.

TOP AND BOTTOM PLATES: 2” x 6” double top and single bottom

INTERIOR WALL FRAMING: 2” x 4” @ 16” O. C.

SHEATHING: 7/16” OSB

HOUSE WRAP: To meet or exceed code requirements

EXTERIOR WALL FINISH:

Vinyl Siding per plan

INTERIOR WALL AND CEILING FINISHES:

WALLS: 1/2” Drywall taped, blocked, skimmed, and sanded

PAINTED: White

CEILINGS: 1/2” Drywall taped, blocked, skimmed, and sanded

PAINTED: White

ROOF SYSTEM:

FRAMING: 2” x 10” main roof rafters with 2” x 6” collar ties @ 16 “O. C.
Engineered trusses over great room, 24” O. C.

ROOF SHEATHING: 7/16” OSB ROOF PAPER: 15 lb Felt

SHINGLES: 30 year asphalt – Architectural grade

INSULATION :

- CEILING OVER HOME: R- 38 & R-49
- CRAWL SPACE UNDER HOME: R- 19 or 2” foam board on block perimeter
- GROUND COVER VAPOR BARRIER: 6 - mil polyethylene
- OUTSIDE WALL OF HOME: R - 19
- AROUND PERIMETER OF BATHROOMS AND LAUNDRY: R - 11

EXTERIOR TRIM: Matching vinyl

FASCIA: White aluminum

ROOF VENTS: Ridge vent

SOFFIT VENTS: White vinyl perforated continuous

WINDOWS: White vinyl insulated double hung tilt, (grills- front elevation only) per plan
 (One) 3030 - Foyer
 (One) 3030 white vinyl insulated single hung tilt with obscure glass- Master bath

EXTERIOR DOORS:

- FRONT: Insulated, two panel arched
- REAR: (2) 6’ vinyl Slider
- OTHER: Insulated steel door from garage to foyer

GARAGE DOOR(S) AND OPENER: (1)8’ x 8’ white raised panel steel with automatic opener
 (1) entrance door (2’ 8”)

INTERIOR DOORS: Continental style

DOOR HARDWARE: Lever handles

DOOR AND WINDOW TRIM: Colonial

BASEBOARD: Colonial

FLOOR COVERING: Allowance: _____

BATHROOM MIRRORS: Flat plate at each sink bowl

PLUMBING FIXTURES:

<u>ITEM</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>STANDARD COLOR</u>
TUB/SHOWER	1	Combination (fiberglass) in upstairs bath	White
SHOWER	1	60" Fiberglass	White
SHOWER ENCLOSURE	1	Glass	Chrome frame
TOILET	3	ADA Elongated	White
KITCHEN SINK	1	Deep Dbl Bowl	Stainless steel
FAUCETS	6	Moen Scaldguard	Chrome
OUTSIDE FAUCET	2	Frost Proof	Mill
WATER HEATER:	50 gallon, electric		

PIPING:

WATER: CPVC or Pex brand in accordance with local building codes
SEWER: PVC in accordance with local building codes

**KITCHEN CABINETS, VANITIES, COUNTERTOPS AND CULTURED MARBLE
VANITY TOPS ALLOWANCE: _____**

ELECTRICAL:

ENTRANCE SIZE: 200 amps PANEL LOCATION: Garage

POWER SERVICE: Connection by local power service company Maximum: \$800.00

OUTLETS: In accordance with local building codes

LIGHT FIXTURES, CEILING FANS (3) & DOOR CHIME
RECESSED LIGHTING (8" Can): (1) Kitchen sink

ALLOWANCE _____

Buyer Buyer Contractor
VA

BATH FANS: Vented fans with lights

DRYER HOOK-UP: Included RANGE HOOK-UP: Included

WATER HEATER HOOK-UP: Included

CABLE & PHONE JACKS: Total 5

HEATING/AIR CONDITIONING:

TYPE: Dual High Efficiency Heating and Cooling
Puron Heat Pumps – 14 Seer

SEPTIC SYSTEM:

Standard septic system Allowance _____

GUTTERS AND DOWNSPOUTS: White aluminum where applicable at entrances only

ATTIC FLOORING: 5/8” plywood

PAINTING:

INTERIOR: 2 coats Color - White

EXTERIOR: 2 coats @ exterior doors Color - White

INTERIOR TRIM: 2 coats Color - White

SURVEYS: All necessary to obtain building permits

PERMITS: Included by builder: County Building & Community Permits

CONTRACTORS INSURANCE: Liability and Builder’s Risk by contractor

STANDARD MODEL CONSTRUCTION DRAWINGS: Supplied by builder

TERMITE PROTECTION: Pre-treatment

BUILDER’S WARRANTY: One year

APPLIANCES: Allowance: _____

- Dishwasher
- Range (Electric)
- Built-in Microwave w/exhaust
- Refrigerator w/Ice Maker
- Washer
- Dryer (Electric)

THESE SPECIFICATIONS ARE SUBJECT TO REVISION WITHOUT NOTICE DUE TO CHANGES MADE BY THE MANUFACTURERS AND MARKET AVAILABILITY. THEY ARE INTENDED AS A GUIDE TO WHAT IS INCLUDED IN THE HOME AND ARE NOT ALL INCLUSIVE. SOME ITEMS, LIKE WINDOWS, DOORS AND PLUMBING FIXTURES ARE NOT SHOWN WITH MAKE OR MODEL NUMBERS, AS THE MANUFACTURERS FREQUENTLY UPDATE AND CHANGE SPECIFICATIONS AND IDENTIFICATIONS. BUYERS MAY REQUEST CHANGES THAT MAY INCUR ADDITIONAL COSTS. EVERY ATTEMPT HAS BEEN MADE FOR ACCURACY. GRACE IS NOT RESPONSIBLE FOR TYPOS OR OMISSIONS.

Date: _____ CONTRACTOR _____.

Date: _____ BUYER _____.

Date: _____ BUYER _____.

1,732 sq. ft. living space

3 Bedrooms, 2 1/2 Baths

Attached 1 Car Garage with Automatic Door Opener

First Level Main Suite with 5' Shower and Walk-In Closet

Vaulted Ceilings in common area

Separate Laundry Closet

Rear screened porch and deck

Dual Zone Heat and Air System

Second floor loft and full bath and bedroom

Appliances Included

Five course conditioned crawlspace

Allowances for Foundation, Cabinetry, Flooring, Lighting, Septic
and Appliances