

## Base Specifications / Construction Details

# GHO HOMES

Date Prepared:	June 2011		
Client:	SAMPLE	Sales Agent:	
Property Location:			
Base / Concept Plan:			

### Plan Noted Changes / Modifications

Base plan shall be GHO \_\_\_\_\_ model, plan to be modified subject to buyers input and. Ceiling heights, room sizes and overall features and elements shall remain or be enhanced.

Depending on the client design needs, client may initially enter into GHO Design agreement, to provide floor plan layout as suggested – cost \$500, which shall be applied to overall Construction Agreement in the event a final agreement is reached.

### Custom Specifications / Construction Details – Buyer Requested Changes

The below listed items shall be included in the home and modify the “Base Specification / Construction Details” listed herein:

*Client Specific Changes / Custom Features Listed Here*

### Pricing Proposal

Based upon a final design including a \_\_\_\_\_ car garage of approx., covered entry, covered patio, the pricing shall be calculated based on the living area air-conditioned space of the home at \$\_\_\_\_\_ per SF.

For example based on the base \_\_\_\_\_ plan with \_\_\_\_\_ sq ft air-conditioned the price would be \$\_\_\_\_\_.

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Note: all plans, specifications, features and materials are subject to availability, change or substitution, as deemed advisable by builder or as required by law. Some features shown in the model homes may not be included in the purchase price of the homes as quoted. Please consult with your sales representative and refer to the Purchase and Sales Agreement in order to determine which features and specifications are included in your home.

GHO HOMES CORPORATION, is a Florida State Certified General Contractor, License # CBC-051145

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## Base Specifications / Construction Details

### Lot Prep and Soil

- Client supplied home site.
- Borings & density testing by builder.
- De-mucking or compaction will be an additional charge if required after soil test.
- Any soil to raise elevation of house will be an additional charge to client.

### Utilities

- Client to provide county water and sewer service to home site.
- Indian River County base impact fees included by builder.
- Client to provide FPL underground electric connection to home.

### Foundation

- Structural Design per Florida's Building Code.
- Poured concrete monolithic slab on grade with thickened perimeter footing.
- Slab built with 2500psi concrete with Fibermesh on top of 6-mil vapor barrier, over termite treated, well-compacted fill.

### Exterior Walls

- 8" x 8" x 16" concrete block with continuous, steel reinforced, concrete bond beam, with pre-cast lintels.
- Masonry has steel reinforced vertical cells spaced per building code.
- Concrete based textured finish on exterior walls and ceilings. Smooth finish raised bands per plan.

### Building Roof System

- Engineered Roof Trusses with Hurricane Straps.
- Plywood (5/8") Roof Sheathing (no particle board).
- Truss covered rear patio ceilings, per plan.
- Concrete tile roof – selection of roll or flat tile.

### Windows & Sliding Glass Doors:

- Aluminum frame (white or bronze) windows with Tinted, Low E, Insulated & Impact Resistant glass.

### Exterior Doors & Sidelights:

- Fiberglass, textured painted, raised panel 8' tall exterior doors.
- Glass sidelights at front door per plan, Impact Resistant.
- Overhead garage doors raised panel, 8' tall to meet appropriate code and wind loading.
- Automatic garage doors openers with 2 remotes per door.

## Interior Design Features

- Flex Plan Designs - offering many possible options, GHO Tailor Made Plan Review.
- Flat ceilings min. 9'4" in living areas (per plan).
- Rounded interior wall corners (excluding windows, doors, sliding glass doors, closets).
- Arches, Niches and Pot Shelves per plan.
- Carrera marble windowsills throughout living area.
- Drop down stairs to garage attic area.

## Interior Trim

- 5.25" paint-grade baseboards, throughout.
- 3.25" paint-grade door casing on pre-hung doors.
- 7.25" paint-grade crown molding in master bedroom, living room, foyer – per plan
- 8' tall textured raised panel interior doors.
- Kwickset™ front Door handle Set, brushed nickel finish
- Kwickset™ interior door hardware lever handles, brushed nickel finish

## Drywall:

- ½" drywall on all interior walls.
- ½" ceiling rated drywall on all interior ceilings.
- ½" Denshield or Durock board in wet areas and tub decks.
- Orange peel smooth finish on walls and knockdown ceilings throughout.
- All drywall Made in the USA.

## Painting:

- Color Wheel Solace™ Low Oder Low VOC Interior Flat Latex paint, choice of light / neutral colors.
- Solace™ interior paint features Microban®, an antimicrobial protection to inhibit the growth of bacteria, mold and mildew.
- Color Wheel FlexLoc Exterior paint.
- Single flat finish wall color, single flat finish ceiling color, single semi-gloss trim color.
- Garage floor will be delivered clean and ready for owners finish.
- Silicone based caulk on all doors, trim and baseboard.

## Plumbing

### Overall

- Free standing laundry tub in utility room or garage, location per plan
- Quick recovery water heater – 50 Gallon, electric
- Exterior Garden Hose Connections (2)

### Kitchen

- Stainless steel under mount 70/30 sink
- Moen pull out spray single handle faucet, brushed nickel finish
- Food Waste Garbage Disposal

## Plumbing, cont.

### Master Bathroom

- His and Her separate vanity sinks (per plan)
- Cultured marble vanity tops (choice of designer colors), with integral sinks and splash
- Roman cultured marble tub with deck mounted valves and backsplash (per plan).
- Moen™ single lever chrome bathroom sink, shower and bathtub fixtures.
- Moen™ pressure balance control valves at shower.
- Elongated white toilets.

### Other Bathrooms

- Cultured marble vanity tops (choice of designer colors), with integral sinks and splash
- Moen™ single lever chrome bathroom sink, shower and bathtub fixtures.
- Moen™ pressure balance control valves at shower, per plan.
- Elongated white toilets.

## Cabinets & Tops

### Kitchen

- Wood kitchen cabinet doors – 42” uppers with crown molding, light valance & wall oven cabinet.
- Cabinet layout to include varying height layout and side panels at refrigerator – per plan.
- Cabinets include full overlay wood doors (builders level 1 or 2 selection) with soft close hinges, wood drawers with dovetail joints, full extensions, and self-closing glides.
- Granite countertops with 4” backsplash from builder’s selection of standard grade granite, with choice of edge details.
- Decorative tile backsplash selected from builders standard or level 1 selection.

### Bathrooms

- Wood panel cabinet doors – builder’s standard selection.
- All vanity cabinets min 32” tall (+/-).

## Appliances

- General Electric Stainless Steel Finish Kitchen Appliances.
- GE™ Refrigerator: 25cft side by side with ice maker – Energy Star Rated.
- GE™ Microwave: mounted over microwave.
- GE™ Cook Top: glass top / electric 30”.
- GE™ Wall Oven: double wall oven.
- GE™ Dishwasher: Insulated and Multi-Cycle – Energy Star Rated.

### Laundry

- GE™ Clothes washer and dryer – top load, white or black.

## Flooring

- Ceramic Tile floor: kitchen, foyer, halls, laundry room, living room, dining room, breakfast room, family room – layout per plan. Tile laid straight, selection from builder's standard selections.
- Bath tile – matching floor tile and selection of builders deco tile packages for all bathrooms (n/a powder room)
- Shower walls tiled to approx 7' AFF
- Built in ceramic tiled shower seat in master bath shower - per plan.
- Carpeting from builders base grade or level 1 selections, choice of colors

## Electrical

- Home to include 200AMP Service, minimum.
- Front exterior coach lights and bath wall mounted lights are included or may be chosen by buyer. An allowance of \$500.00 at builders cost is available
- Decorative rocker type switches
- Ground fault protected outlets in all Bathrooms, Kitchen, Garage installed per code.
- Arc fault electrical outlets per code
- Phone outlets 4 included, located by Client
- Cable TV Outlets 4 included, located by Client
- Exterior GFI Electrical Outlets (3), located by Client
- Smoke and carbon monoxide detectors
- All bedrooms, patio, family room, living room, den wired for ceiling fan outlet
- Recessed hi hat lighting in halls, kitchen, patio, entry – per plan
- Hanging light outlets provided in dining room, kitchen, foyer and over kitchen island (2), all fixtures by client. Client supplied fixtures may be delivered to the jobsite at owners risk and hung by the builders electrical contractors on a T&M basis
- Under cabinet lighting in kitchen including fixtures, per plan

## Mechanical:

- Multi-zone high-efficiency 14.0 SEER, central air conditioning system.
- Thermostats are digital.
- Electric in-line heat strips for home heating.
- Remote exhaust fans in bathrooms.

## Insulation

- R-30 attic insulation in all ceilings of air-conditioned space.
- R-11 fiberglass batt insulation in framed walls abutting non-air conditioned space.
- R-4.2 foil-backed insulation on exterior concrete block walls.

## Bathroom Accessories:

### Master Bath

- Mirror to height of approximately 54" above vanity top, full width of vanity, no bevel or frame.
- Clear glass shower enclosure, per plan. No doors on roman shower style showers.
- One (1)-24" towel bar.
- One (1) toilet paper holder.

### Powder Room

- Mirror to height of approximately 54" above vanity top, full width of vanity, no bevel or frame.
- One (1) 24" towel bar.
- One (1) toilet paper holder.

### Secondary Baths

- Mirror to height of approximately 54" above vanity top, full width of vanity, no bevel or frame.
- Clear glass shower enclosure with standard trim. No enclosure on tubs.
- One (1) 24" towel bar.
- One (1) toilet paper holder.

## Closet Shelving:

- Master Closets have coated wire shelves, custom layout per plan.
- Coated wire shelving in guest bedroom closets, 1 shelf
- Coated wire shelving in linen closets & pantry closets, 5 shelves.

## Driveway, Walks, Courtyards, Loggias, and Patio Decks:

- Interlocking Concrete Paver from Builder's selection in standard brick shapes. Sealing of Pavers is not included.
- Driveway and entry walk pavers set on 1 ½" compacted sand bed, color choices include all grey cement base blended colors & standard shapes. (Allowance 1,000 SF).
- Rear covered areas, and decks shown on site plan will be pavers set on 1 ½" compacted sand bed with (1) mud set soldier course. Color choices include all grey cement base blended colors and standard shapes. Under roof area included, additional areas at added cost to client

## Landscaping:

- Professionally designed landscaped package, per county, etc. requirements - \$3,000 Allowance.
- Fully sodded home site, floritam sod.
- Automatic multi-zone sprinkler system, underground irrigation system. Irrigation source county water. Well and pump at added cost to client, if permissible.
- Pool, pool deck, screen enclosure, fencing – at added cost to client.

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# Designer Features and Specifications

Exhibit: Standard Specifications

# GHO HOMES

This EXHIBIT: STANDARD SPECIFICATIONS is intended to be incorporated into the and made a part of the Construction Agreement and all other terms and conditions contained in the Construction Agreement, unless expressly modified herein, remain in full force and effect. No representatives, oral or written, other than those specified in this EXHIBIT: STANDARD SPECIFICATIONS are expressed or implied. This EXHIBIT: STANDARD SPECIFICATIONS supersedes any and all blue prints, design drawings, sketches, pictures, models, model brochures, website information or other related product information in any way related. Builder reserves the right to substitute material and specifications of equivalent value and quality, as Builder chooses.

## ACKNOWLEDGEMENT:

I/we have read this EXHIBIT: STANDARD SPECIFICATIONS. I/we acknowledge and agree with the specifications and terms and conditions set for the herein and therefore authorize the Builder to construct the home defined accordingly.

Client/Purchaser:

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_

Builder: GHO Homes Corporation

\_\_\_\_\_ date: \_\_\_\_\_

William Handler, President

This proposal / EXHIBIT: STANDARD SPECIFICATIONS is prepared and includes a total of 7 pages plus attachments and referenced documents. The stated pricing is valid for 30 days subject to the terms and conditions of the GHO Construction Agreement.

