

# Vistar Homes

## Building Specifications

Buyer: \_\_\_\_\_  
Address: \_\_\_\_\_  
Legal Description: \_\_\_\_\_

### Positioning of House on Lot:

The distance between the street side lot line and the closest part of the house will be at least the minimum distance as required by either zoning codes or protective covenants of each subdivision (typically 25 feet). The house will be centered on the lot, with equal distance of yard on each side of the house. The garage on ranch and two-story models will be positioned on the high side of the curb. The garage on multi-level and split entry models will be positioned on the low side of the curb. This is done to keep driveways more level as well as helping with drainage on building site. Unless otherwise agreed to in writing, the builder has absolute discretion regarding the proper positioning of the house on the lot.

### Foundation:

Footings for 8' or 4' walls are 8" x 16". Foundation wall widths are either 8" or 10" with brick ledge to support brick veneer. Footings are reinforced with 2 - #4 steel bars. All foundation walls are reinforced with #4 rebar every 24" horizontally and #4 steel every 26" vertically. Frost footings are 8" to 12" x 36" for walkout basements. Some garage walls are 6" wide.

### Optional Basement:

All basements are coated below grade level with asphalt or other damp proofing. Waterproof guarantee is available as an option. This option includes inside and outside drain tile, sump pump and latex sealant on exterior basement walls.

Option Cost:	0-1200 sq. ft	\$1200
	1201-2000 sq. ft	\$1400
	Over 2001 sq. ft	\$1500

All full basements have 4" drain tile around the interior perimeter of the basement draining into a sump pit. Sump pumps are not supplied, except when basement is finished. Electrical wiring is supplied for a future sump pump.

### Change Order Deadlines:

No Changes Orders will be accepted with regard to altering foundation wall dimensions or locations after the final plans and specifications are signed.

### Concrete:

All concrete is poured on average 3-1/2" thick with the exception of the approach, which is on average 5" thick. Basement concrete is not wire reinforced. The garage floor and all exterior concrete are wire reinforced and/or fiber mesh. All private walks are a minimum of 3' wide; all public sidewalks are 4' wide. Homes have 100 square foot (10' x 10') concrete patio. If more than three (3) stairs (risers) are required from the patio exit door to the concrete patio a wood deck should be chosen as an option. If a wood deck is not chosen as an option, a barricade

consisting of 2x4 will be nailed across the patio exit door as per building code at closing. The Buyer assumes responsibility for maintaining the patio door barricade after closing. If a wood deck with stairs is specified, a 4x4' concrete pad or concrete patio blocks are located at the bottom of the deck stairs. Termite pre-treatment is available as an option.

Framing Material:

All framing lumber is Engle Spruce Lodge pole Pine, Spruce Pine Fur or Douglas Fur. All floor Joists are either 2 x 8 or larger as indicated on the plans. All ceiling joists and rafters 2 x 6 or larger, as Noted on the plans. Spacing of floor and ceiling joists and roof rafters are 12', 16' or 24", as indicated on plans. All interior and exterior walls are 2 x 4 stud wall with 16" spacing. Exterior sheathing is a real wood product. Floor sheathing is 3/4 Norboard tongue and groove. Sheathing nailed and glued to floor joist to help eliminate squeaks. Roof sheathing is 7/16" Oxboard or Norboard. Screwing floors down is an option: YES \_\_\_\_\_ NO \_\_\_\_\_

Exterior siding is 40-44 mil lifetime vinyl siding. Soffits are vinyl and fascia is covered in Aluminum.

Front doors are Smooth-star by Therma-tru. All garage entry doors are steel. White is the standard color. Painting exterior doors dark colors voids the manufactures and builder warranty.

If a wood deck is specified, cedar flooring with treated joists is standard.

All shingles are 235# shingles over 15# felt paper.

Room sizes are approximate and may vary during construction due to field conditions.

White is standard for soffits. If the color is not indicated on the color selection sheet or the Addendum by the start of framing, white will be the color ordered.

All vinyl siding is one color as selected by buyer. All exposed concrete foundation below vinyl siding is unpainted.

Change Order Deadline:

Change Orders with regard to altering interior or exterior wall dimensions and location will not be accepted after signing of the final plans.

Windows:

All windows are Vinyl or Clad as indicated on plan. Window grills and exterior shutters, even if shown on plans, are not included in the base price but are available as options.

Change Order Deadline:

Windows and doors are ordered at the start of framing. Change Orders with regard to windows will not be accepted after windows have been ordered.

Fireplace:

All fireplace units are Heatalator direct vent with blower. Our standard finish is with 12" x 12" tile around the top and sides with a oak built up mantel. Upgrade with 1- 1/2 brick on each side of fireplace and typically 4 courses of brick are laid above the fireplace unit. All hearths are brick with a soldier coarse (one brick standing on end) with rounded corners. This is a \$400.00 upgrade. The mantel material is oak with 4" crown molding.

Brick:

Brick allowance is \$360 per 1,000 brick including tax. Standard mortar color is gray.

Insulation:

Wall insulation is R-13 with a layer of 4-mil ply vapor barrier. Cantilevers and garage ceilings with living areas above are insulated with R-30. Flat ceilings have R-38 insulation, and cathedral ceilings have R-33 to R-36 insulation. Non-common walls to the house in the garage are not insulated.

Sound insulation is an option. YES \_ NO \_\_\_

Option cost:  
0 – 1200' sq. ft. \$200  
1201 - 2000 sq. ft \$260  
Over 2001 sq. ft \$400

Drywall:

All walls in living area walls and ceilings are in a textured finish. Garage walls are drywall to common walls of house and ceiling only with the exception of two story models, with living space above the garage, split level and multi-level models, where all framed walls in the garage are drywall. Painted garage wall are not standard but are available as an option.

Full-finished garage is an option

Option cost:  
\$700 for 2 stall            \$400 for 2 stall painted  
\$900 for 3 stall            \$500 for 3 stall painted

Millwork:

All interior doors are six panel masonite doors. All closet doors are either hinged doors or Bi-fold doors as indicated on the plan. All millwork in finished areas of the house is white painted woodwork, with the exception of the interior of the closets. Interior rail and spindle material is oak in areas indicated on the plan. All door hardware is pewter finish. All bath hardware is chrome in finish with one towel bar and one paper holder per bathroom. Pre-cut mirrors are the approximate lengths of bath vanities for bathrooms. If indicated on the plan, exterior rail material is 2" x 2" square spindles and 4"x 4" square posts. Turned spindles are an option

Cabinets:

All cabinet fronts are oak. Cabinet space for the refrigerator is designed for a minimum width of 35" (assuming zero clearance doors). Handles are not included in standard cabinet allowances. If you require handles, there is an additional cost (minimum cost is \$4.00 each) plus installation. If oak flooring is chosen as an option, subtract 3/4" from refrigerator height space. Builder reserves right to change cabinet manufactures.

Change Order Deadline:

Cabinets are ordered at the start of framing. Any Change Order with regard to cabinet additions must be made prior to the start of framing.

### Painting and Staining:

Interior woodwork is to be painted white. Standard Interior paint is in a flat finish. Eggshell and semi-gloss are available with an additional charge. Extra charges may also vary on dark colors as well as bright colors. The standard color for interior walls is white. The construction office or sales counselor has interior paint colors for you to choose from. Builder cannot match colors to the exterior of homes already built; it is very unlikely that the color chosen would turn out the same.

### Change Order Deadline:

The painting contractor will order the paint after the installation of woodwork begins. Paint color changes are not allowed after the Color Selection Sheet is delivered to the painter.

### Plumbing:

Kitchen sinks are stainless steel with a garbage disposal. All bathtubs are 5 - 0" white fiberglass shower/tub units. All shower units are white fiberglass either 3' x 3' or 4' x 3' as indicated on the plans. **Shower doors are optional.** All bathroom lavatories are white virtuuous china. All bathroom faucets are chrome. Two exterior sillcocks are provided with each home. All water heaters are 40 gallon. Water service to all models is ¾". The standard whirlpool/tub is white, 6' 0' whirlpool with chrome finish on all fixtures.

### Electrical:

The electrical panel on all models is 150-amp service unless otherwise required by code. Two exterior waterproof duplex receptacles are included in each model. One ground fault interrupt (GFI) duplex receptacle is included in the garage area and the bathrooms. The location of telephone and cable television outlets are determined between builder and buyer. Exhaust fans are included in each bathroom.

### Change Order Deadline:

Change Orders involving any electrical additions, such as ceiling fans, recessed lights, additional lights, telephone, cable TV, wall plugs, exterior electrical receptacles, etc. must be made prior to the start of electrical rough-in.

### Heating and Air Conditioning:

Central Air conditioners and gas furnaces are included in all units. Dryer vent rough in is also included.

### Change Order Deadline:

Change Orders with regard to heating and air conditioning equipment or heating and air conditioning options will not be accepted after start of heating and air conditioning rough in.

### Appliances:

All appliances are Whirlpool products. Please check your allowance before contacting Nebraska Furniture Mart. Microwaves have an additional charge of \$100.00 for electrical and installation.

Garage Doors:

All garage doors are embossed metal UN-insulated panel doors.

Gutters:

All gutters and downspouts are seamless aluminum.

Landscaping:

All yards are fine graded with the soil located on the lot. Sod or seeding are not included. If retaining walls are needed they will be at the Buyers expense

Extra 2" of black dirt:	6,000-10,000-sq. ft lot	\$800
	10,001-20,000 sq. ft lot	\$1,000

Floor Covering Allowance: \$13.50 per square yard for carpet and vinyl (price to include installation). The construction office or sales counselor has floor covering options for you to choose from.

Light Fixtures Allowance : Your allowance is \$ \_\_\_\_\_

**IMPORTANT**

Please make sure that all selections are made within the date line that has been given to you. If items are not selected by predetermined date Vistar Homes has the right to make selections for buyers.

These specifications have been reviewed and approved.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Builder \_\_\_\_\_ Date \_\_\_\_\_

