

**BRIDGEWATER PARK**  
**SPECIFICATIONS FOR LOT**

A residence for **BRIDGEWATER PARK**, a Subdivision in Jefferson and Shelby Counties, Alabama.

**GENERAL REQUIREMENTS**

**GENERAL:** Unless otherwise stated herein construction shall be in compliance with the attached plans and these specifications; a copy of the site plan and floor plan and these specifications have been signed by the Purchaser. In the event there is a discrepancy between the plans and written specifications, the written specifications shall prevail. The plans are generic, elevations are architects' conceptions. Seller reserves the right to make changes in the design so that continuity of design, using readily available standard sizes of products and materials, can be realized.

**INSURANCE:** The Seller shall provide Comprehensive General Liability, Comprehensive Automobile Liability, Fire and Extended Coverage Insurance during construction, effective through the closing date.

**RESERVE CLAUSE:** This Seller reserves the right to substitute materials of equal quality or to change subcontractors when necessary. These changes are solely at the Seller's discretion. Purchaser agree not to delay the Seller during the construction process, and will expedite their choice of Purchaser selectable materials and items for the decorating schedule to prevent delays. Purchaser further agree to substitute any back-ordered items which would delay job completion.

**ADDITION OF CHANGE ORDER:** All changes or alterations desired by the Purchaser must be authorized, in writing, which will give a detailed statement of the requested change and a statement of any costs or credits that may be due. The Seller is entitled to charge 15% over and above change order cost for overhead and profit. No refund of overhead and profit will be made on credit changes. If total extra costs should exceed the aggregate amount of \$500.00, any overages over this amount shall be paid to the Seller upon signing of Change Order. Extra costs up to the aggregate amount of \$500.00 may be paid at closing. Each Change Order must be agreed upon by both Seller and Purchaser by signature of approval. No change or addition will be allowed unless it is requested ahead of the normal schedule.

**ALLOWANCES:** It is the responsibility of the Purchaser to receive a written quote from any and all suppliers when selecting items involving an allowance such as carpet, light fixtures, etc., and give the Seller a copy of each quote. Any overage due on an allowance item is due at the time of selection and is payable to the Seller with overhead and profit on the overage, or to the Vendor directly. All allowances listed herein are represented as a total amount allowable only. No reference or comparison to any existing house is expressed or implied.

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**DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS, ARTICLES OF INCORPORATION AND BY LAWS:** The Residential Covenants, Conditions and Restrictions for Bridgewater Park as recorded with the Judge of Probate of Jefferson and Shelby Counties of Alabama, in the most recently revised form, are a part of these specifications and all construction specified herein shall conform thereto. The Purchaser understands there will be an association set up to administer the Declaration, Articles and By Laws and that periodic assessments are payable by the Purchaser as stipulated in the "Declaration". By initialing in this space \_\_\_\_\_, Purchaser acknowledge receipt of the "Declaration" and understand periodic assessments are a part thereof.

**DECORATING SCHEDULE AND OTHER SELECTIONS:** The Purchaser agrees to make all required materials and color selections in a timely fashion so as not to hold up construction. A list of suppliers and subcontractors, which the Purchaser must see to make these selections, is available through the Seller. The Purchaser shall provide to the Seller a completed decorating schedule in a form designated by the Seller. This form will show specific selections, room finish schedules, and will note whether they comply with the allowances established and will be initialed by the Purchaser and the Seller. Any other Purchaser selectable item or allowances not selected through the Seller will be handled with the Seller designated supplier or subcontractor and similar forms submitted. Any overages due of Purchaser selectable item shall be paid to the Seller, supplier or subcontractor at the time of selection.

**LIMITED NEW HOME WARRANTY:** The Seller shall provide a "Limited New Home Warranty" for a period of one (1) year in accordance with the terms and conditions specified therein. A copy of that warranty is attached to the sales contract and is a part thereof.

### **SITWORK**

**SITE CLEARING:** The site has been cleared and brought to rough grade.

**GRADING:** The Seller shall perform all excavation, backfill, and other general grading necessary to grade the lot for foundation and slab construction. The finish grading for the lot will be performed by the Builder, and finish grades may be altered at the Builder's discretion. Some lots may drain to an adjacent lot or series of lots, either at the surface or by way of piped sub-surface French drain or solid drainpipe before being discharged from the site.

**UTILITIES:** The Seller has run all applicable public utilities (electricity, water, telephone, gas & cable TV) to the site and has provided space for all permanent

connections. The owner shall be responsible for making application for and securing service prior to closing. All temporary services connected by the Seller during construction will be terminated prior to closing.

**DRIVES, WALKS, PATIOS, & GARAGE SLABS:** All exterior exposed drives, walks, and patios shown on the plans shall be broom finished 3000 psi concrete on grade with no

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reinforcement, no vapor barrier and no special color. Garage slab shall be smooth troweled 3000 psi concrete with wire mesh or fiber straw reinforcement, and vapor barrier. Exposed concrete may have surface cracking, some up to ¼" wide, due to curing, exposure, etc. These are considered normal and not warrantable.

**WALLS & FENCES:** If there is a fence at back and/or side yard, it will be constructed of vertical pressure treated 1" x 6"s spaced approximately 5" apart on each side. A decorative top may be used at the Seller's discretion. Wood shall remain in its natural finish. Fence height and need is at the Seller's discretion and may be changed or deleted if the Seller so deems it necessary. The Purchaser(s) shall pay for any and all fence, if built, excepting 15 ft. allowed by Seller.

**CONCRETE FOUNDATIONS:** Bearing soil is brown sandy clay or other soil natural to the site, either in its natural state or compacted to at least 95% of standard proctor density in fill areas. Foundations shall be either "turned down" slab or footings and foundation wall, specifically detailed on the plans and used at Seller's discretion. Concrete shall be 3000 psi ready mix. Reinforcement (if required) shall be as detailed on the drawings. A "turned down" slab or crawl space foundation is standard. A basement may be possible on certain lots, built using reinforced concrete foundation walls, having a height of approximately 9 ft. This basement is an extra cost as listed on the "Allowance" sheet.

**SLAB CONSTRUCTION:** Bearing soil for the slab is of brown sandy clay or other soil natural to the site either in its natural state or compacted to at least 95% of standard proctor density in fill areas. Slab fill shall be crushed stone approximately 4" thick covered by a 6 mil poly vapor barrier. Prior to placing concrete the slab area will be treated for termites by a state licensed exterminating company and a renewable one year bond provided. Slabs are reinforced and use "Fiber Mesh" or welded wire mesh reinforcement in an effort to control normal curing cracking. "Fiber Mesh" is used in quantities recommended and controlled by the ready-mix concrete supplier. Slab concrete will be 4" thick, 3000 psi ready mix. Concrete finish for heated space, garage, and interior storage, shall be machine or hand troweled smooth finish. The concrete slab poured on grade is a monolithic design with cut joints for contraction around areas originally designated to have rigid floor coverings, such as ceramic tile (bathrooms). This is done in an effort to control concrete slab cracking under the rigid floor. Random

contraction cracks will occur under carpet and vinyl floors, but do so without consequence to the finished floor. These cracks are expected and are not warrantable items. If purchaser elects to change floor covering from those originally specified herein, the purchaser does so with the understanding that if those finished floors crack due to a random concrete contraction joint crack, the seller shall not be held responsible for any repairs or replacement to those floors changed.

**FOUNDATION WALLS:** Any foundation or retaining wall shall be concrete block or reinforced poured concrete. Any portion of the wall exposed to view from the exterior shall be veneered in the same material as the house.

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**CRAWL SPACE:** Crawl spaces will be ventilated through the foundation block, will be termite treated, raked reasonably smooth, and covered with a plastic vapor barrier. Height will vary from a minimum of 3 ft.

**MASONRY BRICK:** All brick shall be one of the five specified bricks for Bridgewater Park, and may be changed at Seller's discretion.

**MORTAR:** Mortar colors may vary from home to home at the Seller's discretion, to comply with the decorating scheme.

**SPECIALS:** Quoins and keystones will be used when specifically detailed and at the Seller's discretion. Plan elevations will not be relied upon as the determination of use. Use of some slightly chipped or discolored brick is unavoidable, this is considered normal and not warrantable, as is some cracking at joints, especially at steps. Mortar wash for some houses may be available at extra cost, at the Seller's discretion.

**CARPENTRY LUMBER:** All wood sills and plates in direct contact with concrete, masonry, or steel shall be pressure treated #2 SYP. All sole plates shall be pressure treated 2" X 4" #2 SYP. All top plates shall be 2" X 4" utility. All studs shall be 2" X 4" X 8'(2nd floor) or 9'(1st floor) precut, spaced 16" o.c. All headers shall be 2" X 12" #2 SYP. at load bearing walls and 2" X 4" at non load bearing. All ceiling joists shall be #2 SYP, or West Coast species spaced as specifically detailed on the plans. All hips, valley, and ridges shall be 2" X 8" #2 SYP. All rafters shall be 2" X 6", or larger, #2 SYP. spaced 24" o.c. Roof deck shall be 15/32" OSB board with clips, covered with a single layer of 15# felt. All fascia shall be 1" X 6" spruce or finger jointed cedar. All horizontal soffit material shall be hardboard siding material with 8" X 16" pre-fabricated screened cornice vent @ 8' o.c. All exterior exposed siding shall be Masonite "Superside" or equal -6" textured lapped faces. All ceilings are to be framed 8'(2nd floor) or 9'(1st floor) high. No dropped beams. In all cases, lumber sizing may changed to comply with code. Substitutions of equal quality are allowed if availability of specified product is limited.

**THERMAL AND MOISTURE PROTECTION CAULKING AND SEALANTS:** All caulk and sealants will be acrylic latex as manufactured by Dap, or approved equal.

**METAL FLASHINGS:** All metal flashings shall be 26 gauge zinc coated sheet metal, or equal.

**CEILING INSULATION:** Insulation above ceilings in heated/cooled areas shall be loose filled fiberglass providing an insulation value of R-30 minimum.

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Installation shall produce a blanket of even depth over the affected attic space. If required, ceiling insulation in slope ceilings where insulation may not be blown, an R-19 batt insulation may be used.

**EXTERIOR WALL INSULATION:** All exterior walls shall receive batt or roll insulation of a thickness equal to the nominal thickness of the wall. In most cases this insulation will be 3½" thick and will carry an insulating value of R-13.

**GUTTERS AND DOWNSPOUTS:** Gutters and downspouts will be extruded aluminum 5" OG Detail. Gutters and downspouts shall be pre-finished if a color is available to match exterior trim color.

**ATTIC VENTILATION:** Either a wind driven turbine attic ventilator or a thermostat controlled electric exhaust fan,, sized to adequately ventilate the attic, shall be provided.

**ROOFING:** Roofing shall be 25 Year dimensional "fiberglass" or equal at the Seller's discretion. Roof color, style and grade may vary at the Seller's discretion.

**FINISH CARPENTRY**

**EXTERIOR DOORS:** All front doors shall be 6 panel wood or fiberglass units.

**WINDOWS:** All windows shall be double hung, insulated wood, or all vinyl single hung windows, at Seller's discretion. Grilles may be used on windows, at Seller's discretion. Sizes and locations of windows will be as detailed on the plans. Certain special window treatments, such as treatment of headers, transoms, curved tops, etc. may be modified by Seller to conform to standard design considerations for the subdivision. Brick surrounds and lintels may also be modified at Seller's discretion. Purchaser recognizes that the plans are generic, and produced by architects for many different geographical locations and cultures.

**GARAGE DOOR:** Garage door shall be manufactured by Clopay Garage Doors or a manufacturer selected by the Seller, and shall be a panel door X 4 section high without

glass. Doors will be 16', 9' or 8' wide. Plans may show garage entrances on the side. These houses will be changed such that the garage doors and entrance is on the front of the house.

**INTERIOR DOORS/TRIM:** All interior hinged doors shall be two panel or six panel molded door unit with standard detail casing applied. Cased openings shall be prefabricated openings with standard detail casing applied. All bi-fold doors shall be molded panel bi-fold door units with standard detail casing applied. All window casing shall be the same as the casing applied to the door units. All base shall be wood, 5.5" on floor 1 and at least 3.5" on floor 2, finger jointed to receive paint. Ceiling moldings, if crown mold is used, shall be at least 5 -1/2" on Floor 1 and 3 -5/8" standard on Floor 2., finger jointed to receive paint. Ceiling moldings may be one piece or multiple pieces. Location of ceiling moldings and tray ceilings is at Seller's discretion.

**\*Note\*** Molded doors cannot be stained. They must be painted.

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**SHELVING:** All shelving shall be vinyl coated wire shelving.

**BATH ACCESSORIES:** Bath accessories shall include toilet paper holders, towel bars, soap dishes, and shall be polished brass downstairs and chrome plated upstairs.

**HARDWARE:** Hardware shall be provided on all doors and windows and may be a standard builders package.

**FIREPLACE:** A Majestic vent-free, or equal, with hood, equipped with gas logs, without outside air kit or heat circulator will be provided. A paint grade, pre-fabricated wood mantle is provided. No glass doors or special screens are provided with this fireplace. Fireplace is to sit on the floor with a flat marble, or comparable, hearth. Marble or marble substitutes may not be made outside those offered by the fireplace supplier as standard selections.

**CABINETS:** Cabinets will be manufacturer's stained wood. Kitchen and Master Bath will be 36" high. Others will be 32" high. Counter tops in the kitchen will be solid surface. Back splashes will be the same, or tile. Standard cabinet hardware will be provided. The cabinet layout will be provided by the cabinet contractor and the Seller.

**FINISHES SHEETROCK:** Sheetrock used on walls and ceilings shall be 1/2" x 48" or 54" x 12' or 9'. All sheetrock shall be taped, mudded, skimmed, and sanded to provide a slick finish ready to accept paint. No stippling or texturing is part of this contract. The ceiling and walls of the garage shall be sheet rocked. Storage areas and unfinished basement areas will not be sheet rocked.

**PAINTING:** All exterior woodwork shall have one coat exterior primer and one coat semi-gloss latex paint. Interior: All walls to have one coat of flat finish latex primer and one coat of finish paint. All interior wood trim will have one coat underbody primer and one coat finish paint. It is understood by the Seller and the Purchaser that all interior woodwork, consisting of wood casing, door casing, and base may be of a different color than the walls. It should be understood that if any painted woodwork is to be used in conjunction with manufactured cabinets, it may vary in color due to the type and grain of wood, and the type of paint used in the construction of it.

**Example:** Molding or woodwork in kitchen or bathrooms may not match cabinet color exactly. All ceilings are to be painted flat ceiling white over smooth finished sheetrock. All interior doors are to be painted the same as the interior trim.

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The Seller will not be responsible for paint touch-up after occupancy of the house by the Purchaser. The Seller has allowed three interior paint colors. Any more than three will be an added extra to the contract. All sheetrock walls are finished in flat latex paint. If the Purchaser elects to use semi-gloss there will be an extra charge. If a dark or deep color is selected there will be an additional charge to paint areas in these colors. If "semi-gloss" or "eggshell" finish paint is used on the walls, there will be an additional charge.

**CERAMIC TILE:** The Seller has provided for ceramic tile on the Master bathroom floor, the upstairs hall bathroom floor, and the utility room floor. Ceramic tile may be thin set at Seller's discretion.

**TUB AND SHOWER ENCLOSURES:** A cultured marble or tile tub enclosure is included in the upstairs hall bathroom. The master bathroom shall have a tile shower enclosure with a glass door. A separate whirlpool tub of cultured marble shall be provided.

**CARPET:** The Seller will provide carpet in all areas except the entrance foyer, kitchen, bathrooms, utility room, pantry, powder room, garage, great room, breakfast room, keeping room, stairs (if 1.5 story house), living room, library.

**VINYL:** No vinyl is specified.

**WOOD:** The Seller will provide hardwood floors in n the entrance foyer, great room, living room, dining room, kitchen, breakfast room, keeping room, library, grand salon, stairs, and the powder room.

**MIRRORS:** The Seller will install mirrors above the sink in the master bathroom and the upstairs hall bathroom.

**APPLIANCES:** The Seller will provide a gas cook top, an electric oven with built-in microwave oven, a dishwasher, and a disposal.

**ELECTRICAL:** Service cable shall be aluminum. Service from the pad mounted transformer located next to the street to the meter location on the side of the house, shall be underground. Main service shall be 200 amps. All electrical work shall meet the requirements of the National Electrical Code. All appurtenance plates shall be white. The Seller has allowed for four cable TV outlets and six telephone outlets to be prewired prior to the house being sheet rocked. No service connection fees to the local cable and telephone companies are included in this work or allowance. Special wiring for intercoms, computers may be installed at extra cost.

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Exact location of plugs, switches, and lights may vary from house to house. Therefore, unless detailed on the electrical plan, locations are at the Seller's discretion.

**Electrical Fixture Allowance:** The Seller has allowed \$1% of selling price for all light fixtures, bulbs, door chimes, bath fans, smoke detectors, ceiling fans, recessed cans, and any other related items for interior and exterior lighting. This allowance includes all necessary recess material for recessed lighting.

**SECURITY SYSTEM:** A security system will be provided.

**PLUMBING:** Master Bath: Seller provides a cultured marble whirlpool tub with brushed nickel or fixtures, a tile shower with glass shower door and brushed nickel shower valve, cultured marble counter tops and lavatories with brushed nickel fixtures, and one elongated commode; all colored white. Upstairs Bath: Seller provides a white cast iron tub with chrome trim and waste, cultured marble counter tops and lavatory with chrome fixtures, and one elongated commode; all colored white. Kitchen: Sink is double stainless steel or white porcelain. Seller also provides the connected dishwasher and disposal, and the ice maker line at the refrigerator space. Utility Room: The Seller provides washer/dryer connections, and a dryer vent to the outside. The water heater will be 50 gallon, gas. The Seller shall provide the water tap, water meter, and domestic water connections, to the house. Sanitary sewer connections are made to a public system. There is no septic tank. Gas meter and connections are provided to the water heater, the ventless fireplace, and the HVAC units.

**SPRINKLER SYSTEM:** Sprinkler system for the front yards will be provided.

**CENTRAL VACUUM:** Piping for a central vacuum system will be provided.

**HEATING AND AIR CONDITIONING:** Dual heat and air conditioning systems will be provided to the upstairs and the downstairs. Units will have gas furnace and electric air conditioning. Sizes of units will be determined by the Seller.

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