

# CONSTRUCTION SPECIFICATIONS - CLASSIC OF TILSON HOME CORPORATION

Plan #: 10-5

Standard Series Plan Name:

Bowie C  
North Texas

Job # 1122169

Spec Level: Classic

For the erection of a \_\_\_\_\_ Story Stone Veneer Residence

For (Owner): Linda K. Alvis  
a single woman

To Be Built on Lot(s) \_\_\_\_\_ Block No. \_\_\_\_\_

Subdivision: \_\_\_\_\_

Section: \_\_\_\_\_ Property Description: Subject property (see Builder's Mechanics Lien for full legal Description)

City: \_\_\_\_\_ County: Navarro

## ★ GENERAL CONDITIONS ★

These Building Specifications (also called the "Specifications") are drawn for the purpose of clarifying the accompanying plans and describing the materials and/or methods to be used in constructing the residence described therein. Where conflict exists between plans and Specifications, the Specifications shall be followed. The omission or any type of indication where blanks occur in Specifications will be assumed to be intentional, and Tilson Home Corporation (called "Contractor") will assume Specifications to be complete.

Material, labor, and the method for the use of either or both, not specifically mentioned in these Specifications, but necessary to substantially complete the residence in a good and workmanlike manner in accordance with accepted standards will be provided by the Contractor. However, in such instances, the Contractor will act at his discretion in the choice or use of such material or labor.

THE CONTRACTOR AGREES TO PROCURE ALL BUILDING AND MECHANICAL PERMITS AND INSPECTIONS AS REQUIRED. ANY ADDITIONAL COSTS INCURRED IN CONNECTION WITH THESE PERMITS OR INSPECTIONS SHALL BE PAID BY THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK. WHERE APPLICABLE, OWNER MAY BE REQUIRED TO PAY FOR MUNICIPAL ASSESSMENTS, TAP FEES, METERS, AND/OR BOND REQUIREMENTS. Contractor agrees to carry builders risk insurance on the Improvements and liability insurance during construction. The Contractor shall designate the subcontractors employed in connection with this contract. If the Owner specifically chooses one or more subcontractors, the Owner shall be responsible for the performance of this particular subcontractor, his work, completion of that work, and any additional expense incurred by the Contractor because of this work.

ALL SURPLUS MATERIALS ACCUMULATED AT THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS REMAIN THE SOLE PROPERTY OF THE CONTRACTOR.

## ★ CHANGES, DEVIATIONS, OR EXTRAS ★

Should the Owner at any time during the course of the Transaction desire any additions, deviations, or omissions from the original plans and contract, he/she may make such changes, but in so doing shall in no way affect or void the original Agreement. The Owner shall first make an agreement with the Contractor in regard to the cost of the change. It will then be put in writing, setting forth the work to be added or omitted and the amount to be added to or deducted from the original contract price. Both the Owner and Contractor shall sign this written agreement before the change in the original plan is started. A MINIMUM FEE OF TWO HUNDRED (\$200.00) DOLLARS WILL BE MADE IN ADDITION TO THE COST OF ANY LABOR AND MATERIAL INVOLVED IN ANY CHANGE, ADDITION, OR DELETION ON PLANS, SPECIFICATIONS, OR COLOR CHARTS, AFTER THEY HAVE BEEN SIGNED BY OWNER.

1. FOUNDATION: SLAB-FOR MASONRY OR FRAME HOUSE OR GARAGE

Start form 2-2x6 @

### SEE ENGINEER'S FOUNDATION DESIGN

NOTE: ALL FINISHED FLOOR LEVELS ARE A MINIMUM OF 11" ABOVE EXISTING GRADE. IF THE FINISHED FLOOR LEVEL IS MORE THAN 11" HIGH OR IF BUILDING SITE IS MORE THAN 11" OUT OF LEVEL, AN EXTRA CHARGE FOR LABOR AND MATERIAL SHALL BE MADE. (Additional height does not always require that grade beams be more than 24" tall.) ANY STEPS, ADDITIONAL GRADING, AND LANDSCAPING TO BE COMPLETED BY OWNER.

### 2. EXTERIOR WALLS

Framing: Studs @ 16" O.C. more or less, Precision Cut BORATE (or equivalent) treated toe plates (1st floor only).  
Housewrap: GreenGuard "RainDrop"  
Sheathing: 7/16 Inch Oriented Strand Board [OSB]  
Masonry: Brick and/or Natural or Cultured Stone (See Plans) and/or Stucco  
Wall Ties: Corrugated Galvanized Metal (If Applicable)  
Siding 1: 5/16" x 8-1/4" x 12' Hardiplank (housewrap behind)  
Painting: One (1) coat of "primer" and one (1) coat of enamel paint to all "Hardi" surfaces.

1st Floor Plate Ht: 9'1"  
2nd Floor Plate Ht: 8'1"  
Garage Plate Ht: 8'1"

Note: Plate Heights may Vary - See Plans

### Standard Stone Selection

Siding 2: N/A

3. FLOOR JOISTS: 2 x 12 #2 SYP or Engineered Joists @ 19.2" O.C., more or less.  
Sub-Flooring: 1-1/8" x 4' x 8' "Sturd-i-floor" or equal Tongue & Groove decking

(If applicable)  
(If applicable)

4. PARTITION FRAMING: Studs @ 16" O.C. more or less, Precision Cut BORATE (or equivalent) treated toe plates (1st floor only).

Note: Plate Heights may Vary - See Plans

5. CEILING FRAMING: 2 x 6 #2 Spruce, Pine, or Fir @ 19.2" O.C., more or less.

6. ROOF FRAMING: 2 x 6 #2 Spruce, Pine, or Fir @ 19.2" O.C., more or less.

All ridges, hips, and valleys to be one size larger than connecting rafter.

### Termite Treatment Included

✓ 7. ROOFING: Includes Ridge Vent with "Air Hawks" (When required - N/A ON METAL ROOFING.)

✓ Decking: 7/16 inch Oriented Strand Board [OSB] w/radiant heat barrier  
Underlay: Perma-Felt

Revised 5/27/11

Specs

6/8/2012

Shingles: Owens Corning

Other:

OC Duration

Owner's Initials \_\_\_\_\_

8. FINISH:

(1) Ceilings 1/2" Gypsum Drywall-"Splatter/ Drag" Texture (except closets or attached garages, where applicable)  
(2) Walls 1/2" Gypsum Drywall-"Splatter/ Drag" Textures

9. PAINTING (Interior):

Ceilings: 1 Coat Texture Paint, 1 Coat Flat Latex Wall Paint (NON WASHABLE)  
Walls: 1 Coat Texture Paint, 1 Coat Flat Latex Wall Paint (NON WASHABLE)  
Doors: PAINTED  
Trim: PAINTED (Different Color Than Walls)  
*Radius SR Corners (see note on plans)*  
*First Floor Int. Door Height: 6'8"*  
*Second Floor Int. Door Height: 6'8"*  
*Same Color as Ceilings*

10. DOORS: (See Plans for Sizes)

Interior: 1-3/8" Hardboard (See Color Chart)  
Exterior: 1-3/4" Insulated Fiberglass (SEE PLANS - PAINTED BOTH SIDES)  
Front Door: LS 8150 Fiberglass  
Side Entry: \_\_\_\_\_

11. TRIM:

Door: EJ Pine  
Windows: EJ Pine  
Baseboard: EJ Pine  
Shelving: Painted "Medium Density Fiber" (MDF)  
Casing: Std.  
Base: Std.  
Crown Mould: See Plans  
Chair Rail: N/A  
N/A

12. WINDOWS:

INSULATED GLASS WITH LOW-E COATING  
Single Hung or Vinyl  
Horizontal Slide HALF  
Screens with 1/2" Gypsum returns (See Plans For Additional Information)

13. CABINETS & COUNTERTOPS:

Style of Cabinets: Factory built and finished  
Cabinet Crown Mould: All uppers  
Kitchen Cabinets: Standard  
Master Bath Cabinets: Standard  
Bath #2 Cabinets: Standard  
Bath #3 Cabinets: Standard  
Bath #4 Cabinets: Standard  
Utility Room: Standard  
Desk Area: Standard  
Medicine Cabinets: To match bath cabinets, (Only Where Shown on Plans and Customer Has Paid Extra)  
Edge Treatment: Bullnose

Counters:

Base Level Slab Granite  
Cult. Marble  
Cult. Marble  
Cult. Marble  
Cult. Marble  
N/A  
Wood (Match Cab.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Backsplash:

Base Level Cer. Tile  
Cult. Marble  
Cult. Marble  
Cult. Marble  
Cult. Marble  
N/A  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. FLOOR COVERINGS:

Vinyl: N/A  
Carpet Pad: Standard  
Carpet: Standard  
Kitchen: Base Level C. Tile stack  
Utility: Base Level C. Tile stack  
Entry (Foyer): N/A  
Breakfast Room: N/A  
Master Bath: Std. Carpet Base C. Tile  
Bath #2: Base Level C. Tile stack  
Bath #3: Base Level C. Tile stack  
Bath #4: N/A  
Flex Room: N/A  
Pre-Fin Wood Floor Level: Upgrade A Prefin Wood  
Powder Rm 1: Base Level C. Tile stack  
Powder Rm 2: N/A  
Family Room: Upgrade A Prefin. Wood  
Hall 1: Upgrade A Prefin. Wood  
Hall 2: N/A  
Hall 3: N/A  
Living Room: N/A  
Dining Room: Upgrade A Prefin. Wood  
Stairs: Std. Carpet  
Bonus Room: N/A  
M. Bedroom: Std. Carpet  
Bedroom #2: Std. Carpet  
Bedroom #3: Std. Carpet  
Bedroom #4: Std. Carpet  
Bedroom #5: Std. Carpet  
Study: N/A  
Theater: N/A  
Office: N/A  
Other: Std. Carpet  
Game Room: N/A

15. BATH WALL COVERINGS (Tub and/or Shower Recess):

Master Tub: Base Level C. Tile  
Shower: Base Level C. Tile  
Bath #2 Tub: Base Level C. Tile  
Shower: \_\_\_\_\_  
Bath #3 Tub: Base Level C. Tile  
Shower: \_\_\_\_\_  
Bath #4 Tub: \_\_\_\_\_  
Shower: \_\_\_\_\_  
Height  
Splash Only  
7'0"  
5'6"  
Height  
5'6"

16. HARDWARE:

Dexter by Schlage® Locks or Equal. Loose Pin Brass Butts. SINGLE CYLINDER DEADBOLTS ON ALL OUTSIDE DOORS.  
Corona Knobs  
Barcelona Handleset (a, Front Door)

17. MIRRORS & SPECIAL GLAZING: -- SEE PLANS

18. PLUMBING:

General: Water service shall be 1" PEX or equal cross-linked polyethylene piping, full size to water heater and water distribution panel with 1/2" branches to all other outlets. There shall be no service pipe allowance. OWNER, IN ALL CASES, IS TO CONTRACT FOR AND PAY FOR THE COST OF BRINGING WATER AND SEWER/ SEPTIC SERVICES TO HOUSE, AND THE PERMANENT UTILITY HOOK-UPS AND TAP FEES, IMPACT FEES, AND SIMILAR CHARGES RELATED TO THE SERVICES. Gas installation and outlets shall be as shown on plans and shall be piped for either Natural or Liquefied Petroleum (Bottled) gas, as specified by Owner, with no service pipe allowance.  
Gray Water Stubout(s) No  
R/T Water Softener? No  
Floor Drain? No  
IF HOME HAS BEEN PIPED FOR GAS, OWNER IS TO CONTRACT FOR AND PAY FOR AND PAY FOR THE PERMANENT GAS CONNECTIONS MADE TO THE HOUSE. THE OWNER IS TO PAY ALL TAP FEES AND STREET CUTTING AND/OR REPAIR CHARGES. No water well is included in the price of the home. When or if a water well is to be used for house water, the Owner must keep water well the required distance from septic tank. No septic system is included in the price of the home. Contractor hereby issues no warranty, express or implied, as to the installation or operation of a water well or septic system.  
OWNER TO PAY EXTRA FOR ANY STREET CUT AND OR REPAIR WHEN SERVICE LINE IS IN OR CROSSES A PUBLIC STREET. THE OWNER HEREBY AGREES TO PAY, BY CHECK OR CASH, FOR EXTENDING UTILITY LINES WHEN NECESSARY.  
TYPE OF UTILITY SERVICE AVAILABLE AT BUILDING SITE  
Water Supply: LOCAL - LINES TO HOUSE BY OWNER  
Gas Supply: L.P. GAS AND LINES TO HOUSE BY OWNER  
Sewerage Disposal: SEPTIC AND LINES TO HOUSE BY OWNER  
# of Hose Bibbs: 3  
Owner's Initial: \_\_\_\_\_  
Faucet Package: Standard  
Kitchen Sink: SS U/M Kit. 3070  
Revised 5/27/11 Faucet: Palo Stainless  
Specs Water Heater(s): 2 40 Gal  
Windemere Chrome  
Other Sinks: \_\_\_\_\_  
A. O. Smith or equal A.G.A. Approved 1007.  
Std. Sink is 32" x 21" Double  
Compartment: Basket strainers with  
neoprene stoppers: Ledge type swing spout.  
chrome plated supply lines.  
Owner's Initials: \_\_\_\_\_

6/8/2012

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	Gas	
	Conventional	
Bathtub(s):	Single-lever, pressure-balanced valve where shower head with arm and flange is installed, 5" Shower Curtain Rod; Chrome plated trim (Unless Owner has paid for upgrade package(s)) : Overflow and waste with lift and turn drain.	
Master:	60x42 Deep Wide Oval	Jets: No
Bath #2:	Std. Fiberglass	Jets: No
Bath #3:	Std. Fiberglass	Jets: No
Bath #4:		Jets:
Lavatories:	8" (Master Powder) or 4" (Secondary Baths) Center set with "Pop-up" Waste, P-trap, and supplies.	
Master:	RB Integral Elegance	Bath #4:
Bath #2:	RB Integral Elegance	Powder Rm. 1: Vitreous China Pedestal
Bath #3:	RB Integral Elegance	Powder Rm. 2:
Toilet(s):	Siphon Jet Action, White Seat and Cover, 3/8" supply and cut-off, Caps on Bolts.	
Master:	Elongated Bowl	Bath #4:
Bath #2:	Elongated Bowl	Powder Rm. 1: Elongated Bowl
Bath #3:	Elongated Bowl	Powder Rm. 2:

19. ELECTRICAL SPECIFICATIONS:

Standard Wiring is to be installed in accordance with the National Electric Code as amended in 2008. Wiring in incorporated areas to be installed in accordance with both the N. E. C. and Local Codes. All wiring and equipment to be new, complete, and in good condition and to be installed in a good and workmanlike manner according to acceptable standards. OWNER TO IS CONTRACT FOR AND PAY FOR THE PERMANENT ELECTRICAL CONNECTIONS MADE TO HOUSE.

Service: As per load analysis

Supply: To be 110/220 Single Phase A.C. Current.

Wire: To be Non-metallic Sheathed Cable.

Standard To be installed with Number 12 Wire. All duplex outlets to be grounded.

Special Wiring: Receptacle outlets in Kitchen and Utility areas to be wired with No. 12 Wire.

Range Top: To be wired with 10/3 Non-metallic Sheathed Cable on Separate Circuit. (Where home has such equipment and Owner has paid extra.)

Wall Oven and/or 1-Piece Range & Oven: To be wired with 8/3 Non-metallic Sheathed Cable on Separate Circuit. (Where home has such equipment and Owner has paid extra.)

Dryer: To be wired with 10/3 with ground Non-metallic Sheathed Cable on Separate Circuit.

Room Air Conditioners: To be wired with No. 12 Non-metallic Cable for 220-volt installation. (Where home has such equipment and Owner has paid extra.)

Fixtures: Same as, or equal to, those exhibited in model homes with a maximum allowance of \$6.00 per fixture throughout home, unless otherwise specified. This excludes ceiling fans, intercoms, and outside security lights such as floodlights, etc.

20. MISCELLANEOUS ITEMS:

Polycel (Exterior toe plates, doors, windows, etc.) – House Only

Insulation:	Ceiling of Living Area	R-38	BLOWN	R-22 Batts @ Sealed Areas
	Exterior Walls of Living Area	R-15	BATTS	
Appliances:	2 Pc. R&O	Cooktop: Whirlpool	W5CG3024XS	
		Oven: Whirlpool	RBS305PVS	
	Stove Hood: Whirlpool	WMH2175XVS		
	Dishwasher: Whirlpool	DU1015XTXS		
	Disposal: Whirlpool	GC2000PE	Refrig.:	
HVAC SYSTEM(S):	as per Manual J calculation		Counter MW:	
SEER=14.5				

No

With Fresh Air Intake (1 system per home) and Media Filter

General Notes:

1.

7

Telephone Outlets
2.

1

Door Chime with 1 Button
3.

4

110-volt Weatherproof Outlets on Ground Fault Circuit Interrupter
4.

220v. and Gas

Dryer Outlet and Vent
5.

7

Block and wire for ceiling fans with light kits to be furnished and installed by **TILSON**.
6.

Block and wire for ceiling fans with light kits to be furnished and installed by owner.
7.

7

C.A.T.V. outlets in 75-ohm coaxial cable (NOTE: MAY NOT BE SUITABLE FOR SATELLITE USAGE)
8.

Fireplace: N/A

Face

Hearth:

Mantel:

Valve for future gas logs:

Chimney Housing:

9. 1/3 HP Garage Door Opener w 2 Transmitters
10. Insulate garage walls with R15 BATTS
11. Capped gas stub with valve at family room
12. Rough in for sink by owner in Bedroom 5 & in garage
13.

14.

15.

16.

17.

18.

19.

21. GARAGES:

ATTACHED GARAGE: ONLY WHERE SHOWN ON PLANS. Walls and ceiling are sheetrocked, taped, and textured only. **Not Trimmed or Painted**

DETACHED GARAGE: ONLY WHERE SHOWN ON PLANS. Exposed studs, joists, and rafters.

22. WALKS & DRIVES:

By Owner unless specifically listed under section 20 Miscellaneous Items.

23. LANDSCAPING:

By Owner.

By Owner. It is understood that the Contractor will make an effort to protect the property, but cannot be held responsible for damage to property attributable to adverse weather conditions or poor access to property. Contractor will provide "positive" drainage away from slab. Any steps or additional grading to be furnished and installed by owner

24.

The Contractor agrees to leave house in "Broom Clean" condition. Floors are not waxed. Windows, Fixtures, and Tile are cleaned. Trash is to be hauled away.

25.

**THE CONTRACTOR RETAINS THE RIGHT TO SUBSTITUTE MATERIALS WHERE SPECIFIED IN THIS DESCRIPTION OF MATERIALS.** The Contractor, however, shall substitute materials of equal quality.

26.

The Contractor further agrees that all materials and/or equipment necessary for the completion of the home which are not specifically defined or described by grade, quality, brand name, or model number in the Specifications shall be in the price range and quality, although not necessarily of the same design or style, as that which may be exhibited in the model homes. Any deviation from this provision must be specifically provided in writing between Contractor and Owner.

Executed at

Georgetown

Texas, this

30th

day of

March

2012

to be binding on the undersigned, their heirs, successors, and assigns.

ACCEPTED AND APPROVED

TILSON HOME CORPORATION

BY:

OWNER

OWNER

FOR YOUR RECORDS

