

# GK Structures LLC

18164 Mabelton Rd Montpelier, VA 23192

Home shall be built per plans and will be 1400 sq ft with 3 bedrooms and 2 full baths.

## **Lot Clearing**

1. The lot will be cleared with a minimum of 20' of clearance on all sides of structures with additional clearing for front and rear yards. The driveway area will be cleared to a minimum width of 16'. The drain-field area will also be cleared as needed.

## **Well & Septic**

1. Well shall be installed per Health Department Regulations  
*Note: The builder does not warranty rate of flow, taste, or odor of water. However, the water flow rate shall meet Health Department requirements and pass a well certification bacterial test.*
2. Septic will be a 3 bedroom Conventional System installed per Health Department Regulations.

## **Driveway**

1. The driveway will be installed using gravel.

## **Foundation**

1. The foundation on the main dwelling will be 8" cinderblock with brick front around all sides.

## **Framing**

1. 2x10 Floor joist 16" OC
2. 2x4 stud walls 16" OC on the home
3. 9' ceilings on the home
4. Advantech sub-flooring
5. Trussed Roof 24" OC

## **Siding**

1. Vinyl siding – board & batten front, cedar shakes on front gable, & lap siding on sides and rear

2. Vinyl Shutters shall be installed on the front of the home

### **Roof**

1. 25 year dimensional shingles by Timberline
  - Black

### **Insulation**

1. The home will be insulated to code and includes an air seal package.

### **Gutters**

1. 5" Seamless White Gutters
2. Standard Down spouts

### **Exterior Windows & Doors (Home)**

1. Insulated fiberglass front and rear door
2. Vinyl Double Hung Windows with GBG's
3. Screens included on all operable windows

### **Exterior Porches & Decks**

1. Front porch shall be pressure treated decking on a 2 x 8 frame on block piers, the handrails shall be 4 x 4 post with 2 x 4 runners and tops with 2 x 2 pickets.
2. Rear deck pressure treated decking 12'x12'

### **Flooring**

1. Hardwood Floors in living room & hallway. Pre-selected
2. Carpet Floors in all bedrooms.
3. Vinyl floors shall be installed in the kitchen, utility room, and both bathrooms.

### **Painting**

1. Duron's Builders Masterpiece Flat on all walls & ceilings – White or Navaho white purchaser's choice
2. Sherwin-Williams Solo High Gloss latex on all interior trim & doors
3. Walls to be sheet rock taped plus 2-coats finished (3 coats total)
4. Ceilings to be finished smooth sheet rock

### **Interior Doors & Trim**

1. Hollow Core 2 panel doors in all locations
2. 3" Flat Casing

3. 5 ¼" Speed Base
4. Windows have sills

### **Kitchen & Bathroom Cabinetry w/ Counter Tops**

1. Kitchen & bath cabinets are white.
2. The allowance includes Level 1 granite and an under mount sink in the Kitchen. Must use Builder representative.
3. Bathrooms to have cultured marble tops. Must use Builder representative.

### **Appliances**

1. There is a ***\$1,250 allowance***. This will usually purchase the Range, Microwave, & Dishwasher. Purchaser to make selections with Builder's Ferguson representative.

### **Electrical**

1. House shall be wired with 200 amp service to code
2. There shall be a ***\$1,000 lighting allowance*** for all fixtures. Selections to be made with Builder's Ferguson representative.
3. Wired for 4-phone jacks & 4-cable jacks
4. Wired and switched for 4 ceiling fans (one in each bedroom & one in the living room)
5. Door Bell & Smoke Detectors by code (provided by electrician)

### **Plumbing**

1. 1-Fiberglass Tub/Shower unit in Hall bath & Master bath
2. Delta Single Lever Chrome Fixtures installed in both Tub & Showers (Pre-selected by builder)
3. Delta Single Lever Faucets (Pre-selected by builder)
4. Toilets – Elongated bowl in Master Bath, Standard bowl in hall bath
5. Kitchen Sink to be double bowl
6. 2 Hose Bibs to be installed
7. 40 gallon Electric Hot Water tank

### **Heating and Air Conditioning**

1. 14 Seer 2.5-ton HVAC
2. Vents will be in the ceiling
3. 1 Return will be installed in the Living room area
4. 1 year parts & labor warranty with 10 year compressor warranty.
  - ***Needs to be called in within 30 days of closing to secure 10 year warranty.***

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Buyer	Date
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Buyer	Date
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Seller	Date
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