

**HUDSON BUILDERS, Ltd.**  
**P0 BOX 368 Hudson Ohio 44236**  
330-655-2897      330-528-0290

*STANDARD FEATURES FOR NOTTINGHAM GATE ESTATES*

STRUCTURE

7/16" OSB used on exterior of home  
Studs and joists to be 16" on center  
2x4 kiln dried studs used on walls  
1st and 2nd floor to be made of 3/4" tongue & groove OSB  
7/16" OSB structurally rated roof sheathing  
Premade trusses to be used 2' on center stick built framing in some areas  
2x10 floor joists used on 1st & 2nd floor

EXTERIOR

4" double vinyl siding with wood grain on exterior  
Brick detailing *on exterior*. per plan  
Window wraps or shutters on windows  
Certainteed 25 year fiberglass shingles to be used over 15 lb. felt

SITE UTILITIES

Builder provides sewer, city water, gas, electric, telephone, and cable to home  
Trees, stump and brush removal where *home* and utilities are to be *placed on* homesite  
Backfill and finish grade in disturbed areas  
Downspouts to run underground  
Sidewalk & street trees provided

FOUNDATION

9' high poured concrete foundation  
Sump pump per home  
Approx. 3 1/2" concrete in basement  
4', interior/exterior footer drains  
Gravel under concrete in basement  
Gravel. Around foundation  
Water sealant on exterior foundation  
Radon removal pipe

CONCRETE

3' wide concrete sidewalk  
13' wide concrete drive from street to *house*, flared to 24' at garage (per plan)

HEATING AND AIR

90% high efficiency gas forced air-heating system, by Lennox  
Central air conditioning system, with 10 seer rating, by Lennox

DOORS/WINDOWS/MISC.

9' ceiling on 1st floor, unless noted.  
Wire shelving in all closets and pantries  
Side entrance 3 car garage with steel *Insulated raised panel door. per plan*  
Pella Proline double hung wood/clad  
Double pane tilt-in windows with screens  
And internal grids on all windows  
6' wood/vinyl sliding door with insulated glass and screen off dinette; per plan Steel service door with glass into garage Steel insulated front 6 panel. Door with sidelights, per plan  
Steel insulated door from garage to home  
Deadbolts on all exterior doors  
4 panel Masonite doors throughout  
Standard polished brass doorknobs  
Chrome towel bars and tissue holders in all baths

FIREPLACE

Masonry fireplace with 42" opening, hearth and custom mantelpiece, per plan Gas pilot and rotary damper

INSULATION

Tyvek insulation wrap used on exterior of living areas, or equivalent  
Exterior wall R- 13 fiberglass ban  
Ceilings R-30 fiberglass insulation  
Blown insulation in some areas  
Super insulation package  
Sound insulation *package*

Nottingham cont.

#### PLUMBING

- MOEN double bowl sink in kitchen with MOEN faucet & sprayer
- Water line for icemaker provided
- Master bath to include whirlpool tub, his/hers vanities
- Custom Master Shower w/Chrome shower door with obscure glass
- One-piece fiberglass tub/shower in main bath
- Chrome single lever Kohler faucets in master and main baths
- Chrome/Brass Kohler faucet in 1/2 bath
- Pedestal sink in powder room
- Plumbing on first floor for washer
- Fiberglass utility sink in laundry
- 50-gallon fast recovery gas hot water heater
- Two frost proof faucets on exterior of home
- Cold water faucet in garage
- All toilets, tubs and showers to be white
- All plumbing according to local building codes
- Copper pipes for water supply
- ISE disposal
- Drain in garage

#### FINISH FLOORS

- Hardwood flooring in foyer, kitchen, dinette, rear hall and 1/2 bath
- Shoe molding on all hard surfaces
- Tile in Laundry, Master & Main bath (from builder selection)
- 100% nylon carpet with Stainmaster throughout
- Berber carpet in family room
- Upgraded padding up stairway & in family room

#### DRYWALL

- House, garage and stairway to basement to be drywalled
- Textured ceilings throughout

#### PAINT AND STAIN

- Paint all interior walls with flat latex paint
- Painted woodwork throughout
- Four color choices throughout home, including trim

#### ELECTRIC

- 200 AMP underground electric service
- Smoke detectors on all levels
- Doorbell with Chime
- Eight recessed accent lights throughout, buyer to locate
- All weather outlets front and rear
- One GFI outlet in basement
- Exhaust fans in all baths
- Electric hookup for washer & dryer
- Wiring for 7 phone jacks and 6 cable outlets
- Prewired for 2 garage door openers
- Wired for ceiling fan in master bedroom and Family room
- Wired for exterior lamp post
- Prewired for security
- Wired for audio in one room

#### INTERIOR WOODWORK & CABINETRY

- 3 1/2" casing and 5 1/4" base on 1st and 2nd floor - MDF
- 4 1/2" crown molding in foyer and dining room - MDF (per plan)
- 2 1/4" chair rail in dining room and foyer (per plan)
- Panel mold in dining room
- Stairway to 2nd floor has stained handrail and painted spindles
- 42" Merillat cabinets in kitchen and baths, choice of 5 finishes
- Merillat Tilt out sink treys and drawer organizer
- Merillat Rutland style wall cabinets in laundry over washer & dryer
- Granite countertops in kitchen
- Plate glass mirrors in all baths
- Cultured marble vanities in all baths

FIXTURES - \$2,000 Allowance

APPLIANCES - \$2,000 Allowance

01/15/06