



Exhibit "B" Construction Specifications, Selections and Final Cost Sheet

Customer: Spec
Phone Number: _____
Property Address: 6109 Diversey
Lot Number: 537 Sommer Place
House Plan Name: Justin

Date of Contract: 4/17/13
Contract Amount: \$334,900

Initials: _____

Scope of Work

The contractor shall provide all labor and material necessary to perform all work of every nature whatsoever, in accordance with these specifications, selections, and accompanying drawings.

General Conditions

The general conditions herein set forth shall apply to any contract given under these specifications and shall be binding upon every subcontractor as well as the general contractor. The plans together with these specifications are to form the basis of the contract and are to be of equal force. Should anything be mentioned in these specifications and not in the drawings or vice versa, the same shall be followed as if set forth in both, as it is the intent of these specifications and accompanying drawings to correspond and to embody every item and part necessary for the completion of the structure.

Finish Quality Work

As a guide to the quality of finish you should expect in your new home, it will be similar to spec homes we have on the market at any time for sale. **Although we strive to build the perfect house, nicks and flaws are inevitable. Those nicks and flaws should be minor in nature. The Quality Assurance Standards Book provided with the contract shall serve as a reference.**

Final Cleaning

The contractor shall remove all debris from the premises when the job is completed and provide professional cleaning before closing.

Selection Process

Our selections coordinator will meet with customers to review the selection process. Customers will have six (6) weeks to complete all selections after the initial meeting with the selection coordinator.

Allowances

Below is a list of the allowances for this contract. Any supplier outside of the preferred supplier list shall be approved by Signature Homes.

Grading, and Sod	\$2,090
Sprinkler System	\$0
Deck	\$0
Brick/Stone (per 1000/ft)	\$500 per 1000
Cabinets, Vanities, Tops	\$11,800
Fireplace Surround	\$600
Floor Coverings	\$9,350
Tub Surround	\$600
Shower Door - Master	\$0
Kitchen Backsplash	\$800
Closet Shelving	\$1,200
Light Fixtures	\$2,100
Central Vac	\$500
Appliances	\$1,477
Master Bath Shower Tile	\$0
Sound Pre-Wiring	\$0
Mirrors	\$500

Note: If customers can not complete selections in a timely manner will result in an extension of closing date and additional builder financing cost will be added to cost of home (minimum cost \$100 per day).

Excavation, Landscaping, Foundation, and Concrete Work

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Excavation and Grading

Contractor will perform excavating as required within the limit of work to the lines, grades, and elevations as specified in the drawings and as indicated herein. Height of foundation to be set approximately 2'6" above city curb unless circumstances require otherwise. These circumstances may include the elevation of the existing homes adjacent to the lot, and the grading plan and slope of the lot. Excess dirt to be hauled away by builder. We will try to save top soil for landscaping, but most lots will not have top soil. Top Soil may be delivered to site for an additional cost.

Lawn Grading, Seeding, and Sod

Allowance based on actual lot size with 25' front setback
 Customer is responsible for lawn watering

Lot Size 115' x 66'

Builder to provide rough grade. Allowance to cover final grading, and installing sod in front yard, and seeding the sides and back yard. Landscaping responsibility of customer. **We do not supply top soil.**

Grading that is disturbed by landscaping and sprinkler systems is the **responsibility of the customer to repair**. Landscapers should be aware of and not plant materials in any drainage swales installed per the subdivision grading plan, or disturb swales. Damages done by customers landscaper or fence contractor to sewer line or sump line are customers responsibility. Customers are responsible for working with fencing contractors to determine lot boundaries and easements.

Final grading work typically is done between April and November and is weather dependent. **Please note: It may take several months after closing before finish grading can be completed.**

Landscaping Allowance	\$2,090.00
Sprinkler System	\$0.00

Foundation and Footings

Foundation walls to be formed using metal forms with brick imprint. Form ties to be used whenever possible. Basement walls will be waterproofed with one coat of foundation coating. Foundation walls to be poured using #3500 psi concrete. Coating to be tuff-n-dry or equivalent. Contractor to install perimeter footing tile around foundation that is to drain in to sump pit. Sump pump to be installed with line to discharge above grade, or if provided, to storm water collector located on the lot. Note: 9' foundation wall height is from top of footing to top of foundation wall not from poured basement floor.

Concrete footings and piers to be installed with sizes and locations where shown on plan and shall be minimum #3000 Redi-Mix.

Foundation Height	9' Tall Walls
Foundation Thickness	8"

Concrete Paving

Contractor to provide paving where shown on the drawings, as specified herein, and as needed for a complete and proper installation. Surfaces to be sealed as needed. Control joints to be installed as needed. Basement floor and Garage floor to have smooth finish. Driveway, walks, patio, and approach to receive smooth brush finish. All concrete to be minimum #3500 Redi-Mix 4" thick with wire mesh or reinforcing optic fiber mesh, except approach to be 6" thick. **Note:**

Driveway cost is based on a 25' front set back.

Builder is not responsible for damage to concrete caused by the use of salt or other ice melting compounds. Builder also not responsible for damage to concrete surfaces due to black ice (winter drippings from cars that have been on public roads that have been salted). Customer is strongly urged to not park vehicles on the surface of their new driveway during the first winter. Please park inside the garage or on the street to avoid permanent damage.

****We do not warrant minor concrete cracks****

Concrete Patio	16' x 12'
Walks and Steps	3'6" wide
Basement Floor	per plan
Garage Floor	per plan
4'x4' service door pad	None
Approach	2 car straight

Carpentry Work, Fireplace, Insulation

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Rough Carpentry

All work shall be done in substantial conformity with the plans and specifications or any variations, changes or amendments thereof that have been approved in writing on a change order form by the contracting parties.

Framing Materials and roof trusses

Wall Studding to be 2" x 6", height shown on plan, 16" on center
 Exterior Wall Sheathing to be 7/16" OSB with house wrap
 Floor Joist to be Southern Yellow Pine 2' x 10', spacing as shown on plan
 Sub Flooring to be 4' x 8' x 3/4" OSB Board, glued and nailed
 Sill Boards where in contact with concrete to be acq treated
 Stair Work to be 1" x 8" risers and 1 1/4" x 11 1/2" particle board tread
 Contractor to provide wood trusses 24" on center as shown on the drawings.
 Roof Sheathing to be 7/16" OSB with roof clips
 Fasteners to be suitable sizes using galvanized nails for exterior framing.
 Joist hangers to be installed where needed, galvanized to fit framing.
 Occasionally chases for hvac duct work and venting may need to be adjusted due to the alignment of floor joist.

First Floor Wall Height 9 Feet
Height of Fireplace on floor
Stair Flooring to be determined
Kitchen Plan

Fireplace

Contractor to provide fireplace in location as shown on drawings.

Model RH36 is a wood burning fireplace with grate, screen and log lighter (not gas logs). Model CDVR36NSC7 is a direct vent fireplace with a fixed glass front and gas logs. Check your model to the right to verify your fireplace.

Manufacturer Majestic
Model CDVR36NSC7
Height above Floor on floor
Optional Equipment None

Building Insulation/Sound Proofing

Contractor to provide insulation as shown on the drawings and specified herein for a complete and proper installation. Fiberglass sill gasket to be installed on top of foundation. Wind chutes to be installed at every truss soffit intersection above wall plates.

Wall insulation BATT R21
Ceiling Insulation BLOWN IN R38
Garage Ceilings None
Garage Walls None
Basement Insulation Blanket R11 / R11 BATT
Additional Insulation/Soundproofing None

Winter Building Months

Building in central Illinois during the winter months provides many challenges. Some items such as Finish Grading, Sod, and Exterior Painting can not be completed until the warmer spring months. Because of the back log of winter work that is built up, it may take some time for the trades to complete your home. We continually provide all of our trades with schedule updates of our homes under construction.

Some items such as concrete work may not be able to be completed until warmer temperatures and, or the frost comes out of the ground

Self Sealing roof shingles will not seal down until warmer spring temperatures.

Exterior Selections

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Roof Shingles

Contractor to provide granular surfaced asphalt shingle roofing.
1. Underlayment: 15 lb. asphalt saturated roofing felt.
2. Nails: Hot dipped zinc coated steel type
3. Flashing- non corrosive sheet metal. Step flashing at all roof penetrations. Ice and water shield in valleys.

Manufacturer Certainteed Landmark AR30
Manufacturer Lamanco 750
Roof Vents Ridgevent
Weight 250 lbs/square
Shingle Color Moire Black
Drip Edge Color White

Contractor not responsible for wind damage to shingles caused by wind gust in excess of 60 miles per hour after closing.

Garage Door(s)

Contractor to provide garage doors of the design and dimensions shown on the drawings and as specified herein. 16' x 7' door to include Chamberlain Liftmaster 1/2 horse power chain or belt drive opener and 2 remotes and key pad.

Garage door(s) to be raised panel steel insulated doors.

Manufacturer C.H.I.
Model Raised Panel 4283
Doors Required 16' x 7' & 9' x 7'
Color White
of openers 2 Openers, Liftmaster 3270 Belt Drive
Options 2-2 Piece Arched Madison Long

Wall Siding

Contractor to provide vinyl siding system as shown on drawings and as specified herein.

Contractor not responsible for wind damage to vinyl siding caused by wind gust in excess of 90 miles per hour after closing.

Manufacturer Georgia Pacific
Style Double 4 Woodgrain finish
Siding Color Pewter - Handsplit
Shake Color Pewter - Handsplit
Corner Post Size 3 1/2"
Corner Post Color White
Soffit Vinyl
Fascia Aluminum
Soffit Color White
Shutter Color None
Shutter Design None - Window Wrap - White
Gable Vents Gable Cross Detail - White

Exterior Brick Work

All brick shall be laid in cement and lime mortar, with all bricks to be well bedded and shoved into place, with both vertical and horizontal joints on straight lines. Brick ties and lintels to be used as needed for a complete and proper installation. Brick shall be purchased with allowance. Additions not shown on the plans, such as keystones, special brick design, limestone corners ect. will be at additional cost. Mortar color to be selected from supplier.

Allowance \$500 per 1000
Exterior Brick None
Mortar Color Natural
Keystones None
House Number 6109
Additional Work Stone - Prostone Vintage W
Additional Labor will be charged for Stone

Front Porch Trim

4" x 4" treated wood wrapped in exterior prime trim (no rail). Style as shown on plan.

Windows

All windows to be single hung fixed or casement, with sizes according to plan. Glass to be insulated. Screens to be installed on operable windows. Grids to be included if shown on drawing. For specific grids on particular windows sizes please refer to manufacturers website.

Manufacturer Simonton Brickmould 300
Color White
Type Single Hung
Options Low E, Prairie Grids

Exterior Doors

Doors to be installed with types as shown on plan. Exterior doors to have dead bolts and to be keyed alike. Door lites if any are tempered and insulated.

Manufacturer Thermatru
Front Door S220 w/ 2-100SL
Garage to house SSF220
Service Door None
Sliding Door Simonton

Gutters and Down Spouts

Seamless colored aluminum gutters to be installed under eaves with downspouts and 3' extensions.

Color Match Siding

Interior Selections

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Cabinets, Vanities and Tops

Cabinets and tops to be purchased with allowance funds, and to be installed according to the cabinet plan. Cabinets to receive toe kick and crown moulding where necessary and purchased with allowance funds.

Master Vanity height 34 1/2". Hall Vanity height 31 1/2"

Allowance \$11,800
Manufacturer Millers Customer
Wood/Color Maple / Sindur
Door Style Shaker
Kitchen Tops Granite - Giallo Ornamental
Vanity Tops Master - Quartz - Cape Cod, C
Powder Room Pedestal sink

Fireplace Surround & Custom Cabinetry

Standard Mantle to be a primed full mantle with legs for a 1/2 high marble or tile surround. Custom mantles or wood types are considered upgrades and will be priced per design.

Allowance \$600
Height/Material Travertine Split Face 1x2 No
Color Travertine 4x4 noce straight
Mortar/Grout Tec - Light Buff
Mantle Design
Mantle Material primed mdf
Mantle Color match trim
Custom Cabinetry

Drywall Work

Gypsum board: 1/2" thickness on walls and ceilings. Where ceilings have trusses that span 24" on center use 1/2" ceiling board. For fastening wall board in place use 1 5/8" drywall nails on perimeter of board and 1 1/4" screws in the field 5/8" F/C to be used on garage ceilings and common walls if there is living space above. Garage walls and ceiling to be finished same as house. Corner beads to be metal. Joint materials: paper reinforcing tape, joint compound, adhesive and water; minimum of 3 coats, feathered for smooth surface.

Ceiling Finish Stomped
Wall Finish Smooth
Outside Corners Square

Painting

Contractor to paint and finish all exposed surfaces as specified herein and as needed for a complete and proper installation. Walls to be painted 2 coats flat paint unless upgraded at additional cost. Contractor to fill all brad holes, sand rough spots and do any caulking required. Painted wood work to have 2 coats semi-gloss enamel. Contract includes one wall color and one trim color.

Stained wood work: custom match cabinets or floor
 Garage and closets to receive 1 coat of paint

\$100.00 charge for each additional color used

Main House Color Nomadic Desert
Add'l Color 1
Add'l Color 2
Add'l Color 3
Wall Paint Type Flat
Trim Color White
wall cap None
Stained Wood Match Wood Floor
Mantle White
Exterior Colors
Front Door To be determined
Side Lites Match Soffit - White
Front Porch
Garage Door Color Does not require painting
Other exterior doors To be determined

Floor Coverings and tub surround

All floors to be finished with carpeting, vinyl, wood, tile, or their equivalent. Underlayment to be in accordance with installers/manufacturers guidelines. Allowance to cover all labor and materials required.

Tub Surround Allowance \$600
Shower Allowance \$0
Backsplash Allowance \$800

Floor tile Grout: Bostik - Linen
 Tub: Pozzalo - Coastal Beige 12x12, Deco

Floor Allowance \$9,350
Foyer Wood - Countryside Birch - Tuscan S
Kitchen/Dinette Wood - Countryside Birch - Tuscan S
Dining Room N/A
Flex Room Wood - Countryside Birch - Tuscan S
Great Room Carpet - Dreamin - Reed
Laundry Room Tile - Pozzalo - Coastal Beige - 12x1:
Garage Entry Tile - Pozzalo - Coastal Beige - 12x1:
Basement Carpet - Dreamin - Reed
Main Stairs Carpet - Dreamin - Reed
Basement Stairs Carpet - Dreamin - Reed
Powder Room Wood - Countryside Birch - Tuscan S
Master Bath Tile - Pozzalo - Coastal Beige - 12x1:
Guest Bath Tile - Pozzalo - Coastal Beige - 12x1:
Basement Bath Tile - Pozzalo - Coastal Beige - 12x1:

Interior Selections - Continued

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Interior Trim and Doors

Contractor to provide wood, nails, screws and other items, and perform finish carpentry for the construction shown on the drawings, as specified herein, and as needed for a complete and proper installation.

All openings beside doors and windows to be wrapped in drywall unless specified on plan. Note: CSD indicated in openings on plan means cased opening.

We will add window pediments on 1st floor on 4 windows or doors.

Casing 11/16 x 2 -1/4 (356)
Base 9/16 c 4 -1/4 (808)
1-Stage Crown Master Step - For rope light
3-Stage Crown Flex Room
Chair Rail Flex Room
Panel Mould Flex Room
Main Stair Treads Carpet
Newel Post Poplar 4075 - Stained
Hand Rail Poplar (6010)
Ballusters Primed (5070)
Main Safety Rail Beech(6010)
Main Skirt Boards 1"x12" primed MDF
Basement Stairs Carpet
Basement Safety Rail Poplar (6010)
Basement Skirt Boards 1"x12" primed MDF
Interior Doors To Be Determined
Solid/Hollow Hollow Core
Wood Grain/Smooth Smooth
Front Door Knob To Be Determined
Interior Door Knobs To Be Determined

Towel bars & paper holders

1/2 bath: 1-towel ring, 1-paper holder
 Master Bath: 2-towel rings, 1-24" towel bars, 1-paper holder, 1-robe hook
 Remaining Baths: 1-24" towel bar, 1-paper holder, 1-towel ring

Manufacturer Jamestown
Color Brushed Nickel

Mirrors & Shower Door

Plate glass mirrors with satin nickel trim sized to fit vanity tops to be installed in each bathroom. An arch top design to be installed in powder rooms. Other bathrooms to receive rectangular shaped mirrors. **Showers doors are not included with any package.**

Powder Room framed mirror
Master Bath framed mirror
Remaining Baths framed mirror
Trim Color framed mirror
Master Door None
Other Door None

Closet Shelving

Closet shelving to be wood shelving. One shelf per closet except in master where there will be 1 double row. Linen and pantry closets to have 4 rows of shelving.

Allowance \$1,200.00
Material Wood

Light Fixtures

Light fixtures to be chosen from allowance and to include all bulbs, doorbell and chime, and post light and tax.

Allowance \$2,100.00
Color to be determined

Central Vac System

Allowance \$500.00
Rough In Yes
Complete System No
Options None

Appliances

Appliances to be purchased using appliance allowance. Installation of appliances to be completed by Seller. The disposal is provided by the plumbing contractor and not part of allowance. **Any additional custom installation, such as custom venting, may be contracted at an additional cost. Any damage done to flooring, walls, etcetera from a supplier not on contractors list will be the responsibility of the owner.**

Allowance \$1,477.00
Range JGB281SER-BS
Microwave JVM1540SMSS
Dishwasher GDF510PSDSS
Disposal Badger I (by Plumber)
Refrigerator None
Washer None
Dryer None

Plumbing, Heating, and Electrical Work

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Tubs, Showers, Water Heaters

Contractor to provide rough in plumbing and tubs and showers as shown on the plan, and in accordance with local plumbing codes. Builder may substitute Lasco tubs if Diamond is not available.

Tub Color White
Tub/Shower Lasco
Master Shower Fiberglass base, tiled walls
Whirlpool Tub Lasco
Basement Bath Lasco
Water Heater AO Smith - 50Gal - Gas 90% eff

Gas Piping

Natural gas piping, above grade. Steel pipe: Schedule 40 black, with black malleable iron or forged steel fittings, screwed or welded or Parker flexible gas piping. Gas to be installed standard to furnace, fireplace, and water heater.

***Additional Gas Piping is \$100 per appliance**

Dryer Dryer- Yes
Stove Stove- Yes
Patio Patio- No
Fireplace Fireplace- Yes

Plumbing Fixtures and System

Contractor to provide plumbing as shown on the drawings and as specified herein.

1. Domestic hot and cold watering system
2. Drain, waste and vent systems
3. Water piping above grade to be copper tubing.
4. Water connections shall be made with water main at street.
5. Sewer connections shall be made with sewer at street.
6. 2 lawn faucets to be provided. Location to be designated by contractor.
7. Plumbing fixtures to be Peerless (standard stainless steel)
8. Mansfield Toilets - handle color to match toilet unless selected by owner.

Laundry Sink Dayton
Kitchen Sink Dayton DSE - tbd
Kitchen Faucet Moen - 7594CSL
Powder Faucet Moen - (Eva) 6410BN
Guest Faucet Moen - (Eva) 6410BN
Guest Tub/Shwr Moen - (Eva) T2133BN / 25
Master Faucets Moen - (Eva) 6410BN
Master Whirlpool Moen - (Eva) T943BN/4796
Master Shower Moen - (Eva) T2132BN/252
Basement Faucet Moen - (Eva) 6410BN
Basement Tub/Shwr Moen - (Eva) T2132BN/252
Toilets Mansfield Elongated
Grab Bars None
Optional water pressure back up sump pump Yes

HVAC Equipment

Heating system shall be guaranteed to heat the house to 70 degrees F° when outside temperature is 10 degrees F° below 0. Heating system to include dampers. Heating and cooling systems to be installed in accordance with the International Mechanical Code and in all cases conform to local ordinance.

Manually operated zoned dampers to be included.

Manufacturer Trane
Furnace AF92 -92%
Air Conditioner SEER 13.00
Air Media Filter None
Humidifier None
Other None

Electrical Work

Electrical work to be done in compliance with NEC and local building codes. Service to be 200 amp. entry.

1 outlet per each wall over 2 feet. The layout shall be that no point along the floor in any continuous wall space is more than 6 feet away from an outlet. A wall space is considered a space unbroken by doorways or similar openings. In Basement: 1 outlet for sump pump plus 1 additional outlet. 3 outlets in garage. 1 outlet per hallway. 2 exterior outlets. 1 outlet per bathroom. Smoke and CO detectors as required. Broan fans per bath.

Switch Plates White
Switch Color Light Almond
Additional Wiring None
Other None
Cable 7
Phone 7
Can Lights 18

Specialty Wiring

Alarm System \$0
Speaker Wiring \$0
Network Wiring \$0

