

ADDENDUM "A"

CONSTRUCTION SPECIFICATIONS

Description of Improvements:

The Improvements shall consist of constructing an approximate _____square foot single-family residence including ____ car garage on the real property identified in the New home Construction Contract. The home shall be placed on the specified location and constructed in accordance with the architectural drawing, plans, details, schedule attached hereto and made a part hereof by this reference and referred to herein collectively as the "Plans". In addition to the Plans the following construction specifications are incorporated herein.

Survey:

- Builder to provide survey with all improvements sited prior to construction and an elevation certificate and site plan post construction.

Permits:

- Builder shall obtain all necessary permits from County, City, TRA, Corps of Engineers, and the State of Texas prior to commencement of construction. Builder shall aid Owner in preparing for and presenting to its homeowners association for required approvals. Owner appoints Builder as its agent to act on its behalf in obtaining the above required permits.

Utility Tap Fees:

- All utility tap fees shall be paid by and be the responsibility of the Owner.
- Builder will coordinate and act on behalf of Owner on property in dealing with utilities, and is hereby appointed as agent for this limited purpose. Builder is authorized to sign service agreements on behalf of owner in its capacity as agent.
- Electrical service is provided by Sheco which can be reached at 936 653 5400
- Telephone service is provided by Eastex which can be reached at 936 327 5224
- Water and sewer is provided by _____ which can be reached at 281 651 0174
- Cable is provided by _____

Inspections:

This home is to be built in full accordance with the current State required Construction Inspection rules to include but not limited to:

- Pre Pour
- Frame Tech, wiring, and plumbing Inspection prior to insulation
- Pre cover final before sheetrock
- Final

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Grading:

- Builder shall insure that final lot grade is cut so that water slopes away from the home for at least 10 feet, and that water does not stand in yard for more than 24 hours after normal rain.

Foundation:

- Foundation shall be constructed as indicated in the Plans and based upon the engineering reports and plans with field verification and inspection.
- All concrete shall be a minimum of 4 inches thick and poured with minimum 3000 psi concrete over 6 mil poly vapor barrier.
- Floor Joists where needed shall be laid on 16" centers made of 2x10 #2 pine.
- Floor Joists shall be blocked to Cross Members and cross blocked at 6 foot mid points with 2x10 blocks nailed each side with three 3.25" nails.
- All sub-flooring shall be attached to the Floor Joists with Chemical Bond and nailed every 6 inches with 3.00" nails.
- Sub-flooring material shall be ¾" T&G 4x8 Plytanium or equivalent Panels.
- Exterior decking material shall consist of 2x6 #2 treated pine laid in accordance with the Plans.

Flatwork:

- All concrete shall be a minimum of 4 inches thick and poured with minimum 3000 psi concrete.
- Driveway and walkways to be brushed with sweeping finish
- Parking and storage area to be minimum 4 inches 3000 psi over 6 mil poly vapor barrier

Framing:

- All exterior walls shall be constructed with 2x____ #2 pine studs on 16 inch centers with 3 nails top and bottom. Top plate shall be doubled, bottom plate to be chemical and mechanically bonded.
- All headers shall be constructed of 2x12 #2 pine with ½" plywood between layers.
- All cutouts for windows and doors shall be made with full-length header and cripple stud.
- All locations where walls join shall be lock-blocked in accordance with National Code. California corners for insulation.

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- All walls requiring fire resistance shall be fire-blocked at 4 feet above sill.
- Overhead ceiling joists where used shall be 2x6 #2 Pine crowned with no more than 3 deg curve.
- Exterior wall sheathing shall consist of 7/16" OSB, Quiet Brace, or Dow SIS, nailed according to specs.
- Exterior walls shall be wrapped with tyvec or similar moisture barrier openings shall be back-strapped and taped.
- Exterior walls shall be sided with _____" installed with fit-to-full seal trim boards. Installation shall be in accordance with product specifications. Trim to be placed over full run to give maximum extension.
- Exterior windows and doors shall be installed as to maintain airtight status according to manufacturer's specifications and all seams shall be sealed with 30-year rated silicone caulk.
- Roof Rafters shall be 2x6 #2 grade pine with 12" soffit.
- Roof Rafters shall be covered with 7/16" OSB.

Insulation (Sub-Contracted):

- Exterior walls of improved living areas will be insulated with ½# Foam to a thickness of 3.5 inches which yields an "R-Value" of at least "R-15";
- Walls in other areas of the home (if required) will be insulated with Fiberglass Insulation to a thickness of 3.5 inches which yields an "R-Value" of "R-13";
- Roof deck underside above HVAC improved areas will be insulated with ½# Foam to a thickness of 5.5 inches which yields an R-Value of "R-20".
- Floors of improved areas not applied to a slab foundation will be not insulated.
- Other insulated areas will be insulated with Fiberglass insulation to a thickness of 3.5 inches which yields an "R-Value" of "R-15".

Interior wall and Ceiling Finish

- Interior walls and ceilings shall be covered with ½" wallboard, with all seams being fully taped and floated. All exterior wall corners will be rounded using plastic rounded corner bead and drywall screws 1 per stud foot spacing. The wall finish shall consist of spray-on " _____" style texture. The ceiling finish shall consist of _____ style texture.
- All wallboard shall be installed in accordance to Manufacturer's standards with longer edge being horizontal.
- Wallboard shall be placed ½" above sub-flooring unless otherwise specified in Plans.
- Both 8 & 12 foot length wallboard shall be utilized.

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Electrical (Sub-contracted):

- Electrical Sub-contractor shall be responsible for complete wiring of home to in accordance with the 2005 National Electric Code.
- Service shall be placed underground in dedicated utility area at 30" below ground level. Line shall be marked with signal reflective tape for relocation. Service shall be constructed of 2" SCH-40 PVC from meter-to-meter and shall be located 60" above ground level to comply with flowage easement requirements.
- The electrical service panel shall consist of a 200-amp service panel, built in accordance with electrical supply company specifications and located 42" above the finish floor in utility room as designated on the Plans.
- All outlets and devices shall be bonded and grounded.
- All outlets shall be at 18" above sub floor and no closer than 10" to corners or designated trim areas.
- No wires shall be located below 14" above sub floor except for entry and exit wire located in designated chase area. Nail plates shall be installed on all penetrations. "Contractor" shall insure the penetrations are center mass on all studs.
- All switches shall be at 42" above finish floor and located as per Plans.
- GFI breakers shall be installed on Kitchen, Bathroom and exterior Circuits
- Arc prevented breakers shall be used in Bedroom circuits.
- All light and 110 outlets circuits shall be run in with #12/2 grounded wire.
- Kitchen appliances shall be run with #8/3 grounded wire.
- AC/Heat shall be wired run with #6/3 grounded wire.
- All wires shall be secured within 6 inches of switch or outlet points.
- All splices shall be located in J Box
- Outlets and switch boxes shall be 21 cu in type for single gang.
- Standard light switches and outlets shall be used.
- Ceiling fans shall be installed in location designated on the Plans and shall be wired with #12/3 grounded wire.

Plumbing (Sub-contracted):

- All Plumbing shall conform to National Code, County Provisions, TRA Requirements, Texas Clearwater and Aqua Texas (the utility provided).

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- Service shall be placed underground in dedicated utility area at 24 inches below ground level. Line shall be marked with signal reflective tape for relocation. Service shall be constructed of 1" water SCH-40 PVC from meter-to-master distribution point.
- From Master Distribution point pipe entire hot and cold circuit to be PEX
- All vents shall be dry type 2" SCH-40 PVC with roof penetration jackets.
- All stud penetrations will be blocked by nail plates and stud support shoes as required.
- Cleanouts shall be provided as per the Plans.
- With the exception of the following, all plumbing fixtures shall be of "standard builder grade" unless otherwise noted:

Roofing:

- Roof decking material shall consist of 7/16" OSB covered with 30 LB felt affixed to the decking with orange disk roofing nails on 12" centers.
- The type of shingle that shall be installed over the decking shall be _____ in a color similar to _____.

HVAC (Sub-contracted):

- Contractor will insure that all equipment is installed in a workman like manner to current code and Federal Regulation on Energy Efficiency.
- System to be designed to have a 25 degree differential.
- System Seer to be 16 or better.
- Load calculations shall be checked prior to commencement of installation with notice of any changes to "Contractor" prior to installation.
- Exterior equipment shall be located in area designated in plan with air handler located in Utility room or Attic space as directed.

Doors & Windows:

- Doors shall be Builders Choice Hollow core or louvered according to plan
- Windows shall be Builders Grade Insulated two pane low e glass per plan.
- Door hardware to be builders spec in _____ like finish.

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Interior Paint & Finishes:

- The Interior wall surfaces shall be painted with premium grade paint one color with primer. Ceilings shall be painted with finish coat according to schedule with Builders Grade Interior Paint Flat.
- All interior trim surfaces shall be primed and painted.

Exterior Paint & Finishes:

- The exterior shall be done in a color similar to _____ in _____ sheen below the roofline and _____ in _____ sheen above this point.
- The exterior trim surfaces shall be painted with Builders Grade Exterior Semi Gloss White Paint.

Railings on exterior decks

- Shall be built with 4 inch maximum gap and to height of 34 inches above deck. To be painted _____ at customer request.

Interior Flooring:

- Bathrooms, and kitchen floors, Showers and bath tub surround shall be covered with as specified.
- Utility and Game/ Media rooms shall be Contractors concrete unfinished.
- Bedrooms, closets, shall be covered with Builders Grade Carpet.
- **Selected Upgrades and Allowances:**

See attached Spreadsheet in Attachment J

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