

**Dobson Homes, Inc.**  
**Spring Creek Detached**  
SPECIFICATION DETAILS  
01/01/08

1. Clearings: Removal of trees and brush disturbed by construction only.
2. Footings: 3000 P.S.I. concrete on original soil.
3. Termite Protection: Bonded chemical treatment.
4. Foundations: Cast concrete or concrete masonry block and brick - per seller's selection. If basement, siding on rear, brick on sides and front only.
5. Exterior Walls: 2 x 6 spruce at 16" and 24" O.C., treated 2 x 6 pine sill plate, 1/2" sheathing per seller's selection. Fiber paper house wrap (living area only), siding type determined per subdivision requirements or purchaser selection; color selected by customer from sellers selection.
6. Subfloor: A) Wood - 2 x 10 yellow pine or I joists at 12" or 16" or 24" O.C. per local building code (Seller to determine I joists or 2 x 10), 3/4 x 4 x 8 T+G Oriented Strand Board, B) Concrete slab - 2500 PSI, 3 1/2" concrete with fiber or 10 x 10 wire mesh integrated, 1 1/2" perimeter foam board insulation, 4 mil polyethylene plastic vapor barrier, stone/compact clay under slab.
7. Interior Walls: 2 x 4 spruce at 16" O.C., treated 2 x 4 plates when on slab.
8. Ceiling Joists: Truss 2 x 4 bottom cord, or 2 x 8 yellow pine at 16" or 24" O.C.
9. Roof Framing: Truss 2 x 4, or 2 x 8 yellow pine/construction fir, 1/2" Oriented Strand Board, plyclips if 24" O.C.
10. Gutters: Aluminum seamless, splash blocks.
11. Wall Finish: 1/2" gypsum board, tape & compound, 2 coats latex flat white paint on walls, 2 coats oil enamel white on trim.
12. Interior Doors: 1 3/8" 6 panel hardboard.
13. Interior Trim: 2 1/4" colonial casing, 3 1/4" beaded base, Wire ventilated shelving, birch plywood for wide shelves and window seats, 7/8" cove stop where applicable; medicine cabinets with mirrored doors.
14. Windows: Single hung all vinyl with insulated glass and screen.
15. Exterior Doors: Insulated fiberglass and metal solid or with glass and grills and insulated sliding glass doors with screen, all as shown on plan.
16. Exterior Trim: 3/4" trim boards, 2" continuous soffit vent.
17. Door Hardware: Schlage locks, interior and exterior.
18. Cabinets: Midcontinent Bayfield Maple style or upgrade as further specified by customers selection, vanities -same, kitchen counter - laminate per customers selection.
19. Stairs: (Where applicable) A) Basement - pine riser, pine tread (non painted) B) First floor - painted pine riser, stained oak treads. Oak handrail 1 3/4".
20. Floor Finishes: Vinyl, carpet, or strip oak located as shown on plan selected by purchaser from seller's selections.
21. Plumbing: Cross-linked polyethylene water supply lines inside house, 160 P.S.I. plastic supply outside house, P.V.C. drain lines inside and out, stainless steel kitchen sink, cultured white marble vanity tops, white Kohler or equivalent toilet -elongated, white fiberglass Aquaglass one piece tub, chrome Delta faucets or equivalent, shower curtain rod, 1 exterior frostless sill cock, 82 gallon State water heater(40 gallon if gas).
22. Heating/Cooling: Forced air heat pump or gas furnace with integrated compressor, duct board and flex duct air supply and return. 70 degree heating and 15 degree cooling temperature inside/outside differential.
23. Electrical: 200 amp service, receptacle and light placement per CABO building code, standard fixtures as selected by seller or upgrades as further specified by customers selection, door bell and chime, TV and Phone prewires in Kitchen, Family room, and all bedrooms; and bath fans per building codes.
24. Insulation: A) flat ceiling - R-38 blown or R-38 faced batt. B) Sloped ceiling R-38 faced batts, or R-19 faced batt if necessary. C) Walls R-19 batt D) Styrovents and cardboard stops as necessary.
25. Appliances: Kenmore radiant self clean range #22-9600(2)(9), Kenmore dishwasher #22-1372(2)(9), Kenmore microwave #22-8001(2)(9), disposal. Choice of White on White (2) or Black on Black (9).
26. Roofing: Asphalt/Fiberglass shingle, 30 year, 36", #15 felt underlay, aluminum flashing.
27. Walks: 30" width, Aggregate Concrete.
28. Patio: Approximately 12 x 12 aggregate concrete.
29. Lawn Seeding: Turf type tall Fescue blend seed, 10-10-10 fertilizer, lime, straw disturbed area. Bark mulch 3' out from house only.
30. Driveway: 8' wide, 3" thick crusher run stone, Asphalt treatment.
31. Optional Fireplaces: Masonry with 33" fire box or 36" prefabricated self-contained.
32. Miscellaneous: A) Mailbox per subdivision standard by developer B). Mirrors above vanities and chrome bath towel bars

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Purchaser

Date

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Purchaser

Date

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Seller

Date

