

## *Ultimate Series* by SAGA *Specifications, Terms and Conditions*

*Ultimate Series* by SAGA is a special series of homes. These homes are value-engineered with livable floor livable that are affordable and luxury upgrades package. The specifications below are examples of “Ultimate Series” and are subject to change based on product availability.

### ***Ultimate Series* by SAGA Upgrades**

- ✓ Vinyl shake siding
- ✓ Tiled bathrooms and kitchen
- ✓ Hardwood in entry/foyer
- ✓ Hardwood stairs
- ✓ Hardwood in living room and dining room
- ✓ Tankless water heater
- ✓ Cabinets upgraded to “Premier” Series
- ✓ Appliances upgraded to Stainless Steel
- ✓ Washer and dryer included
- ✓ Fireplace included
- ✓ Upgraded Kohler fixtures
- ✓ Upgraded luxury Double Hung windows
- ✓ Granite in kitchen
- ✓ Custom tiled shower in master bath
- ✓ Painted and wrapped columns on front/street side
- ✓ 2x6 construction with additional insulation

Our *Ultimate Series* homes are built to SAGA Construction’s high quality standards and offer an incredible value with extensive upgrades and luxuries.

### **CONDITIONS:**

Allowances as indicated in this contract are the Contractor’s cost of said items at the time of signing this contract. These items are stipulated as “allowances” because there is no guarantee or assurance from suppliers that prices for these items will be maintained for the duration of the contract. The actual price may also be affected by the Owner’s selection of said items or by placement of the house on the lot. Any increase in the cost of allowance items will be charged to the Owner at the Contractors cost plus 25%.

### **WARRANTY:**

- Comprehensive 1 year SAGA warranty is standard on all our products.

### **FRAMING AND CONSTRUCTION SPECIFICATIONS:**

1. Foundation: 8”x 8” pressure treated pilings and 3000 psi concrete as per plans, code and engineering.
2. House Framing: 2x4, 2x6, 2x8, 2x10, 2x12’ trusses as per plans, code and engineering.  
*Exterior Walls to be 2x6 construction.*

3. Exterior siding: Vinyl Shakes Impression siding. (Various manufactures/ Standard Colors)
4. Roofing: 30 year Architectural or equivalent, color to be selected (Various manufactures)
5. Finished Flooring:
  - Carpet in all heated areas expect as noted below. Allowance: \$18.00 per sq yard.
  - Tile: All Bathrooms and Kitchen Surfaces. (\$8/SqFt allowance)
  - Hardwood Surface: Entry/Foyer/living Room/dining room/ inside steps (\$8/SqFt allowance)
6. Windows/ Exterior Doors: Double Hung MI, Peachtree, BiltBest, or Anderson 200 series equivalent with screens. *(Please note that Impact windows or storm shutters where required by code are an up charge. SAGA will make its best efforts to identify this prior to contract.)*
7. Interior Walls and ceilings: Sheetrock by USG Gypsum or equivalent with a knockdown finish
8. Interior Doors: 6 panel doors hollow core Elite or equivalent
9. Interior Doors & Window Trim: Standard 3 ½” casing and 4 ½ base (paint grade).
10. Cabinets: Wellborn **Premier** Series with Dovetail Drawers (Standard Color Selections)
11. Counters: Level 1 Granite in kitchen and cultured marble counters in bathrooms - color selections to be made by owner. (Various manufactures/ Standard Colors)
12. Painting: Choice of up to 6 paint colors including the ceiling.(Various Manufactures/Standard Colors)
13. Insulation: Various Manufactures As per code *(Please note that spray insulation and special application insulation is available for an up charge.)*
14. Plumbing Fixtures: Kohler or equivalent, Coralais faucets or equivalent (Various manufactures/standard colors + brushed nickel finish or equivalent)
15. Heating/Air Conditioning & Ventilation: 13 S.E.E.R., Tonage to be determined by Floor Plans
16. Hot Water: .(Various Manufactures)
  - 1-5Bedrooms: 1 Propane Tank less Water Heater
  - 6-8Bedrooms: 2 Propane Tank less Water Heater
17. Lighting Fixtures: Upgraded exterior and interior lighting package with recessed cans and ceiling fans in ALL bedrooms and great room. Chandelier lighting in dining room area.

- 18. Appliances:** Upgraded Appliance package includes, Electric Stove with Exhaust, Microwave, Dishwasher, Refrigerator and Oven. (Kenmore or GE equivalent) Color choices White, Bisque, Black or Stainless Steel. Washer and Dryer **are** included. (Various manufactures) *Please note washer and dryer are not stainless steel.*
- 19. Bath Accessories:** All baths to have sheet glass mirrors, towel rod, toilet paper holder and hand towel holder.
- 20. Fireplace:** 1 Gas log fireplace is included to be installed in Great room. (Various manufactures/Standard Colors)

**Site work, Permits, and Tap Fees:**

Since the cost of permit fees, tap fees, sitework are dependent on the home site and township; these costs are not included in the specifications. Effort will be made to project any hidden costs in advance, and accordingly budgeted at contract.

**Additional Terms and Conditions:**

1. All allowances are inclusive of materials, labor, and applicable taxes.
2. Materials and specifications may be substituted with equivalents due to availability and without notice.
3. When in conflict specifications sheet overrides Floor Plans/Blueprints.
4. Open railing and other optional upgrades are not included unless specified in the contract.
5. Outdoor Showers/ and other outdoor structures are not included unless specified in the contract.
6. Exterior house details are optional upgrades and are not included unless specified in the contract.

This is an illustrative specifications sheet for estimating and pricing, please note a detailed list of specifications and deliverables will be included as part of the contract.