

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

*Value Series* by SAGA is a special series of homes. These homes are value-engineered with livable floor livable that are affordable. These homes are built to SAGA Construction's high quality standards and offer the same attention to detail as all our homes. The specifications below are examples of "Value Series" and are subject to change based on product availability.

### **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.
3. Exterior siding: Vinyl Lap siding (Various manufactures/Standard Colors)
4. Roofing: 30 year Architectural or equivalent (Various manufactures/Standard Colors)
5. Finished Flooring:
  - Carpet in all heated areas expect as noted below. Allowance: \$18.00 per sq. yard
  - Bathrooms, laundry, kitchen & entry: Vinyl (Various manufactures/Standard Colors)
  - Optional Tile and or Hardwood Surface available for an up charge.
6. Windows/ Exterior Doors: Single Hung Simonton or equivalent. *(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. *(Please note that no Chinese Sheetrock will be used.)*
8. Interior Doors: Hollow core Elite or equivalent based on availability.
9. Interior Doors & Window Trim: Standard 2 1/2" casing and 3 1/2" base. (Paint grade)

10. Cabinets: Wellborn *Well-Made* Series or equivalent.(Standard Color Selections)
11. Counters: Self-edged laminate in Kitchen and Cultured Marble counters in Bathrooms. (Various Manufactures/Standard Colors)
12. Interior Painting: Choice of up to 2 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: Base Kohler Coralais fixtures and faucets or equivalent (Various manufactures/standard colors)
15. Heating/Air Conditioning & Ventilation: 13 S.E.E.R. Various Manufactures; Tonage to be determined by Floor Plans. As per code.
16. Hot Water:
  - 1-4 Bedrooms: 1 Electric 50 gallons Hot Water Heater
  - 5-6 Bedrooms: 1 Electric 80 gallons Hot Water Heater
  - 6-8 Bedrooms: 2 Electric 50 Gallon Hot Water Heaters
17. Lighting Fixtures: Various Manufactures; base exterior and interior lighting package with recessed cans and ceiling fans in Master Bedroom and Great Room. Base Chandelier Lighting in Dining Room Area.
18. Appliances: Basic Appliance package includes, Electric Stove with Exhaust, Microwave, Dishwasher, Refrigerator and Oven. (various manufactures/standard colors) *Please note that Washer and Dryer are not included. Please note that Stainless Steel is an up charge.*
19. Bath Accessories: All baths to have sheet glass mirrors, towel rod, toilet paper holder and hand towel holder.

### **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. Fireplaces and other optional upgrades are not included unless specified in the contract.
5. Open railing and other optional upgrades are not included unless specified in the contract.
6. Outdoor Showers/ and other outdoor structures are not included unless specified in the contract.

7. 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.