

LHFH BASIC HOUSE DESCRIPTION

Approved by the Construction Committee on 11-6-2013

In order to be good stewards of the resources provided to Lawrence Habitat for Humanity (LHFH) by donors and volunteers this basic house description has been developed to help define what is meant by “simple, decent, affordable housing”

Habitat homes will be built using Construction Committee approved floor plans. LHFH house plans are chosen based on several criteria, ease of building process, economy of floor space, energy efficiency, design variation, site constraints and floor space standards suggested by Habitat for Humanity International. The number of bedrooms for each house will be determined by the Board of Directors upon recommendation of the Family Selection Committee, following Habitat standards.

While not having frills, houses will be built to be long lasting and be easily maintained. To control costs LHFH has defined what is included in the basic house as well as common luxuries that are not included. It should be noted that Habitat Homes are generally built for considerably less than typical homes because of the labor donated by community volunteers.

LHFH’s primary goals are to build as many homes as possible with the gifts that are shared and continue to provide affordable housing by controlling building expenses. Ultimately every \$1 saved in the construction process is a \$1 less to be added to a homeowner’s mortgage, and a \$1 available to build with another family.

THE BASIC HOUSE INCLUDES:

- Living Room, Dining area, Kitchen, and Bedrooms (number of Bedrooms determined as noted above)
- One full Bathroom (except two Bathrooms in 5-Bedroom houses), with exhaust fan and 2-foot x 3-foot mirror
- One closet per Bedroom, one Coat closet, one Linen closet, and one built-in Pantry in the Kitchen
- One small reinforced room to help protect occupants from flying objects during severe weather
- Detached Storage Building (120-square-foot maximum) – (a one-car Garage will be substituted for the Storage Building *only* when required by City Ordinance)
- 4-inch thick concrete floor slab with 1-foot wide concrete trench footings with R-10 perimeter insulation
- Wood-frame construction (2 x 6 exterior walls and 2 x 4 interior walls) with manufactured wood roof-ceiling truss system
- Windows with white vinyl frames, insulating glass and insect screens; each full room will have one window (except Bathroom, and on some floor plans the Kitchen may instead have an exterior door with a window in it)
- Covered front entrance with light fixture, steel door with deadbolt, and storm door
- Rear/side exit with 3-foot x 5-foot concrete pad, steel door with deadbolt, and storm door
- Blown-in cellulose insulation; minimums of R-19 in exterior walls and R-49 above ceiling
- Fiber-cement siding or other low-maintenance exterior siding
- “Smart Trim” brand (or equivalent) exterior fascia, soffits, trim and corner boards
- 30-year asphalt roofing shingles *
- Exterior siding and trim will be painted with 2 coats “satin” exterior latex paint of good quality (wall siding color chosen by homeowner)*; trim, soffits and exterior ceilings will be painted white
- White seamless aluminum rain gutters, downspouts with splash blocks
- Gypsum wallboard on all interior wall and ceiling surfaces
- Basic grade interior doors, hardware, and trim package
- Interior doors and trim will be painted with white interior latex paint, ceilings and walls will be painted with a primer and interior latex paint, ceilings will be white and wall surfaces will be painted with one color throughout*
- Basic grade carpet in Living Room, Bedrooms and Hall areas*
- Basic grade smooth-surface flooring in Kitchen, Dining, entry area, laundry area, and Bathroom*
- Basic grade cabinets with plastic-laminate countertops in Kitchen and Bathroom (per the approved Floor Plans)*
- Kitchen cabinet preparation *only* for dishwasher (dishwasher not included)
- Refrigerator and combination range/oven, (gas or electric as available)
- Contractor grade plumbing and light fixtures (some plumbing and light fixtures may be available from the ReStore)
- Garbage disposal, basic grade
- Utility connections *only* for washing machine and clothes dryer (gas or electric as available - washer / dryer not included)
- High-efficiency forced-air heating /air conditioning system and 40-gallon water heater (gas or electric as available)
- 150 amp electrical service
- Telephone outlets and cable TV outlets
- Window blinds, basic grade
- Two exterior GFCI protected electrical outlets
- Two exterior freeze-proof hose connections
- 15-foot wide concrete driveway
- 3-foot wide concrete sidewalk from driveway to front door
- Lawn graded and planted with grass seed
- [Tree(s) planted near street, *only* as required by City Ordinances]

* Indicates area of **Homeowner Choices**. See next Section.

HOMEOWNER CHOICES

These choices give homeowners the ability to choose some colors and materials for their homes, exceptions may occur if specific materials are donated to LHfH. All choices are limited to colors/materials approved by Construction Committee, and will be made from selected groups of materials available to LHfH from its suppliers.

THE BASIC HOUSE DOES NOT INCLUDE: (see House Options below)

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|--|---|
| Flooring materials different than those listed above | Fences |
| Additional or special cabinets | Dishwasher or Washer/Dryer |
| Additional or special doors or trim work | |
| Ceiling fans | Garage (except when required by City Ordinance) |

HOUSE OPTIONS: [\$500 MAXIMUM]

The following is a list of sample options

	COST	CHOSEN
	<i>Estimated</i>	
Additional Cabinet in Bathroom	\$150	
Ceiling fan	\$75 per fan	
Additional driveway width	\$200 per foot of additional width	
Other		
Other		
Total		

Please keep in mind that the costs of all selected House Options are added to the established cost of the house and that homeowners are not required to choose options. Option prices are subject to change, actual costs will be added into the final amount of the mortgage.

Any choices or options NOT listed above must be presented to and approved by the Construction Committee.

ALL HOMEOWNER CHOICES and HOUSE OPTIONS must be selected prior to the start of construction.

Mortgage papers for the sale of the house will be signed after the City has issued a Permit for occupancy, and all other legal and financial obligations relating to the transaction have been completed by Lawrence Habitat for Humanity and the Homeowner. Before the mortgage is signed, all materials for the construction and finishing of the house must be purchased by LHfH Staff (except where specifically noted above), and **any** other purchases or donations of materials or services made toward the construction of the house will be considered to be donations made to Lawrence Habitat for Humanity.

No modifications to the construction of the house (beyond those items listed in the LHfH Basic House Description and the selected House Options indicated above) can be made by, or on behalf of, the Homeowner until **after** the signing of the mortgage. **Habitat is not a custom builder** and must use the same grade and quality materials, and install equivalent products, on each house constructed, in order to maintain fairness to all Habitat Homeowners.

Street Address:	LHfH Floor Plan No.:	House No.:
Signatures below:	Date:	
Homeowner:	Phone: (H)	(W)
Family Partner:	Phone: (H)	(W)
Construction Manager:	Phone: (O)	(C)