

**Specifications Farms at Lovers Lane #33  
10709 Lauren Place**

5/8/2008

Home Buyer:

Contact #:

Square Feet: 2130 +/-

Basement Type: Full Walkout to right side

Driveway: Courtyard Entry Garage

Basement Rough: Under guest bath

Utility Location: Under the laundry room behind the beam

Plans: See plans

**Framing Changes:**

We want to make the same interior changes we made on 92 Tucker Lakes  
Master Bedroom - omit half circle window. Trey raised ceiling with hip vault

**Special Finishes:**

1 column in dining room, see plans

**Other Special Details:**

pantry cabinetry in kitchen area - see plans

**Rock and Clearing:**

Clearing for driveway and 10 ft beyond corners of house

Rock removal as necessary - Part of contract price

**Foundation:**

9" poured concrete walls with brick drop to grade where brick exists

Maximum Concrete wall height is 9ft, triple plat seal plat

Termite treatment included

Waterproofed with warranted system

**Framing:** 8" 13 lb/sq. ft. steel eye beam supported by 3" steel columns

2x4 wall construction

Ceiling heights to be standard 8' on main floors

2x10 floor joists with minimum 16" o.c. spacing

2x6 and 2x8 ceiling joists and rafters, sized as necessary

Roof bracing where necessary for snow loading

7/16 OSB board as roof sheathing over 16" O.C. rafter spacing

3/4" T&G sub floor

Insulation board on heated areas with brick

Regular sheathing on garage walls with brick

7/16" OSB board on all areas of exterior of house

Tyvek wrap on property

**Framing Specialties:**

Raised ceilings: none

Vaulted ceilings: Great Room

Raised trey ceilings: master bedroom with hip vault

Dropped trey ceilings: Dining room

Archways: none

Cased Openings: Kitchen to great room per plans

**Windows:**

White single hung vinyl windows with cased returns on 4 sides

Windows with grills, with screens

**Window Schedule:**

As plans indicate, (see plans)

Additional windows: glass block 3030 in master bath  
3 (3050) lower level windows  
Half circle window in greatroom - above fireplace

Skylights: None

**Exterior Doors:**

Front Door is 3068 steel with beveled glass design  
Garage has 2868 steel 6 panel single bored door, plus single garage door - lower level walkout  
Breakfast Room has 6068 steel double door center hinged, double bored with full glass  
Lower Level has 1 6068 full glass center hinged double door  
No other exterior doors

Roof: 20 year 3tab shingles with colors to choose from  
Tar paper covering beneath shingles  
Appropriate flashing and roof ridge vents where necessary

**Brick/Stone/EFIS:**

Brick allowance of \$300/1000 or pick brick with me  
Brick on 4 sides  
Quoin Corners on front  
Rollocks with Keystones over front windows  
No brick design over garage door  
No brick on fireplace box or chimney  
Standard color mortar

**Trim, Siding and Gutters:**

Vinyl Siding (4" Dutch Lap) used in hard to brick areas only with colors to choose from  
Maintenance Free wrapped cornice and gutter board for entire house.  
Aluminum 5" continuous seam gutters with 3" downspouts for entire house

Shutters: none

**Fireplaces:**

36" Gas only direct vent located in Great Room Rear  
with marble surround and facing

Drywall: Walls with drywall 1/2" gypsum board tape jointed and finished smooth  
Ceilings with drywall 1/2" gypsum board tape jointed and smooth

**Trim and Interior Doors:**

Standard size casing 2-1/4" and base 3-1/4" colonial cut.  
Windows with casing on 4 sides  
6 panel hardboard masonite paint grade doors throughout the interior  
All trim to be finger joint paint grade  
Luan underlayment placed under vinyl floor  
White pine base shoe molding at any vinyl, ceramic and hardwood floors  
Crown Molding: Foyer - 2 pc - (crown and dropped bed mold)  
Crown Molding: Dining Room walls - 2 pc - (crown and bed) outside tray, 1 pc crown inside tray  
Crown Molding: master bedroom 2 pc (crown and dropped bed mold)  
Fluted cased openings: Great Room to kitchen  
Archways: none  
Beams: for all vaulted ceilings (Great room)  
Bookcases: none  
Chair rail: Dining room  
1 columns in dining room

Stairways: To basement - full walls painted with carpeted treads and oak railing w/ decorated iron spindles

Paint: Walls - 2 coats flat latex, any three color choices  
Ceilings - 2 coats flat latex ceiling white throughout  
Trim - 2 coats semi-gloss one color choice  
Exterior - 2 coats semi-gloss on exterior doors only  
\* Dark colors and more colors will cost more

Wallpaper: Allowance = \$0

**Kitchen & Bath Cabinets:**

Kitchen and bath cabinet layout as provided  
Kitchen & Bath cabinets to be stained raised paneled  
Kitchen tops to be laminate  
Kitchen to include: crown on upper cabinets, 1 drawer stack,  
Bath cabinets to be same except with cultured marble tops  
Selection and overages through cabinet provider

Plumbing: Basement - drain tiles connected to sump pump in foundation  
Passive radon line connected to sump pump in foundation  
Washer hookups on main floor  
NO laundry tub figured  
2 Exterior water spickets  
Gas hookups for water heater, furnace and fireplace  
50 gallon water heater  
Water to refrigerator  
Gravity flow sewers figured

Basement: Full bath rough

Master: Standard white 1.6 gal. elongated toilets with seats  
Color for faucets: platinum  
2 - 4" spread washerless faucets with knobs  
Matching roman tub faucet for whirlpool  
Matching shower faucet  
60" x 36" acrylic whirlpool tub in with skirts and splash  
1 piece white acrylic 3' x4' shower unit with no seat

Guest: Standard white 1.6 gal. elongated toilets with seats  
Color for faucets: platinum  
1 - 4" spread washerless faucets with knobs  
Matching tub/shower faucet  
1 piece white tub/shower combination

Kitchen: 2 dish stainless steel kitchen sink  
chrome single handle with spray

Heat & Air: Single system forced air gas furnace and air conditioner  
Standard efficiency  
Provider to calculate load requirements  
Humidifier: none  
Media Filter: none

Lighting: Lighting Allowance of \$1500  
Covers the purchase of all exterior lights, interior lights including recessed, fans and bulbs  
Recessed lights are \$65(total) each: covers labor, rough can, trim and bulb  
Electrician includes the following:  
Wiring and hanging of 1 ceiling light per room, dining and foyer fixtures,  
exterior coach lights and 2 fans.  
Special fixtures including exterior floods and under counter lights are extra.  
3 Exterior receptacles included (front door, rear door and at air conditioner)

Special circuits included: air conditioner, range, dishwasher, dryer, doorbell and microwave  
Code required items are included such as bath fans, smoke detectors, GFI circuits,  
electric dryer and appliance circuits

Cable outlets: 4

Phone jacks:4

Intercom: Allowance \$0

Alarm System: Allowance \$0

Central Vac: Allowance \$0

Stereo Wiring: Allowance \$0

#### Appliances:

Allowance = \$1720.00 stainless steel

Covers range, microwave, dishwasher and disposer

#### Floor Coverings:

Ceramic tile: Allowance = \$9.00 per S.F. installed (includes any tile up to \$3.50 PSF retail)

Locations: fireplace, master bath, guest bath

Hardwood floors: Allowance of \$6.00 per S.F. installed for prefinished wood

Locations:hallway, foyer, dining room, kitchen and breakfast room

Vinyl floors: Allowance of \$12.00 per sq. yard installed

Location: Laundry

Carpet: Allowance \$12.50 per sq. yard installed (can include Berber selections)

Location: remainder of house

#### Hardware: Yale residential brushed chrome knob hardware

Single keyed deadbolt on all outside doors, not garage

Door and hinge stops included

#### Shelving, Mirrors, Shower Doors, and Bath Accessories:

Wire shelving throughout:

Linen and pantries with 4 shelves

Coat and bedroom closets with single rod/shelf

Master closet with 1/2 single, 1/2 double and 1-4 stack of shelves

Plate glass Mirrors above all bath vanities with cut edges (non beveled)

Shower door for Master with 4' CHROME slider

Towel bars and toilet paper holders for baths

#### Garage Doors:

16' x 7' steel paneled insulated garage door with opener and 2 remotes

10'x 7' steel paneled insulated garage door with opener and 2 remotes (located: Lower level walkout)

#### Driveways, Patios, Porches and Decks:

Side entry driveway: Double wide approach leading to Garage and 10'

approach leading to lower level garage turnaround

Patio: 12' x 14' raised aggregate at rear door

Porch: full front porch with raised aggregate concrete, iron railing as necessary

#### Yard:

Sod front, sides and substantial portion of rear

Landscape to be standard landscape package with 2 required trees

#### Concrete: All flatwork concrete with 3500 PSI concrete

Basement and Garage floors with smooth concrete

Exterior concrete with raised aggregate drive, walks and porch

City Sidewalks broomed concrete

Pump of concrete is not figured. If needed, you will be notified immediately.

Concrete pumping is a cost of \$400 per day

All necessary permits and utility installations included.

House to be constructed following applicable codes and locally accepted practices.

Builder to provide 1 year Home Builders Association warranty

All allowances include installation and tax unless otherwise stated.

House constructed according to the plans provided with changes as noted or changed by the specifications.

Drawings are diagrammatic only and depict the conceptual view. Minor details and layout changes may occur.

Builder to provide construction financing.