

Gardiner Park Duplex Lot 91
402 Buckland Trace

8/15/2007

Home Buyer:
Contact #:
Square Feet: 2000+/-
Basement Type: Walkout to rear
Driveway: Courtyard style garage entries
Basement Rough: Under Guest Bath
Utility Location: Under Dining Room
Plans:

Framing Changes:

1ft added to great room and dining room

Special Finishes:

Master Shower to be tiled floor with acrylic walls
Wood floor in: kitchen, breakfast, foyer, dining room, great room, hall
granite kitchen countertops
upgraded kitchen cabinets
upgraded size base and casing
3 pc crown in most areas
granite around fireplace
laundry sink
upgraded kitchen appliances with double oven and cooktop
upgraded kitchen sink and faucet

Other Special Details:

Rock and Clearing:

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 8ft
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 9ft on main floor
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 any areas where siding exists and on house corners

Framing Specialties:

Raised ceilings: Dining room to 14 ft and great room to 14ft
Raised tray ceilings: Master Bedroom with hip vault
Cased Openings: Kitchen to hall per plans
Front porches: as plans indicate

Windows: White single hung vinyl windows with cased returns on 4 sides
Windows with grills, no screens

Window Schedule:

As plans indicate, (see plans)
Additional windows: 3 lower level windows, if possible

Skylights: None

Exterior Doors:

Front Door is 8ft x 3ft steel with beveled glass design with beveled side lights
Garage has 2868 steel 6 panel single bored door
Breakfast Room has 9068 steel triple door center hinged, double bored with full glass
Lower level door id 6068 center hinged full glass
No other exterior doors

Insulation: R13 in exterior walls for heated living areas.
R30 in ceilings, except for R19 in vaults with air passage
R19 in any crawl areas

Roof: 25 year dimensional 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
Brick design over garage door
No brick on fireplace box or chimney
Standard color mortar
Manufactured stone where indicated

Trim, Siding and Gutters:

Vinyl Siding (shake style) in gable
Maintenance Free wrapped cornice and gutter board for entire house.
Aluminum 5" continuous seam gutters with 3" downspouts for entire house

Shutters: per plan in vinyl (varying style)

Fireplaces:

1 - 36" Gas only direct vent located in Great Room Rear, with granite surround

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:

oversized casing 3-1/4" and base 4-1/4" contemporary 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 and great room - 3 pc - (crown and dropped bed mold)
Crown Molding: Dining Room walls - 3 pc - (crown and bed)
Crown Molding: 3 piece in master
Fluted cased openings: Great Room to kitchen
Archways: in dining room
Beams: none
Bookcases: none
Chair rail: Dining room

Stairways: To basement - unfinished treads to basement with grip rail

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 (upgraded)
Kitchen tops to be granite
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
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
72" x 36" acrylic whirlpool tub in with skirts and splash
3' x4' shower tiled base with acrylic walls

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

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 \$1800
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 = \$1900

Covers cooktop, oven-micro combo, dishwasher and disposer

Floor Coverings:

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

Locations: master bath, guest bath, laundry

Hardwood floors: Allowance of \$6.50 per S.F. installed for prefinished wood 3/4"

Locations: foyer, hall, dining, great room and kitchen

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

Location: none

Carpet: Allowance \$12.75 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 non-insulated garage door with opener and 2 remotes

Driveways, Patios, Porches and Decks:

Side entry driveway: 10ft approach leading to turnaround for Garage

Covered Deck: 12'-10" x 11'-0" pressure treated deck with steps to grade

Patio: none

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

Yard:

Sod front, sides and rear except for undisturbed areas

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.