

**6411 El Rancho Road, Lou. KY 40299**  
**Lot 5 Farms at Lovers Lane**

8/15/2007

Home Buyer:  
Contact #:  
Square Feet: 2450 Approx  
Basement Type: Full foundation, walkout  
Driveway: side entry - 3 car garage  
Basement Rough: under foyer  
Utility Location: under dining area  
Plans: provided by builder

**Framing Changes:**

Great room 2 ft deeper, per plans  
Master bedroom and front upstairs bedroom with 1/2 circle window  
Three car side entry garage, additional sqft in bonus room

**Special Finishes:**

**Other Special Details:**

Master bath reconfigured as listed on plans  
Full Porch across front of house  
Lower Level walk-out basement to grade  
(2) 8" pillars greatroom to kitchen

**Rock and Clearing:**

Clearing for driveway and 10 ft beyond corners of house  
If buyer decides to save or remove additional trees, cost to buyer  
Rock removal: Cost to buyer if needed for excavation and removal and needed dirt

**Foundation:**

9" poured concrete walls with brick drop to grade where brick exists  
Termite treatment included  
Waterproofed with warranted system - 5 year warranty

**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 any areas where siding exists and on house corners

**Framing Specialties:**

Raised ceilings: Great room  
Vaulted ceilings: Front upstairs bedroom and master bedroom  
Raised trey ceilings: none  
Dropped trey ceilings: dining room  
Other ceilings: raked ceilings in room over garage  
Archways: none  
Cased Openings: none  
Front porches: see plans for covered porch, full porch  
Bonus room over garage with raked ceilings and step down, extended bonus room over (3) car garage  
Note reconfigured master bath - see separate sheet

Windows:

White single hung vinyl windows with cased returns  
Windows with grills, no screens

Window Schedule:

As plans indicate, (see plans)  
Additional windows: 3x3 window in guest bathroom  
glass block window over whirlpool in Master Bath  
Additional windows in basement (allowance of (6) six)

Skylights: None

Exterior Doors:

Front Door is 3068 steel with beveled glass inside door and glass beveled sidelights, allowance \$850  
Garage has 2868 steel 6 panel single bored door, and single garage door. Extended Height  
Breakfast Room has 6068 steel double door center hinged, double bored with full glass  
Lower Level Door has 6068 steel double door center hinged, double bored with 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 3 dimension 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 if front entry garage, see elevation plans  
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 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:

1 - 36" Gas only direct vent located in Great Room Rear,  
with slate or tile 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 sill and casing around 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 - 2 pc - (crown and dropped bed mold)

Crown Molding: Dining Room walls - 2 pc - (crown and bed)  
Crown Molding: 1 pc in dining room tray  
Fluted cased openings: none  
Columns: 2 - 8" round columns to greatroom off kitchen  
Archways: none  
Beams: 1 in front upstairs bedroom and master bedroom  
Bookcases: none  
Chair rail: Dining room with wainscoating and picture framing below

Stairways: To basement - carpeted treads to basement with grip rail  
To second floor with exposed oak treads, oak handrail and iron decorator 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 with beveled edge  
Kitchen to include: crown on upper cabinets, 1 drawer stack, and island  
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: brushed stainless nickel  
2 - 4" spread washerless faucets with knobs  
Matching roman tub faucet for whirlpool  
Matching shower faucet  
60" x 60" acrylic whirlpool tub in with skirts and splash  
1 piece white acrylic 3' x4' shower unit with one seat

Guest: Standard white 1.6 gal. elongated toilets with seats  
Color for faucets: brushed stainless nickel  
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

Powder Room: Standard white 1.6 gal. elongated toilets with seats  
Color for faucets: brushed stainless nickel

1 - 4" spread washerless faucets with knobs  
Pedestal Sink

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 hanging of 3 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: 7 (additional cable outlets - \$50.00 each)  
Phone jacks: 7 (additional phone jacks - \$50.00 each)  
Intercom: Allowance \$0  
Alarm System: Allowance \$0  
Central Vac: Allowance \$0  
Stereo Wiring: Allowance \$0

Appliances:  
Stainless Steel Allowances = \$1720  
Smooth top 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: master bath, guest bath  
Hardwood floors: Allowance of \$6.50 per S.F. installed prefinished wood floors  
Locations: foyer, kitchen, dining room, breakfast room and rear 1/2 bath  
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: Residential grade 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, make sure door height is high as possible  
Towel bars and toilet paper holders for baths

Garage Doors:  
16' x 7' steel paneled insulated garage door with opener and 2 remotes  
and single garage insulated, extended height

Driveways, Patios, Porches and Decks:

Side entry driveway: single wide leading to Garage

Deck: 12' x 18' pressure treated deck with steps to grade, turn around approx. 20'x25', if applicable

Patio: 12' x 14' with pad to steps

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, allowance \$650

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.