

Keeling Park Lot 3
6507 Keeling Park

12/5/2007

Home Buyer:

Contact #:

Square Feet: 1955+/-

Basement Type: Full Walkout to Rear

Driveway: Right Side Front Entry

Basement Rough: Under Master Bath

Utility Location: Under Master Bedroom closet- behind steps

Plans: Builder

Framing Changes:

9'0" ft ceiling height first floor

8'1" ft ceiling height second floor

Special Finishes:

Master shower with 1 seat

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, Triple 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 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:

First floor 9'0" ceiling height 2nd floor 8'1" flat ceiling height

Raised ceilings: two story foyer

Two Story Height Greatroom

Raised tray ceilings: Master Bedroom with hip vault

Cased Openings: Kitchen to greatroom

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)

glass block 3030 master bath

Additional windows: 4 (3050) lower level windows, if possible

Skylights: None

Exterior Doors:

Front Door is 3068 steel with beveled glass design with 10"beveled side lights
Garage has 2868 steel 6 panel single bored door
Breakfast Room has 3068 steel door, double bored with full glass
Lower level door 6068 steel 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: None

Fireplaces:

1 - 36" Gas only direct vent located in Great Room Rear with slant 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:

Standard size casing 2-1/4" and base 3-1/4" colonial cut.
Windows with casing on 4 sides
2 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: 2 piece in master bedroom outside tray (crown and bed) 1 Pc crown in tray
Fluted cased openings: Great Room to kitchen
Archways: none
Beams: none
Bookcases: none
Chair rail: Dining room

Stairways: To basement - painted unfinished treads to basement with grip rail
to upstairs - carpeted treads with oak railing and 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
72" x 36" 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: platinum
1 - 4" spread washerless faucets with knobs
Matching tub/shower faucet
1 piece white tub/shower combination

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

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 = \$1450.00 Stainless steel
Covers stainless smooth 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 for prefinished wood 3/4"
Locations: foyer, dining and kitchen/ breakfast
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 non-insulated garage door with opener and 2 remotes

Driveways, Patios, Porches and Decks:

Front entry driveway: approach leading to Garage
Deck: 12' x 14' deck - pressure treated deck with steps to grade
Patio: 12' x 14' patio with pad to steps deck
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.