

78 Keeling Place

3/5/2007

6527 Keeling Place Rd

Home Buyer:

Contact #:

Square Feet: 2175 +/-

Basement Type: No Walkout

Driveway: Right side entry

Basement Rough: Bath under foyer

Utility Location: Under Laundry room

Plans: Based on plans labeled 78 Keeling Place

Framing Changes:

Changes as noted on plan for 78 keeling place

Special Finishes:

Columns in Dining room

Other Special Details:

Rock and Clearing:

Clearing for driveway and 15 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 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 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: bedroom over foyer, and Master Bedroom

Raised tray ceilings: none

Dropped tray ceilings: dining room

Vaulted Ceilings: bedroom over foyer

Archways: none

Cased Openings: dining room per plans

Front porches: per plan

Rear porches: none

Bonus room over garage with raked ceilings and step down

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:
Master bath window to be glass block

Skylights: None

Exterior Doors:

Front Door is 3068 steel with glass design and matching 10" sidelights
Garage has 2868 steel 6 panel single bored door
Breakfast Room has 6068 steel double door center hinged, double bored with full glass
Lower Level has none
No other exterior doors

Roof: 20 year 3 tab 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 \$265/1000 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: Vinyl louvered on front Garage windows only

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
Ceilings in bonus room with 1/2" gypsum board tape jointed with light texture

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)
Crown Molding: Dining Room tray - 1 pc (crown inside tray)
Crown Molding: Great Room - 3 pc - (crown, base and bed)
Crown Molding: Other
Fluted cased openings: Dining room to rear hall
2 - 8" round columns from Foyer to Dining room
Archways: none
Beams: for all vaulted ceilings (Master and room over Foyer)
Bookcases: none

Chair rail: Dining room

Stairways: To 2nd floor - recessed treads with traditional railing and spindles
To basement - full walls with painted unfinished treads and 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
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
Laundry tub figured
2 Exterior water spickets
Gas hookups for water heater, furnace and fireplace
50 gallon water heater
Water line for 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 60" 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

Powder Rm: Standard white 1.6 gal. elongated toilets with seats
Color for faucets: platinum
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 \$1700
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: 5
Phone jacks:5
Intercom: Allowance \$0
Alarm System: Allowance \$0
Central Vac: Allowance \$0
Stereo Wiring: Allowance \$0

Appliances:
Allowance = \$1121.48
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: foyer and kitchen 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: 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

Driveways, Patios, Porches and Decks:
Side entry driveway: 10ft approach leading to turn around area
Patio: 12' x 14' raised aggregate with steps to grade
Porch: 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.