

6601 Keeling Ridge Court

8/15/2007

Lot #85 Keeling Place

Home Buyer: _____

Contact #: _____

Square Feet: 1975 +/-

Basement Type: _____

Driveway: side entry garage

Basement Rough: Under Master Bathroom

Utility Location: Centrally located under foyer area

Plans: See Attached

Framing Changes:

Iron spindles for the railing (recessed stairs with carpet)

Side entry garage - see plans

Special Finishes:

Two (2) double mull windows and half circle window in greatroom

Other Special Details:

Stainless Steel Appliances

Rock and Clearing:

Clearing for driveway and 10 ft beyond corners of house. If buyer wants to cut additional trees, builder needs to be informed and a charge may be incurred.

Rock removal as necessary - Cost to Buyer

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: Master bed room and dining room

Vaulted ceilings: Great Room

Raised tray ceilings: master bedroom and dining room

Dropped tray ceilings: none

Archways: none

Cased Openings: none

Front porches: see plans

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:
Lower level windows: 4 basement type windows if possible

Skylights: None

Exterior Doors:

Front Door is 3068 steel with glass design and matching 10" sidelights, allowance \$850
Garage has 2868 steel 6 panel single bored door
Breakfast Room has 6068 steel double door center hinged, double bored with full glass
No other exterior doors

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

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 side entry garage doors
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:

Fireplaces:

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 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 trey. 1 pc (crown) inside trey
Crown Molding: Master - 2 pc - (crown, bed) outside trey
Crown Molding: None
Fluted cased openings:
Archways: none
Beams: for all vaulted ceilings

Bookcases: none
Chair rail: Dining room with picture framing below chair rail

Stairways: To basement - full walls painted with carpeted 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 w/ beveled edge
Kitchen to include: crown on upper cabinets, 1 drawer stack,
Bath cabinets to be same except with cultured marble tops
Selection and overages to be made through cabinet provider

Plumbing: Basement - drain tiles connected to sump pump in foundation
Foundation vent 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 gas 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

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: Available but not included in price
Media Filter: Available but not included in price

Lighting: Lighting Allowance of \$1400
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 (additional cable outlets - \$50.00each)

Phone jacks: 4 (additional phone jacks - \$50.00each)

Intercom: Allowance \$0

Alarm System: Allowance \$0

Central Vac: Allowance \$0

Stereo Wiring: Allowance \$0

Appliances:

Allowance = \$1720

Covers stainless steel 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

Locations: foyer and kitchen, breakfast room and dining 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, make sure door height is high as possible

Towel bars and toilet paper holders for baths

Garage Doors:

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

Driveways, Patios, Porches and Decks:

Side entry driveway: 10ft approach leading to turn around area

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

Decks: 12' x 18' pressure treated with steps to grade

Yard:

Sod front, sides and substantial portion of rear

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

Only one pumping of concrete is figured. If additional is needed, you will be notified.

Concrete pumping is a cost of \$600 per pour

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.

If there are variances between the plans and specifications, the specifications will over-rule the plans

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

Builder to provide construction financing.