

**Specifications 11 Keeling Place
6709 Obryan Road**

1/25/2008

Home Buyer:

Contact #:

Square Feet: 2025 +/-

Basement Type: Full Walkout to rear

Driveway: Left side entry

Basement Rough: Under guest bath

Utility Location: Under the laundry room behind the beam

Plans: See plans

Framing Changes:

We want to make the same interior changes we made on Lot 14 Keeling

Build full front porch like Lot 14 Keeling Place.

Master Bedroom - omit half circle window. Trey raised ceiling with hip vault

Frame for lower level single garage. Back right side, see plans

Special Finishes:

1 column in dining room, see plans

Other Special Details:

pantry cabinetry in kitchen area - see plans

Rock and Clearing:

Clearing for driveway and 10 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, triple plat seal 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 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: none

Vaulted ceilings: Great Room

Raised trey ceilings: master bedroom with hip vault

Dropped trey ceilings: Dining room

Archways: none

Cased Openings: Kitchen to great room per plans

Front porches: full porch, like lot 14 Keeling Place

Windows:

White single hung vinyl windows with cased returns on 4 sides

Windows with grills, no screens

Window Schedule:

As plans indicate, (see plans). Same Greatroom layout as lot 14 Keeling Place
Additional windows: glass block 3030 in master bath
4 (3050) lower level windows, if possible
Half circle window in greatroom - above fireplace

Skylights: None

Exterior Doors:

Front Door is 3068 steel with beveled glass design
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 1 6068 full glass center hinged double door
No other exterior doors

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 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: none

Fireplaces:

36" Gas only direct vent located in Great Room Rear - Interior Wall
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

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 tray, 1 pc crown inside tray
Crown Molding: master bedroom 2 pc (crown and dropped bed mold)
Fluted cased openings: Great Room to kitchen
Archways: none
Beams: for all vaulted ceilings (Great room)
Bookcases: none
Chair rail: Dining room
1 columns in dining room
Picture Framing - Dining Room under chair rail

Stairways: To basement - full walls painted with carpeted treads and oak railing w/ 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 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
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
60" x 36" 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 under mount
upgrade brushed stainless single handle with spray

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 \$1600
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 range, microwave, dishwasher and disposer

Floor Coverings:

Ceramic tile: Allowance = \$9.50 per S.F. installed (includes any tile up to \$3.50 PSF retail)
Locations: fireplace, master bath, guest bath
Hardwood floors: Allowance of \$6.50 per S.F. installed for prefinished wood
Locations:hallway, foyer, dining room, kitchen and breakfast 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 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: Single wide approach leading to Garage w/ approx. 20' pad turn around area
Patio: 12' x 14' raised aggregate at rear door
Porch: full front porch with raised aggregate concrete, iron railing as necessary
Deck: 12' x 18' with steps to grade

Yard:

Sod front, sides and rear grade
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.