

Woods of Fox Run Lot 102

3/1/2007

3401 Sasse Way

Home Buyer: Aaron & Melanie Jarrell

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Square Feet: 2012 +/-

Basement Type: Full Walkout to Rear

Driveway: Right, side courtyard entry

Basement Rough: Under Master Closet

Utility Location: Under Dining Room

Plans: Labeled Lot 93 Gardiner Park with major change as noted

Framing Changes:

1 ft added to greatroom and dining room

Vaulted ceiling in great room

Omit 1/2 arch window over fireplace in greatroom

Special Finishes:

See Notations for Front Elevation

Other Special Details:

Adding 1 column in basement - See drawing

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 9ft, with single plate

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 max. 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: dining room

Vaulted ceilings: Great Room

Raised tray ceilings: master bedroom with hip vault

Dropped tray ceilings: none

Archways: none

Cased Openings: hall to kitchen and greatroom to kitchen

Front porches: as plans indicate

Windows:

Almond single hung vinyl windows with cased returns on 4 sides

Windows with grills, no screens

Window Schedule:

As plans indicate, (see plans)

Additional windows: glass block in master bath over whirlpool. 2' x 3' window in toilet area of master bath

Lower level windows: 4

Skylights: None

Exterior Doors:

Front Door is 3068 steel with beveled glass design and
matching 10" beveled glass 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

Lower Level 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

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

brick design over garage doors

No brick on fireplace box or chimney

Standard color mortar, color mortar additional cost

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: No Shutters

Fireplaces:

36" Gas only direct vent located in Great Room Rear

with slate or 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:

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Fluted cased openings: kitchen to hallway and greatroom to kitchen

Archways: none
Beams: for all vaulted ceilings; greatroom
Bookcases: none
Chair rail: None

Stairways: To basement - full walls with 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 water heater - High Efficiency
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
High efficiency unit - allowance \$1000
Provider to calculate load requirements
Humidifier: Available but not included in price
Media Filter: Available but not included in price

Lighting: Lighting Allowance of \$1500

Covers the purchase of ALL exterior lights, interior lights including recessed, fans and bulbs

Recessed lights are \$75 (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 each)

Phone jacks:4 (Additional Phone Jacks - \$50 each)

Intercom: Allowance \$0

Alarm System: Allowance \$0

Central Vac: Allowance \$0

Stereo Wiring: Allowance \$0

Appliances:

Allowance = \$1325

Covers smooth top range, microwave, dishwasher and disposer

Floor Coverings: (Buyer to provide and install all tile and hardwood flooring per construction schedule)

Ceramic tile: Allowance = \$9.00 per S.F. installed (includes any tile up to \$3.50 PSF retail)

Locations: master bath, guest bath and Laundry

Hardwood floors: Allowance of \$6.50 per S.F. installed for prefinished wood

Locations: foyer and kitchen, breakfast room

Vinyl floors: Allowance of \$12.00 per sq. yard installed

Location:

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

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:

Courtyard entry driveway: 10ft approach leading to turn around area (rounded corners)

Patio: 12' x 12' raised aggregate at lower level door

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

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

Yard:

Sod front, sides and substantial portion of rear - 20ft back and seed balance

Landscape to be standard landscape package with 2 required trees- Allowance \$0 (buyer to do)

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 two 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.

Ranch walkout to rear approx. 2012 +/- sqft

COST PLUS LOT	\$	310,220
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Credits:

Master bath and guest bath tile	\$	1,400
Harwood flooring: kitchen, breakfast room and foyer	\$	2,100
Credit Crown Moldings in master bedroom, foyer and Dining Room	\$	850
Credit half circle window above fireplace in great room	\$	600
Credit vinyl flooring in laundry room	\$	120
Deleting Landscaping	\$	650
TOTAL CREDITS	\$	5,720

Upgrades

High Efficiency Furnance Allowance	\$	1,000
Adding column in basement	\$	200
9ft foundation wall height	\$	3,500
High Efficiency Water Heater	\$	457
TOTAL UPGRADES	\$	5,157

Cost Plus Lot:	\$	310,220
Plus Upgrades	\$	5,157
Less Credits	\$	5,720
ADJUSTED CONTRACT PRICE	\$	309,657