

Lot 57 Fox Run

1/17/2007

Square Feet: 2185 +/-
Basement Type: Walkout to rear
Driveway: side entry on the left side
Basement Rough: Full bath rough under master bath
Utility Location: Under kitchen
Plans: Based on plans as provided

Framing Changes:

Changes as noted to enlargen house at lot 81 Keeling Place to 2125 sq ft+/-
Master bedroom 3 ft wider
Master closet 2 feet wider, laundry 1 foot wider
Kitchen & breakfast room 2 ft deeper and 2 ft wider
Great room 1 feet wider
Garage 4 feet wider
Garage 1 foot deeper
Dining room 1 foot wider
Foyer 1 foot wider
Guest bedrooms with 2 feet added to depth
Master Bedroom with rear window replacing the door
Pantry to be deleted

Special Finishes:

Laundry Tub in Laundry Room, with wire shelves above it
Double ovens and cooktop in kitchen with a total appliance allowance of \$2500
Wood Floor added in hallways to master and guest rooms and in Dining room
93% goodman furnace included
Door hardware to be levers
Security system desired, but at an additional cost to Buyer
Cabinet pantry in kitchen, allowance \$1000

Other Special Details:

9 foot height basement walls poured
Algae Resistant Dimensional Shingles 25yr O.C.
18ft wide garage door

Rock and Clearing:

Clearing for driveway and 10 ft beyond corners of house

Foundation:

9" poured concrete walls with brick drop to grade where brick exists
Maximum Concrete wall height is "9ft"
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:

Vaulted ceilings: great room
Raised tray ceilings:vaulted tray in Master
Raised ceiling in dining room
Dropped tray ceilings: none
Cased Openings: kitchen and foyer
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)
Additional windows: 6 lower level windows
glass block 3ft window over whirlpool
* Buyer may choose colored windows, decision to be made prior to start of construction

Skylights: None

Exterior Doors:

Front Door is 3068 steel with glass design and 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 6068 steel double door center hinged, double bored with full glass
"NO" door leading from Master Bedroom
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, "Algae Resistant", with colors to choose from O.C.
Tar paper covering beneath shingles
Appropriate flashing and roof ridge vents where necessary

Brick/Stone/EFIS:

Brick allowance of \$270/1000 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 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:

1 - 36" Gas only direct vent located in Great Room Rear, and
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)
Crown Molding: 1 piece in master
Fluted cased openings: Great Room to kitchen and to foyer
Archways: none
Beams: for all vaulted ceilings (Great room)
Bookcases: none
Chair rail: Dining room

Stairways: To basement - traditional newell post and spindels 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 * (to include adapted layout for double oven and cooktop)
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
Cabinet pantry with allowance of \$1000

Plumbing: Basement - drain tiles connected to sump pump in foundation
Passive radon line connected to sump pump in foundation
Washer hookups on main floor
"YES" laundry tub figured
2 Exterior water spickets
Gas hookups for water heater, furnace and fireplace, gas hookup on deck
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 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
* Buyer may choose to provide kitchen sink and faucet

Heat & Air: Single system forced air gas furnace and air conditioner
93% furnace Goodman brand
Provider to calculate load requirements
Humidifier: none
Media Filter: none

Lighting: Lighting Allowance of \$1300
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, Buyer may choose alarm system, cost to Buyer
Central Vac: Allowance \$0
Stereo Wiring: Allowance \$0

Appliances:
Allowance = \$2500
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: master bath, guest bath
Hardwood floors: Allowance of \$6.50 per S.F. installed for prefinished wood
Locations: foyer, kitchen, dining room, and halls to master and guest bedrooms
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 "LEVER" 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:
18' x 7' steel paneled non-insulated garage door with opener and 2 remotes

Driveways, Patios, Porches and Decks:

Side entry driveway: 10ft approach leading to Garage with turnaround

Deck: 12' x 18' pressure treated deck with steps to grade

Patio: 12' x 14' raised aggregate at lower level door

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

Columns with Alum. Contact buyer for style choice

Yard:

Sod front, sides and 15-20 feet of rear and leave remaining undisturbed areas

Landscape to be standard landscape package with 2 required trees

Contact buyer for selection

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 \$500 per day - After 2

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.

Total price on lot 57 Fox Run including lot and construction financing is \$354,275.

OPTIONS: To finish one room approximately 12'x18', no other basement finish

\$354,275

\$4,968