

**Gardiner Park Duplex Lot 94**  
**408 Buckland Trace**

1/29/2007

Home Buyer:

Contact #:

Square Feet: 2000+/-

Basement Type: Daylight windows in basement to rear

Driveway: Courtyard style garage entries

Basement Rough: Under Guest Bath

Utility Location: Under Dining Room

Plans:

**Framing Changes:**

1 foot added to great room and dining room

**Special Finishes:**

Master shower with 1 seat

Wood floor in: kitchen, breakfast, foyer, hall

**Other Special Details:**

**Rock and Clearing:**

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 9ft on main floor

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: Dining room to 14 ft and great room to 14ft

Raised tray ceilings: Master Bedroom with hip vault

Cased Openings: Kitchen to hall per plans

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: 3 lower level windows, if possible

**Skylights:** None

**Exterior Doors:**

Front Door is 8ft x 3ft steel with beveled glass design with beveled side lights

Garage has 2868 steel 6 panel single bored door

Breakfast Room has 9068 steel triple door center hinged, double bored with full glass  
No Lower level doors  
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 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 door  
No brick on fireplace box or chimney  
Standard color mortar  
Manufactured stone where indicated

Trim, Siding and Gutters:  
Vinyl Siding (shake style) in gable  
Maintenance Free wrapped cornice and gutter board for entire house.  
Aluminum 5" continuous seam gutters with 3" downspouts for entire house

Shutters: per plan in vinyl (varying style)

Fireplaces:  
1 - 36" Gas only direct vent located in Great Room Rear, and

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 and great room - 2 pc - (crown and dropped bed mold)  
Crown Molding: Dining Room walls - 2 pc - (crown and bed)  
Crown Molding: 2 piece in master  
Fluted cased openings: Great Room to kitchen  
Archways: none  
Beams: none  
Bookcases: none  
Chair rail: Dining room

Stairways: To basement - unfinished treads to basement with 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  
"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  
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

**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 \$1500

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 = \$1325  
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 3/4"  
Locations: foyer, hall, dining and kitchen  
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 non-insulated garage door with opener and 2 remotes

**Driveways, Patios, Porches and Decks:**

Side entry driveway: 10ft approach leading to turnaround for Garage  
Covered Deck: 12'-10" x 11'-0" pressure treated deck with steps to grade  
Patio: none  
Porch: front porch with raised aggregate concrete, iron railing as necessary

**Yard:**

Sod front, sides and rear except for undisturbed areas  
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.