

6718 Obryan Road, Lou. KY 40291
Lot 97 Keeling Place

12/15/2006

Home Buyer:
Contact #:
Square Feet: 2250
Basement Type: Full foundation, walkout
Driveway: side entry
Basement Rough: under foyer
Utility Location: under dining area
Plans: provided by buyer

Framing Changes:

Frame rear bedroom with dormer area for closet providing larger closet.
change wall to rear bedroom providing larger room and smaller hallway
** BUILD full porch in front of door **, like lot 95
1/2 circles for master and upstairs bedroom
5 x 5 tub in master, and door on toilet room
SIDE ENTRY Garage

Special Finishes:

Other Special Details:

Rock and Clearing:

Clearing for driveway and 10 ft beyond corners of house
If buyer decides to save or remove additional trees, cost to buyer
Rock removal: Cost to buyer if needed for excavation and removal and needed dirt

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
Raised ceilings: Great room
Vaulted ceilings: Master Bedroom and Front Bedroom #2
Raised trey ceilings:none
Dropped trey ceilings: dining room
Other ceilings: raked ceilings in room over garage
Archways: none
Cased Openings: Between kitchen and great room. Between foyer and dining room
Front porches: full porch, 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: four (4) lower level walkout basement
Note: 1/2 circle windows in Master and front bedroom
glass block window over Master Bath

Skylights: None

Exterior Doors:

Front Door is 3068 steel with glass inside door and glass sidelights, allowance 850.00
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 Door 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
R19 in any crawl areas

Roof: 20 year 3 tab 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 \$275/1000 or pick brick with me
Brick on 4 sides
Quoin Corners on front
Rollocks with Keystones over front windows
Brick design over garage door if front entry garage, see elevation plans
No brick on fireplace box or chimney
Standard color mortar, color mortar additional

Trim, Siding and Gutters:

Vinyl Siding (4" Dutch Lap) used in hard to brick areas 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,
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 and great room - 2 pc - (crown and dropped bed mold)
Crown Molding: Dining Room walls - 2 pc - (crown and bed)

Fluted cased openings: one (1) in dining room between dining room and foyer
Fluted cased openings: one (1) in kitchen, between kitchen and great room area
Archways: none
Beams: in Master and Bedroom #2
Bookcases: none
Chair rail: Dining room

Stairways: To basement - unfinished treads to basement with grip rail
To second floor with recessed treads, oak handrail and painted traditional 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 laminate
Kitchen to include: crown on upper cabinets, 1 drawer stack, and island
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 (brushed chrome)
2 - 4" spread washerless faucets with knobs
Matching roman tub faucet for whirlpool
Matching shower faucet
60" x 60" 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
2 - 4" spread washerless faucets with knobs
Matching tub/shower faucet
1 piece white tub/shower combination

Powder Room: Standard white 1.6 gal. elongated toilets with seats
Color for faucets: platinum
1 - 4" spread washerless faucets with knobs
Pedestal Sink

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 \$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 hanging of 3 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: 5 (additional cable outlets - \$50.00 each)

Phone jacks: 5 (additional phone jacks - \$50.00 each)

Intercom: Allowance \$0

Alarm System: Allowance \$0

Central Vac: Allowance \$0

Stereo Wiring: Allowance \$0

Appliances:

Allowance = \$1243

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 prefinished wood floors

Locations: foyer, rear hall to Dining, 1/2 bath, kitchen 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: Residential grade 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, make sure door height is high as possible

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:

Front entry driveway: double wide leading to Garage

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

Patio: 12' x 12'

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, 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
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.