

SPECIFICATIONS FOR THORPE CREEK LOT 107

GENERAL SPECIFICATIONS:

- Finished floor height (home's elevation from street level) of new home shall be set at current grade elevation of lot.
- Basement shall be unfinished, have 9' tall poured concrete, 8" or thicker where required. Concrete footings and poured walls shall be constructed to meet or exceed all local building code requirements with suitable rebar reinforcements, keyways, drainage gravel, and be poured with 5-bag concrete mix (3000# PSI Test). Exterior of basement walls shall be water proofed-coated with a petroleum-based sealant and a special PVC beaded membrane to relieve water pressure on walls and prevent dampness inside the basement. Basement perimeter drain tiles shall be installed on both sides of foundation walls that lead to (2) upgraded sump pump pits with (2) primary electric sump pumps and an additional battery-powered backup pump with its own drain. Primary sump pump drain shall be connected to underground, neighborhood-installed sump drain system.
- Garage shall be finished with insulation and drywall, (2) steel insulated overhead doors (16' x 7' & 9' x 7') and two electric openers.
- We shall pay all utility tap-connection fees and obtain all required connection and building permits and supply all material and labor required to make actual utility connections to home.
- We shall submit the construction plans and site plan to the applicable Homeowner's Association and the City for approval and permitting. The cost to revise, alter, redesign any aspect of the plans or site plan to conform to their guidelines shall be paid by buyers along with any reinspection or other permitting fees.

EXTERIOR OF NEW HOME:

- Driveway & front porch shall be poured concrete with a broom finish. Driveway shall be 16' wide at street and have a 28' turn around if possible.
- Roofing material shall be Owens Corning 25-year or equivalent 3-tab shingles installed over 15lb felt paper. Roof system shall be constructed to meet or exceed all local building code requirements which include valley material, flashing, counter flashing, continuous ridge venting, soffit venting, and extra ice/water shield material installed in areas that may be more suitable to ice damming.
- Brick shall be constructed to meet or exceed all local building code requirements which include approved flashing at foundation and over windows/doors, support over windows doors with approved steel lintels, weep holes at flashing locations, and home shall be wrapped with Tyvek brand or equivalent house wrap. Budget shall not exceed General Shale brand Barnsley Tudor pricing at Queen size (or equivalent) with std gray mortar.
- Limestone address block/stone shall be placed on front of garage.
- Hardy brand or similar cement-composite siding per plan for non-brick areas. All siding shall be painted one color with two coats of high quality semi-gloss Porter brand paint.
- Gutters shall be custom-made onsite and be seamless and continuous, aluminum 6" with 3" x 4" downspouts.
- We shall supply and install the subdivision required mailbox.
- Landscape allowance shall be \$6000 which includes the following aspects: final grade, turf/sod/seed, mulch, plant materials and trees, & stone work. Actual design and final cost to be determined with a professional landscaper designer.

SPECIFICATIONS FOR THORPE CREEK LOT 107

WINDOWS & DOORS:

- All windows shall be Anderson Windows & Doors Brand 200 Series, all casement style, and shall be 100% maintenance free CLAD, with internal grills in matching clad color on exterior and white on interior.
- All exterior doors shall be Therma-Tru brand by Anderson Windows & Doors and shall be 100% maintenance free CLAD.
- Front door design shall be per design and be made to reflect the architectural style of the home.

MECHANICALS:

- Furnace shall be dual system 92%+ gas high efficiency Trane brand or equivalent.
- Central air conditioner shall be 13.00 SEER high efficiency centralized unit Trane brand or equivalent.
- Gas water heater shall be a 50-gallon high efficiency gas power vent.
- Standard electric garbage disposal installed at kitchen sink.
- All water supply piping shall be Pex Brand tubing.
- Home shall have two frost proof sealcocks (exterior water source).
- Laundry room shall be equipped with washer hookup and is wired for an electric dryer.
- Home shall be plumbed so that the interior water supply runs through a water conditioner bypass.

ELECTRICAL, TV & CABLE JACKS, STRUCTURED WIRING, LIGHTING:

- The electrical system shall be installed to meet local building code requirements and include the following: main service panel shall be 200 amp, standard door chimes, bath fans vented to exterior, smoke detectors. Total quantity of receptacles, light boxes, switches, circuits not to exceed building code requirements or what is required to implement the specifications stated in this proposal.
- We shall pre-wire for cable TV and 2-line phone jacks. All phone wire shall be cat-5 & installed in a "home-run" fashion to allow for home network. Total amount of both shall be (18).
- Surface mounted light fixture budget shall not exceed \$4000.
- Home shall have (35) standard 6" recessed can lights set throughout the home.

INSULATION & DRYWALL:

- Home shall be insulated & fire-blocked to meet or exceed local building code requirements and shall have fiberglass insulation as follows: garage & finished basement walls R-11, exterior main home walls R-13, box sills R-19, tray & cathedral ceilings R-30, flat ceiling R-38 (blown).
- Home shall have drywall installed to meet or exceed local building code requirements, have Rounded corners and knockdown textured on ceilings.

CABINETS/TOPS, APPLIANCES, FAUCETS:

- All kitchen cabinets, granite counter tops with stainless steel undermount kitchen sink, bathroom vanities & tops, dresser vanities, and cabinet hardware shall not exceed a budget of \$26,000.
- Appliances shall be: Micro/range: Jenn-Air JMW9530D, 2nd wall range: Jenn-Air JJW8330D, Gas cook top: Jenn-Air JGC8430B, DW: Asko D3122XL. Total budget shall not exceed \$6500.
- Kitchen hood fan shall be vented to exterior of home.
- Faucets shall be Kohler, Brizo, and Delta brands; actual selections available upon request.

SPECIFICATIONS FOR THORPE CREEK LOT 107

FLOORING & TILE WORK:

- Hardwood flooring shall be 3" Exotic Brazilian Cherry (or equivalent) and installed in: foyer, hallway to kitchen, nook area, and all of kitchen & pantry with a budget not to exceed \$7.75 per sq. ft. installed.
- Ceramic tile shall be installed in mud room, mom's room, laundry, all bathroom floors, on master tub deck & master shower walls, and fireplace face & hearth. Total allowance for tile and Dura Rock material and labor not to exceed \$8 per sq ft. All tile shall be applied over 1/2" Dura Rock underlayment.
- Carpet shall be installed in all other floor areas with a budget not to exceed \$21.00 per sq. yard installed including pad.

BATHROOM FIXTURES AND ACCESSORIES:

- Master bath shall have a standard white Vitra stool, 6' white Maax or equivalent whirlpool tub, a custom built tile shower with natural stone seat & tile on walls, and a solid acrylic shower base.
- All other baths shall have standard white Vitra stools and white fiberglass tub and/or showers with sizes per plan. All shower units shall have standard framed clear glass swing shower doors. All tubs shower curtain rod. All vanities shall have frameless plate glass wall mirrors that are 36" tall by vanity width.
- All bathrooms shall have one towel bar, a towel ring per sink, and a paper holder per stool and all in the matching color and style of faucets. Budget not to exceed Delta or Moen Brands.

CUSTOM TRIM & MILLWORK PACKAGE:

- 5-1/4" beaded baseboard trim throughout home.
- 2-3/4" beaded casing on windows & doors throughout home.
- Stairway handrails shall be stained poplar newel posts & railings with steel, gothic, oil rubbed copper spindles.
- Wainscoting (chairs & squares style) in: foyer, foyer stairs, and dining room.
- Custom designed and built painted fireplace mantel with ceramic tile (\$8 per sq ft tile & labor).
- Interior doors shall be solid core raised (2)-panel, painted to match trim. Lever lock sets shall be Kwikset Ultramax Signatures brand in oil rubbed bronze finish. All other interior hardware shall be oil rubbed bronze finish where possible.
- All closets shall be site built with wooden shelves/poles in paint grade materials.

PAINT & STAINS:

- Exterior of home shall be painted one color using Porter Paint's highest level exterior paint.
- All walls shall be painted flat in Newport Beige by Porter Paints Painter's Friend.
- All ceilings shall be painted flat White Gold by Porter Paints Painter's Friend.
- All interior trim shall be painted in satin Velvet White by Porter Paints.
- Poplar handrails shall be stained to blend with hardwood floors.

SPECIFICATIONS FOR THORPE CREEK LOT 107

SUMMARY COSTS FOR TC 107 MODEL HOME:

General Model Costs:

• Lot cost	\$134,600
• Financing & holding costs	\$17,000
Floorplan Changes:	
• Finished basement to match finish work of main home (1415 sq ft living per plan)	\$36,200
• Raise home out of ground for daylight basement	\$5,500
• Add wet bar to basement	\$7,950
• Add basement bathroom	\$6,200

Exterior:

• Add decorative hardware to garage doors	\$350
• Upgraded brick selection and mortar color	\$2,200
• Add special copper dormer on roof	\$2,400
• Add custom made, stain grade shutters with shutter keepers	\$400
• Upgrade front walkways to exposed agg	\$800
• Upgrade front porch to have pavers (over std concrete)	\$650
• Upgrade roofing shingles to 30 year semi-dimensional type	\$1,150
• Add 2-story custom wood deck Trex brand decking & cedar rail	\$11,500
• Upgrade landscape package	\$12,500
• Add irrigation/sprinkler system that covers all turf areas	\$4,300
• Add buried downspouts out of planting beds	\$650

Electrical & Lighting:

• Wire for and install under-cabinet lighting in kitchen & mom's rm	\$400
• Add (8) TV & phone jacks throughout home	\$520
• Wire for and install (3) flood light fixtures on exterior of home	\$325
• Upgraded lighting package allowance to a total of \$6245 (entire home & basement)	\$2,245
• Add (16) more can lights throughout home & basement (includes cans in fireplace mantel)	\$2,000
• Upgrade garage door openers to belt drive for quieter operation under bonus rm	\$125

Cabinets/Tops/Vanities/Bars:

• Upgrade/increase budget cabinets in kitchen, dresser vanity, and exotic granite kitchen. Adjusted total budget for home (not finished basement) \$34,000.	\$8,000
• Build custom arched range hood with texture and special glaze	\$600

Trim/Millwork:

• Upgrade base bd trim to larger size	\$350
• Upgrade door/window casing to larger size & style	\$450
• Add 3-pc crown build in foyer & upper hallway	\$700
• Add 4-1/4" crown mold throughout plan in basement and main levels (not w/ beams)	\$1,950
• Add beams & crown in study (includes framing, drywall, crown mold, painting)	\$650

SPECIFICATIONS FOR THORPE CREEK LOT 107

- Add beams & crown dining rm \$550
- Add beams & crown great rm \$775
- Add beams & crown breakfast nook \$650
- Add crown shelves over windows \$175
- Add crown shelves over the top of master bathroom 8' walls \$200
- Upgrade study door to French style with glass & transom above (over std door) \$425
- Add custom lockers in mudroom with large upgraded hooks \$1,050
- Add custom built-ins in study \$2,950
- Add custom built-ins in great rm \$2,375
- Add wainscoting to study (chairs/squares style pricing) \$250
- Add wainscoting to master bed rm (chairs/squares style pricing) \$350
- Add wainscoting to basement (chairs/squares style pricing) \$1,850
- Upgrade wainscoting in foyer, dining, study to 1x with panel mold style \$1,750
- Upgrade to open stairway handrail (from std short walls) on 2nd floor overlook \$900
- Upgrade stair rail from poplar to oak \$600
- Add fluted columns in dining room \$450
- Add fluted columns in dining room hutch space \$450
- Add fluted columns in breakfast nook \$450
- Add fluted columns in great rm \$450
- Add window seat with storage in great rm (structure of boxout included in base price) \$850
- Add wainscoting over top fireplace in great room \$75
- Add chair-rail in master theatre room \$175
- Add bead board paneling: in laundry and mud rm \$800
- Upgrade mirrors to framed style in all bathrooms \$550

Flooring & Tilework:

- Upgrade carpet to hardwood in dining rm \$1,300
- Upgrade master shower floor pan to custom built using natural stone \$850
- Add natural stone backsplash with decorative pattern over cooktop in kitchen \$1,300
- Upgrade fireplace ceramic tile to matching natural stone (to backsplash) \$350

Paint/Drywall:

- Add special stucco treatment to walls in mother's office, mud rm, powder, master bath \$500
- Upgrade ceilings to smooth in study, dining rm, great room, & breakfast nook with darker paint colors \$525

Total Cost of Upgrades TC 107 Model Home:	\$286,590
Base Price For Sienna Floorplan:	\$486,010
Total Cost of Model Including Base Price of Home:	\$772,600
Special Model Home Discount:	\$ 48,600
Sales Price TC 107:	\$724,000

Actual cost to duplicate will be more than prices shown due to normal increases in construction costs from time home was built.