

Lowe Plan

Lot 39-C Horse Creek SPECIFICATIONS

Heated Square feet: 2792 Square Feet Total Heated:
Finished Garage: 647 Square Feet
Front Porch: 215 Square Feet
Back Porch: 157 Square Feet

DESCRIPTION OF MATERIALS

FOUNDATION:

Clearing/Grading: Cleared front, Sides and 35' rear. Selective clearing and under brushing is at additional cost.
Footing Concrete: 3000psi 20" x 8" with continuous rebar
Foundation Walls: Continuous masonry block construction per building codes. Foundation may be stepped down on severely sloping lots with wood framed 2x6 cripple walls.
Termite Protection: By bonded exterminator with vapor barrier
Finish: Brick Veneer

FLOOR SYSTEM:

Type: Wood Joist floor system consisting of 2 x 10 with 3/4" T&G Advantec sub floor glued and nailed.

EXTERIOR WALLS:

Wood Frame: 2"x 4" or 2 x 6 depending on location, SPF studs, 16" OC with OSB corner bracing
Sheathing: 1/2" OSB
Siding: Brick Veneer; Hardy Board

PARTITION FRAMING:

Wall Height: 9' plate
Wood Frame: 2"x 4" SPF studs 16" OC

CEILING FRAMING:

Wood Frame: Dimensional lumber 16" OC per plans and building code. Tray, Cathedral or Vaulted ceilings and their placement as according to plans.

_____ Buyer

_____ Buyer

_____ Date

ROOF FRAMING:

Wood Frame: Dimensional lumber, 16" OC per plans and building code.

FIREPLACE:

Type: 36" ventless manufactured insert with mantle and tile surround
Flush hearth and manual gas logs

ROOFING:

Sheathing: 7/16" exterior OSB
Underlay: #30 Felt
Shingles: 30 Year Architectural fiberglass shingles.
Venting: Ridge vents per plan and building codes.
Flashing: Black aluminum installed where required.
Gutters: Front of house and as needed to control runoff.

INTERIOR FINISH:

Ceilings: 1/2" sheetrock, taped, filled, skimmed, sanded smooth,
perimeter nailed field screwed
Walls: 1/2" sheetrock, taped, filled, skimmed, sanded smooth
perimeter nailed field screwed, square corners

INTERIOR DOORS AND TRIM:

Molding Location:	1-piece crown	2-piece crown	2-piece chair rail	Wains-coating	7 1/4" base	3 1/4" casing
Foyer		x			x	x
Family	x				x	x
Living Room		x			x	x
Kitchen / Breakfast	x	x	x	x	x	x
Dining		x	x	x	x	x
Laundry Room	x				x	x
Master Bedroom	x	x			x	x
Master Bath					x	x
Bedroom #2	x				x	x
Bedroom #3	x				x	x
Bedroom #4	x				x	x
Bath #2					x	x
Bath #3					x	x
Garage						

_____ Buyer

_____ Buyer

_____ Date

WINDOWS:

Type: Vinyl windows, white single hung with insulated glass, grids, and screens.

EXTERIOR DOORS:

Front Door: Per Plans Fiberglass. Allowanced
 Other exterior doors: Steel insulated, style and glass configured per plan
 Sliders: N/A

FINISH FLOORS:

Type:	Carpet	Hardwood	Ceramic Tile	Other
Foyer		x		
Family		x		
Living Room		x		
Kitchen / Breakfast		x		
Dining		x		
Laundry Room			x	
Master Bedroom		x		
Master Bath			x	
Bedroom #2		x		
Bedroom #3		x		
Bedroom #4		x		
Bath #2			x	
Bath #3			x	

Description:

Hardwood: 3 1/4" x 3/4" T & G, # 1 Red Oak with 3 coats finished
 Ceramic Tile: Allowanced. Tile height allowance based on floor tile, & tub deck.
 Labor and freight may be added on special configuration and matl.

PAINTING:

Interior Walls: Sherwin Williams or equivalent Flat Wall or equivalent
 Interior Trim: Sherwin Williams trim paint or equivalent
 Ceiling: Sherwin Williams flat white or equivalent

(Two Included, See upgrades, additional colors are \$250 per color change)

Walls and ceiling have two finished coats. Custom colors & brands may require additional coats. Consult with selection coordinator for pricing. Eggshell or gloss finishes on walls or ceilings to be quoted by job. High gloss trim priced per job.

_____ Buyer

_____ Buyer

_____ Date

Last printed 8/26/2008 8:53:00 PM

CABINETS:

Allowanced
Kitchen Based on Old World Finish
Baths Based on Paint Grade

COUNTERTOPS:

Kitchen: Allowance based on Granite tops with ceramic backsplash
Baths: Allowance based on cultured marble with integral bowl, standard edge and colors

PLUMBING:

Supply Lines: PEX
Waste Lines: PVC
Water Supply: Public water, tap and lines provided
Sewer Lines: Septic, tap and lines provided
Water Heater: Rinnai Tankless Water Heater
Exterior Hose Bibs: 3 located or per plan
Fixtures: Allowanced. Based on Brushed Chrome. Price set by plumber

HVAC:

Type: Forced air, gas furnace, 5 ton-13 SEER
Gas lines are provided to heating unit, fireplace and water heater

ELECTRICAL WIRING:

Type: Copper wiring inside house, 200 amp service underground, all wiring according to code

LIGHTING ALLOWANCE:

Allowanced
Light Fixtures:
Ceiling Fans: 2 fans - choice of location
Flood Lights: 2 fixtures – 2 Rear of Home 2 Front of Home
Cable: 6 outlets - choice of location
Telephone: 7 outlets - choice of location
Recess Cans: Per Plans

APPLIANCES:

Allowanced Based on Stainless Steel Package
Note: Buyer is responsible for connection and installation of icemaker, refrigerator, washers and dryers. Buyer is responsible for the installation of any panel doors for dishwasher, refrigerator or any other appliance.

_____ Buyer

_____ Buyer

_____ Date

Last printed 8/26/2008 8:53:00 PM

INSULATION:

Vaulted Ceilings: R-19 fiberglass bats
Ceiling: R-30 blown fiberglass
Walls: R-13 fiberglass bats with vapor barrier
Floor System: R-19 fiberglass bats
Crawl Space: Vapor Barrier

HARDWARE:

Allowed. Door lock and doorstops, Kwikset, Brushed Nickel or Oiled Bronze

LANDSCAPING:

Allowed. 15 pallets sod front, sides and rear. Shrubbery in front

ALLOWANCES:

Appliances:	\$ 2,000.00
Gutters	\$ 550.00
Cabinets*	\$ 7,600.00
Granite Kitchen Tops*	\$ 3,600.00
Landscaping and Automatic Sprinklers	\$ 5,000.00
Ceramic Tile*	\$ 2.50 per Square Foot
Bath accessories, shower door, mirrors and shelving	\$ 2,250.00
Door Hardware	\$ 600.00
Cultured Marble (Bath Tops)	\$ 900.00
Brick per / (PSF)*	\$ 2.00 per Square Foot
Plumbing Fixtures*	\$ 1,000.00
Light Fixtures:	% 0.75 per Contract

Concrete drives and walks... per plans (additional sq ft @ \$2.50 per sq ft)
(ALL ALLOWANCES INCLUDE SALES TAX & INSTALLATION)

*Prices received from the vendors are not reflective of the complete cost you may incur.
Special installation requires extra work.
All selections shall be approved by the builder prior to installation to insure the
selections are adaptable to the structure.

Base Price	\$369,900
Options	<u>0</u>
Total	\$369,900

_____ Buyer

_____ Buyer

_____ Date