

6705 Obryan Road, Louisville KY 40299

8/15/2007

Lot 9 Keeling Place

Home Buyer:

Contact #:

Square Feet: 2250+/-

Basement Type: Full foundation, Lower Level walkout

Driveway: Right Side Entry

Basement Rough: under foyer

Utility Location: under dining area

Plans: provided by builder

Framing Changes:

Pocket door entry to master bath

2 story greatroom with windows per plan omit half circle window over fireplace.

Framing of great room like lot 81 Tucker Lake Estates

Special Finishes:

Other Special Details:

Complete set of plans to be provided by builder

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 - Triple plat foundation

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 and second 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

Pocket door to master bath

Framing Specialties:

Ceilings: ceiling heights to be standard 8'0" on first floor and standard 8'0" on second floor

Raised ceilings: Great room to 2 story height

Vaulted ceilings: Front Bedroom #2 and Master Bedroom

Raised tray ceilings: none

Dropped tray ceilings: dining room

Other ceilings: raked ceilings in room over garage

Archways: none

Cased Openings: 3 in kitchen and dining, see plans

Front porches: none, 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), omit half circle window over fireplace

Additional windows: see plans

Note: 1/2 circle windows in front bedroom and master bedroom

Glass block window over Master Bath

Windows in basement: 4 basement (3'0" x 5'0") windows, if possible

Skylights: None

Exterior Doors:

Front Door is 3068 steel with beveled glass inside door and beveled glass sidelights, allowance \$850

Garage has 2868 steel 6 panel single bored insulated 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

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 \$300/1000 or pick brick with me - same brick as 3310 Tucker Wood Lane

Brick on 4 sides

Quoin Corners on front

Rollocks with Keystones over front windows

No brick on fireplace box or chimney

Standard color mortar

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 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), and picture frame below chair rail

Fluted cased openings: 3 in kitchen and dining room

Archways: none

Beams: in Bedroom #2 and Master Bedroom

Bookcases: none

Chair rail: Dining room with pictured frames wainscoting below chair rail

Stairways: To basement - unfinished treads to basement with grip rail
To second floor with recessed treads, oak handrail and decorative iron 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 - beveled edge
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
1 - 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 \$1600
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:
Stainless Steel Allowances = \$1720
Stainless smooth top 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, breakfast room,
hallway, pantry off 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 into garage
Deck: 12' x 18' pressure treated deck with steps to grade
Patio: Lower level 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.