

## **SPECIFICATIONS FOR VILLAGE OF WESTCLAY LOT 181**

### **GENERAL SPECIFICATIONS FOR BASE PRICE OF HOME:**

- Custom, authentic Italianate architecture with all sides bricked, upgraded arched top windows, enlarged overhangs, bay window in dining rm, exterior bricked fireplace chase, and front porch.
- 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 a sump pump pit 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 12' 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.

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### **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:**

- Dual furnaces shall be 92%+ gas high efficiency Carrier brand.
- Dual central air conditioners shall be 13.00 SEER high efficiency centralized units Carrier brand.
- 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 (14).
- 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 \$23,000.
- Appliances shall be Jenn-Air brand or equivalent: 36" built-in gas cook top, built-in dual range or warming drawer, built-in dishwasher, built-in microwave. Actual selections available upon request. Allowance 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.

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### **FLOORING & TILE WORK:**

- Hardwood flooring shall be 5" hand scrapped (or equivalent) and installed in: foyer, hallway to kitchen, nook area, and all of kitchen & pantry, and great room with a budget not to exceed \$6.50 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 \$20.00 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 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.
- 4-1/4" crown molding in: dining rm, study, foyer & 2nd floor hallway area.
- Stairway handrails shall be stained poplar newel posts & railings with steel, gothic, oil rubbed copper spindles.
- 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.

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**SUMMARY COSTS FOR VWC 181 MODEL HOME:**

**General Model Costs:**

- Lot cost \$162,000
- Holding costs to build home (construction loan, interest, etc.) \$15,000

**Floorplan Upgrades:**

- Add walkout option; home's finished floor set 3' above grade; extra windows & doors; added brick, framing, etc. \$13,500
- Add a retaining wall back of drive at deck for larger driveway \$3,000
- Add lowered walkout courtyard w/ 30" sitting wall and concrete patio & extra sump pump pit \$7,500
- Add 17' x 15' 2nd floor Outdoor Room (forms 2nd covered lower porch below), with upgraded aluminum rails \$12,500
- Add 18' x 16' Custom Wood Deck with Trex brand decking with upgraded aluminum rails \$13,500
- Finished basement to match finish work of main home (1462 sq ft living per plan) \$39,500
- Finish/add Wet Bar to basement; custom built w/ wood tops w/ Chicago Bar Rail, custom tile inserts, and glass doors and shelves \$9,000
- Finish/add Basement Bathroom per plan with dresser vanity \$6,200

**Exterior:**

- Upgrade brick color \$3,000
- Upgrade front porch and front sidewalk to exposed aggregate \$1,250
- Upgrade garage doors to custom per plan \$2,000
- Upgrade roofing shingles to 30 year semi-dimensional type \$1,850
- Add irrigation/sprinkler system that covers all turf areas \$4,100
- Add buried downspouts out of planting beds \$650
- Upgrade landscape costs to \$4000. Total allowance for all \$15,000 \$4,000

**Alarm, Electrical & Lighting:**

- Prewire home for alarm system \$300
- Wire for and install under-cabinet lighting in kitchen & mom's rm \$400
- Add auto light in kitchen pantry \$75
- Upgraded lighting package allowance to a total of \$6200 (entire home & basement) \$2,200
- Add (18) more can lights throughout home & basement (entire home & basement) \$1,530

**Cabinets/Tops/Vanities/Bars/Appliances:**

- Upgrade/increase allowance for: cabinets in kitchen, dresser vanities, bath vanities, all counter tops (not bar), granite kitchen. Total for (entire home & basement) \$35,000. \$12,000
- Add cabinets/built-ins in mom's rm with matching granite top (labor to set up) \$800
- Build custom kitchen island, painted in black lacquer, and on-site distressed \$1,600
- Add coffee-wet bar off master bedroom (plumbing, labor to set up) \$2,000
- Increase allowance for appliances in kitchen and add built-in refrigerator; adjust total to be \$12700. \$6,200

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**Trim/Millwork:**

• Increase baseboard size to 7" on 1st and 2nd floors	\$1,150
• Increase casing size throughout home to 3-1/2"	\$475
• Add 3-pc crown build in foyer & upper hallway	\$700
• Add crown shelves at front door	\$125
• Upgrade to open stairway handrail (from std short walls) on 2nd floor overlook	\$450
• Upgrade from post to post to over the top handrail on stair system	\$400
• Add fluted columns in dining room hutch space	\$450
• Add beams & 4-1/4" crown in study (framing, drywall, crown mold, painting)	\$650
• Add beams & 4-1/4" crown great rm (framing, drywall, crown mold, painting)	\$775
• Add 4-1/4" crown mold throughout plan in basement and main levels (not w/ beams); installed in: all of basement & 1st floor at higher ceilings, and in all bedrooms on 2nd floor	\$2,400
• Add chair-rail in master bedroom	\$175
• Add crown shelves over the top of master bathroom 8' walls	\$200
• Add custom open lockers in mud rm off kitchen and walkout basement	\$1,500
• Add bead board paneling: in laundry and mud rm	\$700
• Add custom built-in counter top in media rm (matches wet bar)	\$450

**Flooring & Tilework:**

• Upgrade carpet in dining room to hardwood	\$1,100
• Upgrade carpet in study to hardwood	\$1,050
• Upgrade tile in all areas (total cost upgrade to match home's selections)	\$1,900
• Upgrade master shower to custom shape w/ archways and stone accents	\$1,500
• Add ceramic tile backsplash with decorative pattern over cooktop in kitchen	\$1,300
• Upgrade fireplace ceramic tile to matching natural stone	\$150
• Add tile (upgrade from carpet) behind wet bar and 4' in front of wet bar wall	\$1,500

**Paint/Drywall:**

• Upgrade ceilings to smooth throughout entire home	\$1,000
• Upgrade ceilings paint colors in study and great room, and paint them darker colors	\$250
• Upgrade wall paint to eggshell throughout home	\$1,000
• Upgrade wall paint to darker colors in: study, dining rm	\$400

<b>Total Cost of Lot &amp; Upgrades for VWC 181 Model Home:</b>	<b>\$347,405</b>
<b>Base Price For Custom Floorplan (to duplicate again):</b>	<b>\$535,000</b>
<b>Total Cost of Model Including Base Price of Home:</b>	<b>\$882,405</b>
<b>Special Model Home Discount:</b>	<b>\$83,405</b>
<b>Sales Price VWC 181:</b>	<b>\$799,000</b>

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