



**Extensive Client Info**

The choices and amounts on this page are for pre-sale discussion only.  
None of the information on this page is contractually binding as long as this message is present.

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☰

**0000 Architectural Design**

No Requested By Date Specified

**Client Notes**

Architectural design: Builder, on behalf of client, to engage outside architectural firm to provide custom architectural design as may be required by municipality or as required by owner for scope of project.

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**Original Budget**

There is no budget for this item

**Choices**

#1	Architectural Design allowance included	TBD
#2	Architectural design excluded	TBD

☰

**0010 Building Permits**

No Requested By Date Specified

**Client Notes**

Builder shall complete permit applications and make submissions to municipality for all building and mechanical permits required. An allowance has been included in this agreement for the permit fees. Independent municipal review costs will be billed to client as needed for storm water management and engineering review.

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**Original Budget**

There is no budget for this item

**Choices**

**Allowance: \$0.00**

#1	Exclude permits costs from agreement	TBD
#2	Include allowance for permits	TBD



### 0020 General Construction Administrative Items

No Requested By Date Specified

#### Client Notes

Home to be cleaned by a professional cleaning service. Final detailed cleaning to be performed prior to final walkthrough with Builder representative.

Dumpsters to be provided as necessary to store and remove debris.

Portable Bathroom Facilities shall be maintained on site in good condition for duration of project.

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#### Original Budget

There is no budget for this item

#### Choices

#1	General Adimistrative Items	TBD
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### 0030 Survey work and Engineering

No Requested By Date Specified

#### Client Notes

Project may require a property survey identifying boundaries, locations of existing structures, setbacks and areas of impervious coverage. Survey work includes field work and development of survey plan which is then used as necessary to provide data for any engineering work that may be required by municipality for grading and storm water management.

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#### Original Budget

There is no budget for this item

#### Choices

#1	Exclude Survey and Engineering	TBD
#2	Exclude Engineering	TBD
#3	As Builts as Required	TBD
#4	Include Survey and Engineering Work as Defined	TBD

 **0100 Site Work and Excavation** Back to Top



**0100 Demolition-Structural Demolition**

No Requested By Date Specified

**Client Notes**

Demolition of work area as defined per agreement and architectural plans and as defined by selections below. Area impacted to be protected as necessary, debris removed and disposed of. Demolition can be as minor as adding plastic sheating to protect uneffected areas and removing wall finished or walls to complete removal of an existing structure. The Environmental Protection Agency does have regulations regarding certain aspects of demolition work which need to be followed.

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**Original Budget**

There is no budget for this item

**Choices**

#1	Demo to be confined to interior spaces as per plans	TBD
#2	Demo interior and exterior spaces per plans	TBD
#3	Demo entire structure	TBD
#4	Demo driveway, sidewalks, etc.	TBD
#5	Demo is excluded from agreement	TBD



## 0110 Electric Utility Service

No Requested By Date Specified

### Client Notes

Electric Utility Service is the connection from outside of property, either above or under ground, to property itself.

Costs for standard selections pertaining to the specific project included in Agreement.

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### Original Budget

There is no budget for this item

### Choices

#1	Builder to connect to existing electrical panel	TBD
#2	Builder to supply new electrical subpanel to provide additional circuits for new work	TBD
#3	Builder to replace existing electrical breaker panel with new 42 space 200 amp breaker panel.	TBD
#4	Builder to supply new underground service entry cable including trenching and new 200 amp breaker panel.	TBD
#5	Builder to supply new underground service entry cable including trenching and new 400 amp breaker panel (2@ 200 amp)	TBD



## 0120 Erosion and Sediment Controls

No Requested By Date Specified

### Client Notes

Install silt fencing, straw bales and required temporary sediment controls on property per site development plans. Installation includes maintenance of installed systems for duration of project and removal upon final stabilization ( new grass is at least 75% grown) of property. Systems are designed for typical storm events and extraordinary storm events may cause failure of systems requiring repairs. Repairs to

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### Original Budget

There is no budget for this item

temporary systems caused by extraordinary storms are not included in agreement.

**Choices**

#1	<b>Temporary Construction Erosion and Sediment Controls</b>	TBD
#2	<b>Sediment and erosion controls excluded</b>	TBD



**0130 Excavation**

No Requested By Date Specified

**Client Notes**

Strip topsoil and stockpile on property. Excavate for foundation to plan bottom per architectural drawings and all excavated soils to be stockpiled for use during back fill. Unsuitable soil conditions at or above plan bottom are unknowns and can not be budgeted for prior to excavation. ie. Rock, soft clays, sinkholes, etc. Builder will back fill foundation with existing excavated soils. Excess soils shall be graded out on property. Expenses for hauling off-site of any excess soils is excluded from agreement. Contractor shall spread existing topsoil on disturbed areas. Once topsoil is placed, builder shall rake seed and stabilize yard with straw. Once seeded, it is owners responsibility to irrigate, fertilize, and maintain yard. Additional topsoil required due to lack of existing topsoil generated on-site is not included in agreement.

Exclusions from Agreement:

- Rock
- De-watering
- Unsuitable or unstable soil conditions
- Hidden/Undisclosed wells, tanks, pits, etc.
- Hauling expenses except as related to demolition.

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**Original Budget**

There is no budget for this item

**Choices**

#1	<b>Excavation as defined in proposal</b>	TBD
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**0140 Permanent Stormwater Management System**

No Requested By Date Specified

**Client Notes**

Installation of engineered storm water management system per approved plans. Storm water management system is required when new impervious areas are added or changed and subject to municipal requirements. Storm water management systems can include swales, above ground or underground basins, rain gardens, and various other systems to help retain or infiltrate water. Final engineering design is required to accurately price systems. System prices can vary from a few thousand dollars to \$50,000+ by design.

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**Original Budget**

There is no budget for this item

**Choices**

#1	<b>Permanent Stormwater Management System Installation</b>	TBD
#2	<b>Stormwater is excluded from agreement/not required</b>	TBD
#3	<b>Stormwater Management system is budgeted and builder shall update pricing upon approval of final engineering designs.</b>	TBD

**0150 Propane/Natural Gas Utility Service**

No Requested By Date Specified

**Client Notes**

Price for Standard Selections based on site conditions to be included in Agreement. Propane/Natural Gas is often used to provide heat, hot water, gas cooking, gas drying and can be extended for outdoor grilles.

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**Original Budget**

There is no budget for this item

**Choices**

#1	<b>Builder to tie into existing natural gas supply</b>	TBD
#2	<b>Builder to supply and install underground propane tank and connections. Owner to sign service agreement with Propane supplier.</b>	TBD
#3	<b>Builder to excavate, screen, and backfill owner supplied propane tank. All exterior connections to be coordinated by owner and their propane supplier.</b>	TBD

#4	Builder to connect to existing fuel supply inside home at service entry	TBD
#5	Not Applicable	TBD



### 0160 Property Clearing

No Requested By Date Specified

#### Client Notes

Property clearing includes removal of trees/brush from property within limits of disturbance and as defined for removal on site development plans. Stumps to be ground or removed per Builder discretion and debris removed from property. Live trees which are not called out for removal shall remain. Dead trees outside of limit of disturbance can not be removed by builder. Builder to use discretion in winter months regarding live/dead trees within limit of disturbance.

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#### Original Budget

There is no budget for this item

#### Choices

#1	Property Clearing	TBD
#2	No property clearing necessary.	TBD
#3	Exclude property clearing	TBD



### 0170 Public Water Service Connection

No Requested By Date Specified

#### Client Notes

Public Water service connection is the connection of the current system at the street to the outside of the property.

Price for selection to be included in agreement.

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#### Original Budget

There is no budget for this item

**Choices**

#1	Builder will not be disturbing existing water service and can not warrant water service issues	TBD
#2	Builder to replace existing water service using 180 PSI Poly pipe or L Copper minimum 3/4" per Water Authority up to existing service.	TBD
#3	Builder to install new water service using 180 PSI Poly pipe or L Copper minimum 3/4" per water authority requirements. Price includes tap fees and connection to main water service.	TBD
#4	Not Applicable. Property has well.	TBD



**0180 Sewage/septic utility connection**

No Requested By Date Specified

**Client Notes**

Sewage utility connection is the connection of the current public sewage at street level to the outside of the property. Septic connection is running new connection from the existing septic unit to the outside of the house.

Price for selection to be included in agreement.

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**Original Budget**

There is no budget for this item

**Choices**

#1	Builder will not be disturbing existing sewer/grinding pump or septic system and cannot warrant any issues with the above.	TBD
#2	Builder to connect to existing sewer/septic or grinding pump system. Builders responsibility only lies with newly installed systems up to point of connection.	TBD
#3	Builder to replace existing sewer/septic/grinding pump system with chedule 35 or Schedule 40 PVC pipe or as per local authority requirements	TBD



<p><b>#4 Builder to install new sewer/septic/grinding pump system per system design and authority requirements</b></p>	<p><b>TBD</b></p>
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**0200 Foundation** Back to Top



**0200 Foundation Installation**

No Requested By Date Specified

**Client Notes**

Install foundation per plans including:  
 Excavate as necessary, form and pour poured concrete footings per architectural plans and IRC (International Residential Construction Code).  
 Install minimum 4" clean stone and perimeter drain system connected to sump pit or day lighted if grade allows.

Install foundation per plan  
 Install watchdog or equivalent water proofing membrane.

See mfg data below

<http://www.tremcobarriersol...WPvsDPspecsheet.pdf>

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**Original Budget**

There is no budget for this item

**Choices**

<p><b>#1 8" Masonry Block Foundation</b></p>	<p><b>TBD</b></p>
<p><b>#2 10" Masonry Block Foundation</b></p>	<p><b>TBD</b></p>
<p><b>#3 12" Masonry Block Foundation</b></p>	<p><b>TBD</b></p>
<p><b>#4 8" Poured Concrete Foundation</b></p>	<p><b>TBD</b></p>
<p><b>#5 10" Poured Concrete Foundation</b></p>	<p><b>TBD</b></p>



## 0210 Basement Windows and Doors

No Requested By Date Specified

### Client Notes

Code requires a window or door in all lower level areas to provide for escape in case of emergency. Builder to provide Bowman Kemp or equivalent sliding window with window well and grate in compliance with code or at grade windows which comply with code if the topography allows.

### Last Comment

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### Original Budget

There is no budget for this item

### Choices

#1	Selections as defined	TBD
#2	Concrete walk up stairs with railings	TBD
#3	Bilco concrete stairs and door system	TBD
#4	Walkout door and window package with retaining wall as required.	TBD
#5	Additional lower level windows	TBD



## 0220 Interior and Exterior Concrete

No Requested By Date Specified

### Client Notes

Basement and Garage Concrete floors to be 4" concrete over minimum 4" stone with 6 mil poly vapor barrier membrane.

Porches to be 3500 psi air entrained concrete, minimum 4" with reinforcing bars as required and tied into structure as necessary.

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### Original Budget

There is no budget for this item

### Choices

#1	Concrete Flatwork per selection information	TBD
#2	Blue stone flagstone front main porch	TBD

#3	Brick front main porch	TBD
#4	Blue stone flagstone auxilliary porch(s)	TBD
#5	Brick auxilliary porch (s)	TBD

 **0300 Roof System & Materials** Back to Top



**0300 Roofing Specification and Shingle Selection**

No Requested By Date Specified

**Client Notes**

30 year architectural shingle (Tamco, GAF Timberline, or Certainteed Landmark) over #15 felt paper with ice and water shield at eaves, and valleys per code with drip edge. Ridge venting to be cobra or equivalent venting.

<http://www.tamko.com/Reside...tedAsphalt/Heritage>  
[www.certainteed.com/products/roofing/308747](http://www.certainteed.com/products/roofing/308747)  
[www.gaf.com/](http://www.gaf.com/)

Color selection to be entered below

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**Original Budget**

There is no budget for this item

**Choices**

#1	Color selection to be entered	TBD
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**0310 Skylights**

No Requested By Date Specified

**Client Notes**

Skylights-Velux skylights 2'x4' deck mounted with Velux flashing kit. Tunnel size at skylight predecated on roof slope and location in home

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and flaired open where possible.

To view skylight selections please follow this link:

[http://skylights.veluxusa.c...ght/deck\\_mounted/fs](http://skylights.veluxusa.c...ght/deck_mounted/fs)

**Original Budget**

There is no budget for this item

**Choices**

#1 Velux deck mounted skylight with flashing kit/each

TBD

**0400 Structural and Framing**

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**0400 Framing and Lumber Specifications**

No Requested By Date Specified

**Client Notes**

All lumber and framing materials sized and spaced per approved construction drawings. All materials, where applicable, to be kiln dried.

Floor sheathing to be 3/4" structural tongue and groove Oriented Strand Board installed per code.

Wall and roof sheathing to be 1/2" nom. (7/16) oriented strand board installed per code using H clips where applicable.

The 1st piece of wood installed on the foundation (sill plate) is installed with foam barrier sealer to help with air infiltration at the foundation level, and the 1st piece of wood is typically a chemically treated lumber to minimize the risk of decay where in contact with the foundation. Walls are typically 2x6 dimensional lumber and garage exterior walls may be 2x4 per designs. Floor and roof systems are designed and sized depending upon the distance between supports.

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**Original Budget**

There is no budget for this item

**Choices**

#1 Lumber and framing per specifications

TBD

#2 Substitutue OSB with plywood

TBD



### 0410 Floor Framing System

No Requested By Date Specified

#### Client Notes

Floor framing to be dimensional lumber or as called out on approved plans.

#### Last Comment

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#### Original Budget

There is no budget for this item

#### Choices

#1	Structural floor system per approved plans	TBD
#2	Upgrade to I Level TJI floor joists in lieu of standard.	TBD



### 0420 Floor Sheathing (Subfloor)

No Requested By Date Specified

#### Client Notes

The floor sheathing or subfloor is the material that is put down to hold the final flooring materials.

Floor sheathing materials installed per plans and drawings.

For information regarding the Avantec floor sheathing please follow this link:

<http://www.advantechperforms.com/>

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#### Original Budget

There is no budget for this item

#### Choices

#1	Floor framing per plans	TBD
#2	Upgrade to I-Gold floor sheathing	TBD
#3	Upgrade to Avantec floor sheathing with 50 year warranty	TBD



### 0430 Roof Framing

No Requested By Date Specified

#### Client Notes

Roof trusses to be engineered and built to specifications on construction drawings and spaced 24" on center.

#### Last Comment

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#### Original Budget

There is no budget for this item

#### Choices

#1	Roof Trusses per plans	TBD
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### 0500 Windows, Exterior Doors, Garage Doors

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### 0500 Windows

No Requested By Date Specified

#### Client Notes

Our preferred vendors are \_\_\_\_\_

Please call ahead for an appointment.

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#### Original Budget

There is no budget for this item

#### Choices

#1	Andersen 200 series windows standard (selection prior to agreement)	TBD
#2	Jeld-Wen vinyl windows standard (selection prior to agreement)	TBD
#3	Andersen 400 series- priced to plan	TBD
#4	Pella custom windows-priced to plan	TBD

#5 Jeld-Wen Builders clad wood window-priced to plan

TBD



### 0510 Exterior Doors

No Requested By Date Specified

#### Client Notes

All exterior entry doors to be included as called out on architectural drawings and included in agreement.

Where doors are not defined on plans, front entry door to be Therma-tru fiberglass with steel sidelites per plan.  
Secondary doors to be Therma-tru half glass 2 panel 9 lite steel door.

Entrance door from garage to home to be steel 6 panel 20 minute fire rated door, per code. When interior door style is changed, this door is not included in change and matching style of fire door is to be verified prior to final selection.

Exterior patio doors to be Therma-tru, single active 15 lite steel door.

Exterior sliding/gliding doors to match window selection.

Example: Andersen doors with Andersen windows and Jeld-Wen vinyl slider with Jeld-Wen Vinyl windows.

Our Preferred Vendor is \_\_\_\_\_

Please call ahead for an appointment.

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#### Original Budget

There is no budget for this item

#### Choices

#1 All doors per plan and selection information

TBD



### 0520 Garage doors

No Requested By Date Specified

#### Client Notes

#### Last Comment

Garage doors to be Wayne Dalton 9100 series steel formed in place insulation reinforced panel. Panel rated at R-8 insulation rating.

<http://www.wayne-dalton.com...rage-door-9100.html>

Standard garage door sizing is 9x7 for 8' 1st floor ceilings and 9x8 for 9' 1st floor ceilings. Double door sizing is 16' wide standard.

Door panels include square glass panel on upper most panel of door.

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**Original Budget**

There is no budget for this item

**Choices**

#1	Garage door panel selection-ranch and colonial	TBD
#2	Modify panel selection to other than ranch or panel	TBD
#3	Custom Glass panels in lieu of rectangular glass	TBD
#4	Add decorative hardware, strap and hinge hardware	TBD
#5	Garage door openers	TBD



**0530 Garage Door Opener**

No Requested By Date Specified

**Client Notes**

1/2 Chain driven opener with 2 remote controls. (1) opener per door.

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**Original Budget**

There is no budget for this item

**Choices**

#1	Each opener	TBD
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### 0540 Garage Wall Finishing

No Requested By Date Specified

#### Client Notes

Garage walls finished to level 3 drywall finish. Walls to be 1/2" Typex drywall and ceilings to be 5/8" Typex (a more fire resistant drywall than standard drywall) drywall minimum. Walls and ceilings may require additional layers or different thickness of drywall to comply with any local municipal codes which supersede the International Residential Code.

#### Last Comment

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#### Original Budget

There is no budget for this item

#### Choices

#1 Standard Level 3 Garage walls finished

TBD

### 0600 Exterior Finish & Colors

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### 0600 Primary Siding Material

No Requested By Date Specified

#### Client Notes

Pre finished Hardie Plank lap siding in select cedar mill pattern in location per construction drawings. 7" exposure, 5/16" thickness in choice of standard colors.

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#### Original Budget

There is no budget for this item

#### Choices

#1 Color selection to be entered

TBD



### 0610 Exterior Trim

No Requested By Date Specified

**Client Notes**

Rakes, Eaves, and soffits to be wood framed and capped with aluminum and vinyl. Window and door trim, where included, shall be Azek or equivalent PVC trim. (a synthetic trim which looks like smooth wood, holds paint well, and is inert so will not decay like traditional wood trim)

The moulding immediately adjacent to doors (brick mould) and door jambs to be wood.

Garage door openings and entry porch details are typically trimmed with Azek or equivalent per architectural drawings.  
[www.azek.com](http://www.azek.com)

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**Original Budget**

There is no budget for this item

**Choice**

To be specified by client

TBD



**0620 Gutters**

No Requested By Date Specified

**Client Notes**

Seamless 5" "K" style gutters with 2"x3" downspouts and splash blocks at base where downspout exits at foundation.

Splash blocks are a poly or concrete base to receive the water as it exits the downspout and aid in minimizing erosion and moving the water away from the foundation.

When stormwater management systems are installed, often underground piping will be used to convey the roof water to the stormwater management system. Where this occurs, the downspout will drop into a 4" PVC pipe that will extend water to the required location.

Standard colors for gutters are as follows:  
White, Cream, Egg Shell, Ivory, Pearl Gray, Wicker, Clay, Sand Castle, Royal Brown, and Musket Brown.

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**Original Budget**

There is no budget for this item

**Choice**

To be specified by client

TBD



## 0630 Shutters

No Requested By Date Specified

### Client Notes

14" vinyl 2 panel shutters in quantities per construction drawings. Shutters are installed at front elevation when window and facade architecture are designed for shutters.

Choose color and style:

Louvered or raised panel

Color : as per color selection available

Shutters can be accented by adding faux shutter hardware including faux hinges and shutter dogs.

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### Original Budget

There is no budget for this item

### Choices

#1	Panel shutters per plans-color selection here	TBD
#2	Panel shutters with faux hardware	TBD
#3	Louvered shutters per plans-color selection here	TBD
#4	Louvered shutters with faux hardware	TBD



## 0640 Stucco

No Requested By Date Specified

### Client Notes

Stucco to be installed as called out for in architectural drawings. Color selection for the stucco may be chosen from the Penn Crete colors below.

Stucco application requires certain steps to ensure that absorbed rain water does not infiltrate the home.

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### Original Budget

There is no budget for this item

Once the tyvek (or equiv) home wrap is installed, a weep screed (which will show up as a white horizontal line at the point where the sill plate meets the foundation) and an additional layer of asphalt impregnated felt is installed as a "bond breaker" to allow for a drainage path for absorbed water to drain to exterior . Once installed, self-furring stucco wire is installed (also called chicken wire but heavier than traditional chicken wire), 2 base coats of stucco are applied and one finish coat of stucco is applied.

Stucco is a porous cement product and small hairline cracks will occur.

The industry now recommends that all stucco be painted with elastomeric paint and that all joints where stucco meets other items be caulked and maintained. We will caulk the stucco however application of stucco paint should be done by the owner within a year or so after move-in to help extend the longevity of the system.

**Choice**

To be specified by client

TBD

**0700 HVAC**

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**0700 HVAC**

No Requested By Date Specified

**Client Notes**

Typical HVAC (Heating, Ventilation, Air Conditioning)System is forced air (ductwork which conveys heated or cooled air from main unit to each room). A natural gas or propane forced hot air system is specified to be installed.

Some homes require only 1 system and some require 2 systems. Some homes are inbetween and can be designed with zone dampering systems with 1 zone which allows for 1 furnace with separate controls for 1st and 2nd floor.

Final design will be predicated upon size of home, client preferences, and system requirements. An HVAC design (called Load Calculations) is completed to determine heating and cooling demand.

Basement areas are typically planned to be conditioned as part of the 1st floor system and if future finishing is desired, the 1st floor system may need to enlarged slightly to comply with law.

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**Original Budget**

There is no budget for this item

System locations to be set at best location for system performance.

Some different items to consider to improve air quality or for better efficiency of energy dollars:

- 1) Humidifiers
- 2) Dehumidifiers
- 3) Geothermal Systems (aka Ground Source Heat Pump)
- 4) Solar Energy
- 5) Radiant heat

**Choice**

To be specified by client

TBD

 **0800 Fireplaces**

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**0800 Fireplace (Natural Gas)**

No Requested By Date Specified

**Client Notes**

A natural gas fired fireplace is included in this agreement.

Our preferred vendor for fireplaces is \_\_\_\_

Unless otherwise specified, a natural gas fireplace will include a slate surround and flush hearth to floor and a painted wood mantle.

There are many configurations of fireplace trims including brick, tile, stone, marble, etc. depending on style and preferences.

Hearth can be elevated and finished to match the surround.

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**Original Budget**

There is no budget for this item

**Choice**

To be specified by client

TBD



**0810 Fireplace (Propane)**

No Requested By Date Specified

**Client Notes**

A propane fired fireplace is included in this agreement.

Our preferred vendor for fireplaces is \_\_\_\_\_

Unless otherwise specified, a propane fireplace includes a slate surround with flush hearth to floor and a painted wood mantle.

There are many configurations of fireplace trims including brick, tile, stone, marble, etc. depending on style and preferences.

Hearth can be elevated and finished to match the surround.

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**Original Budget**

There is no budget for this item

**Choice**

To be specified by client

TBD



**0820 Fireplace (Full Masonry)**

No Requested By Date Specified

**Client Notes**

Full masonry fireplace per plans is included in this agreement. Masonry fireplace includes stucco on the outside of the chimney and stone on the interior 5 feet high with a wooden mantle beam. Hearth is flush to floor.

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**Original Budget**

There is no budget for this item

**Choices**

#1 Extend stone from floor to ceiling

TBD

#2 Raise hearth to 18" height.

TBD



**0830 Fireplace Accessories**

No Requested By Date Specified

**Client Notes**

Fireplace accessories such as fan kits, decorative doors and inserts are available.

Our preferred vendor for fireplaces is\_\_\_\_\_

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**Original Budget**

There is no budget for this item

**Choices**

#1	Fan Kit	TBD
#2	Decorative Doors	TBD
#3	Inserts	TBD

 **0900 Stairs and Railings**

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**0900 Primary Stairs to Second Level**

No Requested By Date Specified

**Client Notes**

Oak stair treads with white painted pine risers.  
Traditional series painted white balluster with traditional series stained Newel posts and stained handrails.

Railings are standard.

Link for stair railings:  
[http://hhmillworks.com/products/stair\\_parts](http://hhmillworks.com/products/stair_parts)

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**Original Budget**

There is no budget for this item

**Choices**

#1	Upgrade newel posts to larger square type	TBD
#2	Upgrade spindles to wrought iron design	TBD



### 0910 Interior Stairs to Basement

No Requested By Date Specified

#### Client Notes

Pine box stairs to basement from first floor per plans. Paint grade or to be covered in carpet if lower level is finished.

Hand rail will be installed on wall in stair area, per code.  
If lower level is finished, a 6010 oak handrail shall be installed. If the lower level is unfinished, a pine oval handrail shall be installed.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD

## 1000 Electrical and Light Fixtures

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### 1000 Interior and Exterior Light Fixtures

No Requested By Date Specified

#### Client Notes

Home lighting plan is to be developed by builder and approved by owners prior to construction. Types and locations of lights for interior and exterior of home will be determined at that time.

When framing is complete, homeowner may walk house with electrician and decide final lighting locations before electrical pre-wire. A lighting fixture list will be developed from this walk through.

An allowance is included for homeowner to select lights based upon the fixture list that is compiled.

Our preferred vendor is \_\_\_\_

NOTE: Light fixtures which need to be ordered may take several months to receive and may not be available at time of final electric which can require temporary fixtures to be installed and a return trip by electrician after completion of home.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD





### 1010 Security System

No Requested By Date Specified

#### Client Notes

To be designed and selected with consultant per owners request.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 1100 Drywall and Insulation

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### 1100 Drywall

No Requested By Date Specified

#### Client Notes

All drywall to be installed with screws in field, primeter nails, taped and finished to a level 4 finish.  
Bath and all wet areas to include moisture resitant drywall. All tile areas to be cement board.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 1110 Foundation Wall Insulation

No Requested By Date Specified

#### Client Notes

R-11 foil or vinyl backed insulation on interior below grade walls.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 1120 Wall Batt Insulation

No Requested By Date Specified

#### Client Notes

R-19 Fiberglass Batt insulation in exterior above grade walls.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 1130 Attic Insulation

No Requested By Date Specified

#### Client Notes

R-38 Blown insulation between ceilings and attic/roof spaces.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

**Original Budget**

There is no budget for this item

**Choice**

<b>To be specified by client</b>	<b>TBD</b>
----------------------------------	------------

**1200 Plumbing and Gas**

[Back to Top](#)



**1200 Plumbing Fixtures**

No Requested By Date Specified

**Client Notes**

Our preferred vendor for light fixtures is \_\_\_\_\_

Included in your contract are the following plumbing selections and locations: All locations are per blueprint.

**Master Bathroom:**

Moen Brantford collection widespread vanity faucets at sink locations.  
Moen Brantford shower faucet with handheld shower on a slide bar.  
Moen Brantford Roman tub faucet at tub.

**Secondary Bathrooms:**

Moen Brantford centerset lav faucets at sink locations  
Moen Brantford tub/shower faucet in tub area.

**Laundry room:**

Mustee wall mounted utility tub with Moen Chateau faucet in chrome.

**Powder room:**

Kohler Wellworth collection elongated, comfort height toilet and pedestal.  
Moen Brantford centerset lav faucet.

**Kitchen**

Double bowl stainless steel sink  
Faucet allowance of \$400.00  
Garabage disposal,if allowed

All plumbing collections are in brushed nickel.

**Last Comment**

[View/Add Comments](#) [View Change Log](#)

**Original Budget**

There is no budget for this item

**Choice**

<b>To be specified by client</b>	<b>TBD</b>
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### 1210 Included Plumbing Fixtures

No Requested By Date Specified

#### Client Notes

The plumbing fixtures are included with the home and are not part of the allowance:

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 1220 Hot Water Heater

No Requested By Date Specified

#### Client Notes

60/62 Gallon Bradford White quick recovery gas-fired hot water heater is, for most applications, enough hot water for family use without being overly wasteful by having too much water being maintained at temperature 24 hrs/day.  
Some applications will require less and some more.

Instant/On Demand propane or natural gas water heaters are available as well and do not use a storage tank as they heat the water as required.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choices

#1	60 Gallon Bradford White Gas Water Heater	TBD
#2	50 Gallon Bradford White Gas Water Heater	TBD
#3	75 Gallon Bradford White Gas Water Heater	TBD

#4 On Demand 98% Navien Water Heater	TBD
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 **1300 Interior Trim, Doors, and Hardware** Back to Top



### 1300 Interior Trim

No Requested By Date Specified

#### Client Notes

Home trim package includes: 5 1/4" OG base boards on 1st level, 3 1/4" OG base boards on 2nd level, 3 1/4" BD casing on doors on 1st level, 2 1/4" BE casing on doors and windows on 2nd level, window finish includes a 2 1/4" skirt and a wooden sill; all paint grade material.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client	TBD
---------------------------	-----



### 1310 Interior Doors

No Requested By Date Specified

#### Client Notes

All interior doors to be solid and painted masonite doors.

Hollow core doors in all closets.

Choose door selection from the attached sheet below; please note that some doors are available in both wood-textured and smooth; unless indicated, the smooth door will be installed.

<http://consumer.schlage.com...spx?ModelNumber=F10> PLY 619

<http://consumer.schlage.com...spx?ModelNumber=F10> SIE 619

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client	TBD
---------------------------	-----



### 1320 Interior Door Hardware

No Requested By Date Specified

#### Client Notes

Our preferred vendor is \_\_\_\_\_. Dexter model for the interior and exterior door hardware. Style and finish to be determined.

Our preferred locksets are:

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 1400 Appliances

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### 1400 Appliance Selection

No Requested By Date Specified

#### Client Notes

An appliance allowance is included in this contract for your home. The allowance covers appliances throughout the home in areas such as:

- \*Kitchen
- \*Butlers pantry if applicable
- \*Bar if applicable
- \*Kitchenette if applicable
- \*Does not include Washer/Dryer

When provided, please review the spreadsheet which will include models, finished, locations, and pricing of your selected appliances.

Price includes delivery, taxes, and installation.

Our preferred vendor is \_\_\_\_\_.

Our sales representative is \_\_\_\_\_. His contact number is \_\_\_\_\_

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

**Choices**

#1	Appliance Package 1	TBD
#2	Appliance Package 2	TBD
#3	Appliance Package 3	TBD

**1500 Cabinetry, Countertops and Hardware**

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**1500 Cabinetry- Kitchen & Bath**

No Requested By Date Specified

**Client Notes**

Our preferred cabinet line is \_\_\_\_\_

Cabinetry allowance is for all kitchen cabinetry to include butlers pantry, if applicable. Allowance is based off preliminary kitchen design. It includes cabinets, hardware, interior accessories, tax, and delivery.

Our preferred vendor for Custom kitchen design is:

\_\_\_\_\_

Our preferred cabinet line is \_\_\_\_\_

Cabinetry allowance is for all bathroom cabinetry to include medicine cabinets, linen cabinets, and laundry room cabinets, if applicable. Allowance is based off blue print design. It includes cabinets, hardware, interior accessories, tax, and delivery.

Our preferred vendor for Custom bathroom design is:

.

**Last Comment**

[View/Add Comments](#) [View Change Log](#)

**Original Budget**

There is no budget for this item

**Choice**

**Allowance: \$0.00**

To be specified by client	TBD
---------------------------	-----



### 1510 Cabinetry Installation

No Requested By Date Specified

#### Client Notes

An allowance amount for installation of all selected cabinetry to be installed in kitchen, bathrooms, butlers pantry, laundry rooms, media rooms has been included. Based on the complication of the design, additional install fees may apply.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

**Allowance: \$0.00**

#### Choice

To be specified by client

TBD



### 1520 Granite countertops

No Requested By Date Specified

#### Client Notes

Our preferred vendor is \_\_\_\_\_

Allowance is for granite countertops throughout the home such as:

- \*Kitchen
- \*Kitchen Island
- \*Select Bath Vanities
- \*Added decorative touches in niches or knee walls

When provided, please review and verify attached spreadsheet for location, colors, edging, and pricing of the granite selections.

Tax, delivery, and installation included.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 1600 Flooring and Tile

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### 1600 Flooring- Carpet

No Requested By Date Specified

#### Client Notes

The flooring allowance of \$\_\_ per square yard includes carpet, padding, and installation labor for carpet.

Our typical carpet is \_\_\_\_\_ and the collection is \_\_\_\_\_.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 1610 Flooring- Hardwood

No Requested By Date Specified

#### Client Notes

We will install \_\_\_\_\_ in all areas to receive hardwood. We will sand in place the hardwood and stain with a Minwax stain selection. We will then seal with three coats of Polyurethane to finish hardwood on site.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 1620 Flooring-Tile

No Requested By Date Specified

#### Client Notes

#### Last Comment

The tile allowance for materials only is \$\_\_ per sq ft. Tile sizes are selected by homeowner for all designated tile areas. Tile to include not only the flooring in bathrooms but also shower and tub surrounds. Tile allowance will cover any additional accessories which may include corner shelves in showers, soap dishes in tub areas and niches in both areas.  
All allowances are figured off blue prints.

[View/Add Comments](#) [View Change Log](#)

**Original Budget**

There is no budget for this item

**Choice**

To be specified by client

TBD



**1630 Flooring- Vinyl**

No Requested By Date Specified

**Client Notes**

The flooring allowance includes material and installation labor for all vinyl.

**Last Comment**

[View/Add Comments](#) [View Change Log](#)

**Original Budget**

There is no budget for this item

**Choice**

To be specified by client

TBD

**1700 Bath Accessories**

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**1700 Bath Hardware and Mirrors**

No Requested By Date Specified

**Client Notes**

Included in this contract is a towel bar and toilet paper holder that will match the finish of the plumbing selections in each bathroom. Locations will be determined by homeowner and marked on wall prior to installation. A rectangular mirror will be installed over every sink in all bathrooms.

**Last Comment**

[View/Add Comments](#) [View Change Log](#)

**Original Budget**

There is no budget for this item

**Choice**

To be specified by client TBD

 **1800 Paint Finishes and Colors**

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**1800 Interior Paint Specifications**

No Requested By Date Specified

**Client Notes**

All painted drywall to receive one coat of primer and one coat of latex flat enamel paint which is typically sprayed on then back spotted. 1 standard wall color is included. Trim to be painted in semi gloss white. Ceilings to be flat white.

Finish schedule showing choice of any custom colors in rooms must be selected prior to the completion of rough-in stage.

**Last Comment**

[View/Add Comments](#) [View Change Log](#)

**Original Budget**

There is no budget for this item

**Choice**

To be specified by client TBD

 **1900 Driveway**

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**1900 Driveway**

No Requested By Date Specified

**Client Notes**

The finished driveway is included in this contract.

Driveway stone base and asphalt finish course included per specifications. Exact size and layout of driveway to be designed by builder to support proper site grading and approved by homeowner.

**Last Comment**

[View/Add Comments](#) [View Change Log](#)

**Original Budget**

There is no budget for this item

**Choice**

To be specified by client

TBD

2000 Landscaping & Exterior Structures

Back to Top



2000 Deck Selections

No Requested By Date Specified

Client Notes

4" concrete porch slab. Exterior columns to be painted composite 8' tapered round. Porch roof header to be polyboard wrapped 2x10's padded to match width of top of columns. Ceilings to be white vinyl soffit.

Last Comment

[View/Add Comments](#) [View Change Log](#)

Original Budget

There is no budget for this item

Choice

To be specified by client

TBD



2010 Landscaping Package

No Requested By Date Specified

Client Notes

Tree and shrub landscape package to be designed with owner input.

Last Comment

[View/Add Comments](#) [View Change Log](#)

Original Budget

There is no budget for this item

Choice

To be specified by client

TBD

2100 Miscellaneous

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### 2100 Electric Service

No Requested By Date Specified

#### Client Notes

Connection to public electric service is included. Line from public service to home service panel is included.

Electric service is assumed to be in road adjacent to property line. Trenching required beyond area of road adjacent to property line is not included. Hookup fees and any required deposit for normal residential use account setup is not included.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD



### 2110 Cable, Phone, Internet Provider

No Requested By Date Specified

#### Client Notes

Builder will coordinate the underground installation of Comcast & Verizon in conjunction with the electrical installation. It is the homeowners responsibility to arrange the respective hook up after they take possession of the home.

#### Last Comment

[View/Add Comments](#) [View Change Log](#)

#### Original Budget

There is no budget for this item

#### Choice

To be specified by client

TBD