

**PROPOSED CONSTRUCTION
Peyton II – Ranch Condo Unit
\$138,900.00**

FOUNDATION

Footings: 8" x 24" poured concrete
10' poured and imprinted concrete basement walls
Anchor bolts 12" from corners and 6' apart
Footing tile in basement with sump pump
Driveway and sidewalks: 4" concrete
Driveway approach: 6" concrete
Back concrete patio: 8' x 8'

FRAMING

Sill plates: 2 x 6 green treated installed over aluminum flashing and foam sill sealer
Center girders: 4 ply 2 x 10
2x4 Walls 16" O.C.
7/16 O.S.B. exterior sheathing
2X10 Floor Joists 16" O.C.
3/4" O.S.B. deck board, glued and stapled
1/4 luaun under vinyl floor coverings
1/4 concrete board under all ceramic tile (part of floor covering allowance)
Headers: two 2x 12 and 7/16 OSB
Tyvar house wrap

ROOFING

Engineered Trusses 24" O.C. pitch per plans
7/16 waferboard with H-clips
15 # felt paper
30-year dimensional shingle Color _____
Roof vent: cobra vent

WINDOWS

Atrium vinyl single hung windows with grilles
All bedroom windows meet egress

EXTERIOR DOORS

Taylor steel, insulated doors with deadbolts, adjustable sills and sure seal weather strip. Peep sites in all solid exterior doors at 4'6" from floor.

GARAGE DOORS

Insulated steel, raised panel, with torsion spring hardware: 8' x 7'
Opener with remote

EXTERIOR WALLS

Double 4 Vinyl siding
Fairfield vinyl siding Color _____
Vinyl Soffit Color _____
Aluminum Fascia Color _____
Seamless Gutters Color _____

INTERIOR WALLS

1/2" Drywall nailed, screwed and glued, smooth finish
Garage walls and closet walls textured finish

INTERIOR CEILINGS

5/8" Drywall nailed, screwed and glued, textured finish

PAINT

Walls and ceiling
Entire house is one color 2 coats Color _____
Doors, trim – white semi-gloss Color _____

PLUMBING

Kitchen:

- (1) Elkay Elite Stainless Steel Double Bowl Kitchen sink
- (1) Delta 440 Chrome Kitchen Faucet
- (1) Badger V Garbage Disposal
- (1) Ice Maker Valve Box and Dishwasher Hook up

Master Bath:

- (1) White Diamond 60" RH Tub/Shower Unit
- (1) Delta 1343-H79 Chrome Tub/Shower Faucet
- (1) Delta 520MPU Chrome Lavatory Faucet
- (1) White Toto Dalton Elongated Toilet w/Seat

2nd Bath:

- (1) White Diamond 60" RH Tub/Shower Unit
- (1) Delta 1343-H79 Chrome Tub/Shower Faucet
- (1) Delta 520MPU Chrome Lavatory Faucet
- (1) White Toto Dalton Elongated Toilet w/Seat

Basement:

- (1) American 40-gallon natural gas water heater
- (1) Washer Valve Box for Laundry
- (1) Condensation drain plumbed to sewage ejection pit
- Rough in for future (3) fixture bath
- (1) Sewage ejection pit with Zoeller M-267 sewage pump

Miscellaneous:

- (2) Frost proof lawn faucet

HVAC

75,000 BTU: 80+ furnace
10 Seer air conditioner
Bathroom vents: vented through the roof
Vent for clothes dryer
Return air ducts in bedrooms and all main room.

INSULATION

Walls: R-19 Cellulose
Ceilings: R-38 Cellulose
Box sill: R-19 Fiberglass batts
Garage walls: R-11 Fiberglass batts
Garage ceilings: R-11 Fiberglass batts

TRIM

Colonial base, # 445, painted white
Colonial casing, #356, painted white

DOORS

Raised 4 -panel doors; Carmelle
Kwik Set delta door knobs, brushed chrome - privacy/passage/exterior

CABINETS, COUNTERTOPS AND VANITY TOPS

Allowance \$2,505.00
Formica countertops
Cultured marble tops for the bathroom vanities.

FLOOR COVERINGS

Allowance \$ 2,439.00

LIGHT FIXTURES

Allowance \$ 468.00

APPLIANCES

Allowance \$ 1,370.00
Includes microwave, refrigerator, range, dishwasher

ADD ONS per memorandum of purchase: