

**PROPOSED CONSTRUCTION  
Peyton I – Ranch Condo Unit  
\$132,900.00**

**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  
Seamless Gutters

Color \_\_\_\_\_  
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  
Doors, trim – white semi-gloss

Color \_\_\_\_\_  
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

Main 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 \$2,500.00  
Formica countertops  
Cultured marble tops for the bathroom vanities.

**FLOOR COVERINGS**

Allowance \$ 1,935.00

**LIGHT FIXTURES**

Allowance \$ 450.00

**APPLIANCES**

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

**ADD ONS** per memorandum of purchase: