801 Cliff Road East, Suite 135

Burnsville, MN 55337

Office: 952.469.8800

Fax: 952.469.8803

Builder License# BC631164

 **Specifications Date:**

 **Exhibit “A” 16 pages Job #:**

**Buyer 1: Buyer 2:**

**Cell #: Text Y N Cell #: Text Y N**

**Email: Email:**

**Buyer Agent: FFH Agent:**

**Cell #: Cell #:**

**Email: Email:**

**Current Address:**

**New Address: TBD**

 **Lot: Block: Development:**

**Finished Square Footage:**  1244  **PLAN/REVIEW w/AGENT: BW/AV 2/3/23**

**Plan Name: GARRISON FINAL DATE:**

**CURRENT IRC & MN BUILDING AND ENERGY CODE**

**CONCRETE**

Concrete Foundation Poured Full Basement Lookout Walkout

 (Min R-10 2” Exterior Foundation Insulation and Waterproofing Included/or R15 per Plan and Code)

Basement Ceiling Height 8’ or 8’-9” Other

Drain Tile (Sleeved) Yes or No Location Interior & Exterior

 (with sealed sump basket w/ radon prevention)

Front Stoop & Steps Concrete Cedar ~~4’ Recess in Stoop~~ Other Concrete Step

Front Sidewalk Material Concrete Other

Font Sidewalk Style 3’ wide 4’ wide Square Corner Round Corner Other

 Drain tile under sidewalk at driveway

Exterior Concrete Slab(s) Yes or No Sizes \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Locations

Garage Floor Drain Yes or No Location

Garage Drop N/A CS or per Survey Garage Steps Cedar Other

Additional Information:

**CARPENTRY CURRENT IRC & MN ENERGY AND BUILDING CODE**

**Exterior Carpentry**

Siding – Front Vinyl Hardboard Pre-Fin Paint on Site Other Standard Selections

Siding – Sides & Rear Vinyl Hardboard Pre-Fin Paint on Site Other

Trim/Shakes/B&B Yes or No Location Front Gables

Additional Siding Information:

Gutters & Downspouts Yes or No Location

Exterior Stone or Brick Yes or No As Shown on Plan Other Style/Color Per Selections

Address Stone Yes (Included with Stone/Brick per plan)

Fascia and Soffits Aluminum Other

Roof Pitch 6/12 7/12 8/12 10/12 Other 3 ½ / 12

Shingles Asphalt 30 Yr Arch Timberline 40 Other

Louvers Yes or No Vinyl or Hardboard Qty \_\_\_\_\_\_\_\_\_\_\_\_ Shape

Shutters/Brackets Yes or No Vinyl or Hardboard Qty \_\_\_\_\_\_\_\_\_\_\_\_ Style

Front Porch Floor Framed (2x6) Yes or No Material: Cedar Other

Front Porch Rail (2x2) Yes or No Material: Cedar Other

Front Porch Posts Yes or No Style Square Size 6x6 cedar post w/Collars

Deck Yes or No Size Cedar Trex Other

 2x6 Floor 2x2 Rail With Steps Without Steps

 Standard Picket Rail or “Sweep” Rail

Deck Ledger Board Only None

Additional Deck Information:

**Interior Carpentry**

Ceiling Heights 1st Floor – 8’ 9’ Other

 ~~2~~~~nd~~ ~~Floor – 8’ 9’~~ Other

 Lower Level See Concrete

Room Soffit Yes or No Location

Vaulted Ceiling Yes or No Location & Type

Screened Porch Yes or No Size Cedar Trex Other

Covered Porch Yes or No Heated Yes or No

(on posts/footings) Windows: Glider or Casement

 Walls: Cedar or Sheetrock or Screen

 Ceiling: Cedar or Sheetrock Vault: Yes or No

Additional Carpentry Information: **CURRENT IRC & MN ENERGY AND BUILDING CODE**

**LOWER LEVEL FIRE ROCK LID UNFINISHED AREA AS REQUIRED TO MN OR WI CODE SHOWN ON PLAN**

**Finished Sq Ft 20**

Stairway Yes or No Notes

Bedroom Yes or No Size Notes

Bedroom Yes or No Size Notes

Bedroom Yes or No Size Notes

Family Room Finished Yes or No Size Notes

Bath Finished Yes or No 3/4 or Full Size

Other Room Finished Yes or No Size Notes

Rooms Framed Only Yes or No Size Notes

Additional Lower Level Information:

**GARAGE**

Garage Size 28x22

Garage Door(s) Size: 16x7 16x8 9x7 9x8 8x7 8x8 Other

Material Steel Insulated Raised Panel Stamped Carriage Other

Windows in Gar. Doors Yes or No Style Decorative Hardware Yes or No

Door Opener 1/2 HP Yes or No Qty/Notes

 Double Door or Single Door (Includes transmitters and keypad)

Ext Srv Door w/Deadbolt Yes or No Style Other

Windows in Garage Yes or No Glider SH Awning Other

Insulation See Insulation

Sheetrock See Sheetrock

Floor Drain in Garage See Plumbing

Garage Steps to House Cedar Maint. Free Other

Additional Garage Information:

**DRIVEWAY** (allowance item price TBD, for off-site lots)

Material Asphalt Concrete Gravel Other

 (tapered at curb)

Additional Garage Information:

**SHEETROCK CURRENT IRC & MN ENERGY AND BUILDING CODE**

Ceiling Finish Standard Spray Fine Spray Fog/Knock Down Splash Flat Other

Niches or Arches Yes or No Location

Garage Sheetrock Fire Code Full Tape Knockdown Ceilings and Paint Walls

Additional Sheetrock Information: ½ wall caps per plan, SRO owners’ closet

\*LID OF UNFINISHED SPACE PER MN 2020 CODE OR PER PLAN FOR WI CODE

**WINDOWS** Tempered Glass to Code

Type Vinyl Other

Style Single hung Glider Casement (Opening windows are indicated as open on plan) PER PLAN

Glass Low E Glass W/Argon Gas

Grids Between Panes Yes or No

 Front Only Whole House Other

**Custom Windows**

Transoms/Awnings Yes or No Qty 1 Location Dinette

Solar Tube Yes or No Qty Location

Other

**Basement Windows**

Egress Yes or No Size Per Plan (In a Concrete Window Well) Other

Daylight Yes or No Qty Location

Walk-Out Yes or No Other

Additional Window Information:

**CURRENT MN CODE FALL PROTECTION AS REQUIRED**

**DOORS**

**Exterior Doors**

Front Entrance Door Insulated Steel 3/0 6 Panel Steel Fiberglass Other

Front Door Glass Yes or No Style

 Low E Glass Other

Front Door Grids Yes or No Pattern/Style \_\_\_\_\_\_\_\_\_\_\_\_\_

Front Door Sidelight(s) Yes or No Full or 1/2 Glass

 Low E Glass Other

Sidelight Grids Yes or No Pattern/Style \_\_\_\_\_\_\_\_\_\_\_\_\_

Front Door Handle Set (inc. Deadbolt) Brushed Chrome Oil Rubbed Bronze Other

FireDoor to Garage Insulated Steel 2/8 6 Panel Steel Fiberglass Other

Patio Door(s) Yes or No Qty 1 5’ 6’ 8’ or 9’

 Location(s) Dinette

Atrium Door(s) Yes or No Qty 5’ 6’ 8’ or 9’

 Location(s)

Front Storm Door Yes or No Metal Full View or Self-Storing Location

**Interior Doors**

Style 2 Panel Poplar Stained 3-Panel MDF White Other\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Flat

Pantry Door Glass Yes or No Style

Double Doors (no glass) Yes or No Qty \_\_\_\_\_\_\_\_\_\_ Size

 Location

 Astragal Yes or No

Pocket Doors Yes or No Qty \_\_\_\_\_\_\_\_\_\_ Size

 Location

French Doors (with glass) Yes or No Qty \_\_\_\_\_\_\_\_\_\_ Size/Light

 Location

 Astragal Yes or No

Interior Door Hardware Std Round Knob Lever Upgrade Brushed Chrome Oil Rub Bronze Other

**MILLWORK**

Trim Material/Casing/Base Poplar MDF Other

Trim Style Princeton Ranch Flat Other

Trim Finish Pre-Finished Site Finished Other Color per selections

Railing Material Poplar Other

Top Railing Style N/A Hampton Traditional Other

Code Hand Rail Style N/A Round Oval  Traditional Other

Railing Material N/A Wood Iron Other

Railing Finish N/A Pre-Finished Site Finished Other Standard stained color

Railing Newel Posts N/A Square Turned Other

Railing Spindles N/A Square Other

Spindle Finish N/A Pre-Finished Site Finished Other Standard stained color

Cased Openings Yes or No Qty Location

Specialty Trim Yes or No Beadboard Shiplap Crowns

 Location

1/2 Wall w/ Wood Cap Yes or No Location Stairs, Great Room per plan

Wood Cap/Niche Yes or No Qty Location

Bench Yes or No Framed with Wood Cap Location

Coat Hooks w/Strip Yes or No Qty Location

Additional Millwork Information:

**INSULATION CURRENT IRC & MN ENERGY AND BUILDING CODE**

Material Ceilings R-50 Exterior Walls R-21 All Rims & Penetrations Spray Foam

 Vaulted Ceiling (if any) R-44

Garage Insulation Yes or No Entire Garage Walls (R-19) Ceiling (R-30) or To Code if Living Space Above

Sound Insulation Yes or No Location

Additional Insulation Information: \*Cold floor areas to be blown to capacity with fiberglass or spray foam above garages or cantilevers

**HVAC CURRENT IRC & MN ENERGY AND BUILDING CODE / ALL DUCTWORK SEALED TO MN CODE**

Gas Natural or Propane

Furnace 92% 95% Sealed Combustion Variable Speed

Split Trunk System Yes or No (Separate trunk from furnace to first and second floors)

Electronic Dual Zone w/stats Yes or No

Central A/C Sized to Code Yes (Mounted to foundation on brackets per plan location)

Thermostat Day/Night Programmable Location per plan

Air to Air Exchanger Yes or No

Upgrade Bath Fans Yes or No Vented down and out where possible

Humidifier (whole house) Yes or No

Dryer Vent Yes or No

Gas Dryer Yes or No Washer/Dryer on Pedestal Yes or No

Gas Range Yes or No

Gas Cook-Top Yes or No

Gas Lines Yes or No Future Gas Line Location

Ext Vent Hood/Micro/Cooktop Yes or No (Note: Must have make-up air per code, maximum 300 CFM)

Floor Vent Covers White or Tan (Wall Vent Covers are White)

Clothes Chute w/Door Yes or No 1-Story or 2-Story Location

Passive Grill to Laundry Yes or No

Additional HVAC Information:

**DUCT BLAST AS REQUIRED PER CODE BY HVAC AT ROUGH-IN/DUCT CLEANING NOT INCLUDED**

**PLUMBING Newest plumbing code items incorporated w/ ENERGY AND BUILDING CODE**

**Lower Level** Rough-in or Finished

Toilet White Standard Comfort Height Elongated Other

Sink Vanity w/2CM Quartz Undermount 1 Bowl 2 Bowls See also Countertops

Faucet Chrome Single Lever or Brushed Chrome Single Lever 4” Spread Other

Full Fiberglass Shower Yes or No 48” 60” 60” w/seat Sterling

Shower Base Yes or No Fiberglass Ceramic Note: Size per plan

Shower Surround Ceramic Walls Other

Fiberglass Tub/Shower Yes or No Size Per Plan Other

Slip-in Tub Surround Yes or No Ceramic Other

Additional Lower Level Information: Moen faucet by default unless otherwise selected and noted

**1/2 Bath** Yes or No

Toilet White Standard Comfort Height Elongated Other

Sink Vanity w/2CM Quartz Undermount 1 Bowl Pedestal (white) See also Countertops

Faucet Chrome Single Lever or Brushed Chrome Single Lever 4” Spread Other

Additional 1/2 Bath Information: Moen faucet by default unless otherwise selected and noted

**Main Bath**

Toilet White Standard Comfort Height Elongated Other

Sink Vanity w/2CM Quartz Undermount 1 Bowl 2 Bowls See also Countertops

Faucet Chrome Single Lever or Brushed Chrome Single Lever 4” Spread Other

Full Fiberglass Shower Yes or No 48” 60” 60” w/seat Sterling

Shower Base Yes or No Fiberglass Ceramic Note: Size per plan

Shower Surround Ceramic Walls Other

Fiberglass Tub/Shower Yes or No Size Per Plan Other 6032

Slip-in Tub Surround Yes or No Ceramic Other

Additional Main Bath Information: Moen faucet by default unless otherwise selected and noted

**Owner’s Bath**

Toilet White Standard Comfort Height Elongated Other

Sink Vanity w/2CM Quartz Undermount 1 Bowl 2 Bowls See also Countertops

Faucet Chrome Single Lever or Brushed Chrome Single Lever 4” Spread Other

Full Fiberglass Shower Yes or No 48” 60” 60” w/seat 6032

Shower Base Yes or No Fiberglass Ceramic Note: Size per plan

Shower Surround Ceramic Walls Other

Fiberglass Tub/Shower Yes or No Size Per Plan Other

Slip-in Tub Surround Yes or No Ceramic Other

Fiberglass Tub Yes or No Size \_\_\_\_\_\_\_\_\_\_ Drop-In Stand Alone Whirlpool Soaking Tub

 One Piece Fiberglass w/Apron (No deck)

Deck Yes or No Ceramic Solid Surface

Splash Yes or No Ceramic Solid Surface

Front Yes or No Ceramic Solid Surface

Shower Heads/Valves Qty 1

Additional Owner’s Bath Information: Moen faucet by default unless otherwise selected and noted

**Miscellaneous Plumbing**

Water Supply City Water or Well

Waste System City Sewer or Septic System Ejector Pump/Lift Station Yes or No

 Conventional/Mound Design & Allowance

Kitchen Sink Stainless Steel Cast Iron Acrylic Drop-In Under Mount Front Apron/Farm Sink

 50/50 60/40 Full Single Bowl Other

Kitchen Faucet Chrome Single Lever (w/Pullout Spray) or Brushed Chrome Single Lever (w/Pullout Spray)

 Other: Moen

Line to Ice Maker Yes or No

Exterior Faucets 2-Frost Free Per Plan Other

1” Sprinkler Line Yes or No (Includes Valve, Vacuum Breaker and Winter Drain)

Water Heater 40 50 75 Gallon Gas Power Vent Electric \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Water Softener Yes or No Loop Only

Sump Pump Yes With Alarm

Wet Bar/Sink Yes or No Rough-In Only Stainless Steel Acrylic 15” or Full Sink

Laundry Tub/Sink Yes or No Self-Standing Wall Mounted Drop-In w/Cabinet

 Mustee 10 Mustee 11 Other/Location

Laundry Water Waste Gray Box or Standpipe

Laundry Pedestal Yes or No Framed Size \_\_\_\_\_\_\_\_\_\_\_\_ or Appliance (Purchase out of Appliance Allowance)

Radon System Yes or No Passive Active

Garbage Disposal Yes or No (Purchase out of Appliance Allowance)

Floor Drain in Garage Yes or No (Verify with City if allowed & type)

Additional Plumbing Information:

**ELECTRICAL Newest Electrical Code w/ MN ENERGY AND BUILDING CODE**

Electrical Service 200 AMP w/surge protection

Cover Plate/Devices White Ivory Light Almond

Ceiling Fan Wired – Yes or No Qty 2 Location

 Installed – Yes or No Qty

Phone, TV, Cable Jacks Yes or No Qty 4

Recessed Can Lights Yes or No Qty

Flush Mount LED Disk Yes or No Qty (Purchase out of Light Fixture Allowance with Lighting Studio)

Bedroom Lights Ceiling Fixtures Switched Outlets

Over/Under Cab Lighting Yes or No Location

Exterior Garage Lights Qty 3

Front Door Lights Qty 1

Exterior Outlets Yes Per Code Other

Electric Dryer Yes or No

Electric Range Yes or No

Electric Wall Oven Yes or No

Microwave/OTR Circuit Yes or No

Freezer Circuit Yes or No

Sump Pump Circuit Yes or No

Garage Door Opener Outlet Yes or No Qty 1 2 3 Add Garage Outlets Qty

Irrigation System Outlet Yes or No

Water Softener Wiring Yes or No

Low Voltage Wiring Yes or No Speaker Security

Tech Tube Yes or No Location

Well Wiring Yes or No

Septic System Wiring Yes or No

In-Floor Heat Yes or No Location

Doorbell Standard Wire Yes or No Includes Install

Additional Electrical Information:

**FIREPLACE**

**Location # 1** Yes or No

Type Gas Direct Vent See Through Other

Face Granite Standard Stone Ceramic Other Per Selections

Size 6’x5’ Other

Firepot Flush Raised Hearth: None Flush Raised

Options Blower Remote Wood Mantle Wood Surround

 Style\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Color \_\_\_\_\_\_\_Per Selections

**Location # 2** Yes or No

Type Gas Direct Vent See Through Other

Face Granite Standard Stone Ceramic Other Per Selections

Size 6’x5’ Other

Firepot Flush Raised Hearth: None Flush Raised

Options Blower Remote Wood Mantle Wood Surround

 Style\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Color \_\_\_\_\_\_\_Per Selections

Additional Fireplace Information:

**CABINETS**

**Kitchen** Modular Custom Built

Door Style Flat Panel Shaker Other

Wood Species Maple Oak Other

Finish Pre-Finished Site Finished Color Per Selections/Signed Final Cabinet Layout

Upper Cabinet Height 7’ or 7’-6” or 8’ Staggered Yes or No Other

Soffit in Kitchen Yes or No (Open Above)

Hardware & Crown Molding Standard None Other

Kitchen Base Pull-Out Shelves Yes or No

Built-in Cooktop/Oven Cabinet Yes or No

Lazy Susan Yes or No Qty

Recycle Center Cabinet Yes or No

Soft Close Drawers Yes or No Location

Soft Close Doors Yes or No Location

Pantry Yes or No Built-In Cabinet or Walk-In Size 18x24x84

Center Island Yes or No Back on Island: Panel or Wall Size

Other

**Bath** Modular Custom Built

Door Style Flat Panel Shaker Other

Standard Vanity Height Yes or No Location Main Bath

Tall Vanity Height Yes or No Location Owners Bath

Wood Species Maple Oak Other

Finish Pre-Finished Site Finished Color Per Selections/Signed Final Cabinet Layout

Hardware Standard None Other

Linen Cabinet(s) Yes or No Qty 1 Location Hall Size 18”x24”x84”

**Laundry**  Yes or NoCustom Built

Door Style Flat Panel Shaker Other

Wood Species Maple Oak Other

Finish Pre-Finished Site Finished Color Per Selections/Signed Final Cabinet Layout

Laundry Tub Base Cabinet Yes or No w/ Countertop Yes or No See also Plumbing

Upper or Lower Cabinets Yes or No # of Feet

Counter Top Only (open below) Yes or No # of Feet

Clothes Chute w/Door Yes or No Location

Additional Cabinet Information

**Miscellaneous Cabinets** (style and finish per selection)

Bookshelves Yes or No # of Feet \_\_\_\_\_\_\_\_\_\_ Location

Entertainment Center/Built-In Yes or No # of Feet \_\_\_\_\_\_\_\_\_\_ Location

Window Seat Yes or No # of Feet \_\_\_\_\_\_\_\_\_\_ Location

 Hinged or Stationary

Mudroom Yes or No Lockers Built-Ins Other

Cabinet Bench Yes or No Location

Coat Hooks w/Strip Yes or No Location by Cabinet Company

Desk Yes or No Top\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Location

Electrical Panel Door Cover Included if panel is in finished area (Verify on Site)

Additional Cabinet Information

**PAINTING/STAINING**

**Interior Painting**

Wall Paint (one color included) 2 Coats of Flat Latex Paint Other Standard colors

Accent Paint Yes or No Qty 1 2 See paint diagram/selections for location

Upgrade Options Yes or No Durations Semi-gloss Eggshell Other

 Location

Pre Finished Millwork Yes or No Location Throughout – prefinished stained standard colors

Site Finished/Stained Yes or No Location

Site Finished/Painted Yes or No Location

Site Finished/Enameled Yes or No Location 2 Under Coats & 2 Top Coats

**Exterior Painting/Staining** (per selections)

Paint Yes or No 2 Coats of Standard Paint Ext Door Frames OH Garage Door & Frame

 Other Area(s)

Columns Yes or No Per Selections

Stain Wood Front Porch Yes or No Other Decks or Porch locations Yes or No

Additional Paint/Stain Information:

**COUNTER TOPS**

Kitchen Material Standard Laminate Granite Quartz Other

Kitchen Backsplash 4” (match countertop material) or Full Ceramic Other

Edging Standard Other

Snack Bar Yes or No Peninsula/Center Island Flush or Raised w/Brackets from Cabinet Co.

Bar/Laundry Top Yes or No Standard Laminate Granite 2CM Quartz

Bar/Laundry Splash 4” (match countertop material) or Full Ceramic Other

Vanity Tops w/Sinks Granite 2CM Quartz Vanity Qty 2 White Undermount Oval Rectangle

Vanity Tops Splash 4” (match countertop material) or Full Ceramic See also Plumbing

**MIRRORS/SHOWER DOORS/BATH HARDWARE/SHELVING**

Standard Mirrors Yes or No Qty 2 Height 30” 36” 42”

 Locations: (2) 42” Owners and Lower bath (1) 30” main level bath

Mirrors w/Frame Upgrade Yes or No Loc \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Style:

Oval Mirrors Upgrade Yes or No Qty Style:

Std Bypass Shwr Door Yes or No Qty 1 Location: Owners Bath 60”

 Trim: Chrome Brushed Nickel Black Dark Bronze

 Glass: Std Clear Rain (upgrade) Other:

Upgrade Shwr Door Yes or No Qty Location:

 Trim: Chrome Brushed Nickel Black Dark Bronze

 Semi-Frameless Frameless w/ 3/8 Heavy Glass No or Yes

 Glass: Std Clear Rain (upgrade) Other:

Glass Panel Yes or No Location

Towel Bars Yes or No Qty \_1 ea bath\_ Location per plan

 Color: Chrome Brushed Nickel Black Dark Bronze

 ~~By Owner Labor & Material~~

Towel Rings Yes or No Qty \_ \_ Location

 Color: Chrome Brushed Nickel Black Dark Bronze

 ~~By Owner Labor & Material~~

Paper Holders Yes or No Qty \_1 ea bath\_ Location per plan

 Color: Chrome Brushed Nickel Black Dark Bronze

 ~~By Owner Labor & Material~~

Closet Shelving Standard Wire Free slide Upgrade Melamine Upgrade

 Double Single Per Plan Stack Owners

 ~~By Owner Labor & Material~~

 Location: Per Plan Other

Walk-In Pantry Shelving Yes or No Standard Wire Melamine Upgrade by Cabinet Company See also Cabinets

**CERAMIC TILE LEVEL 1 or Upgrade Allowance $\_\_\_\_\_\_\_\_\_\_\_\_**

Ceramic Floors Yes or No Location

Shower/Tub Deck Yes or No Location See also Plumbing

Back Splash Yes or No Location See also Countertops

Electric In-Floor Heat Yes or No Location See also Electrical

Additional Ceramic Information

**CARPET flooring LEVEL 1 STANDARD or UPGRADE**

Carpet Floors Yes or No Location: Per Selections

Carpet Pad Standard Location: Per Selections

**Sheet VINYL flooring LEVEL 1 STANDARD or UPGRADE**

Vinyl Floors Yes or No Location: Per Selections

**LVP/lvt flooring** Upgrade

LVP/LVT Floors Yes or No Location: Per Selections

**WOOD/laminate flooring** Upgrade

Wood/Laminate Yes or No Location:

Finish On Site or Pre-Finished

Material Oak, Birch, Maple, Engineered, Laminate

 ½” ¾” 3/8” Nail Down Floating

**MISCELLANEOUS**

Interior Construction Cleaning Included

Window Construction Cleaning Included

Mechanical/Duct Cleaning Yes or No $350 Split/Rambler $500 2-Story

**ALLOWANCES** THESE ALLOWANCES ARE INCLUDED IN THE STRUCTURE PRICE GIVEN BELOW

**Standard Allowances**

Building Permit $ 12,000

Lot Closing/Construction Interest Cost Allowance $ Included (Paid by Builder w/ Approved Partner Lender Construction Loan Program up to maximum 110 days)

Closing Costs (on end loan) $ 0

Vinyl (Includes Sub-Floor) SqYd. $ Level 1

Carpet (Includes Pad and Install) Sq Yd. $ Level 1

Additional “Miscellaneous” $ 0 (For any changes/upgrades through construction buyer intends to include w/financing)

Appliances $ 3,000 Add $ \_\_\_\_\_\_\_\_\_ Total:$\_\_\_\_\_\_\_\_\_\_\_\_

Light Fixtures $ 3,000 Add $ \_\_\_\_\_\_\_\_\_ Total:$\_\_\_\_\_\_\_\_\_\_\_\_

Low Voltage/Media $

Sod/Landscaping $ 3,000 Add $ \_\_\_\_\_\_\_\_\_ Total:$\_\_\_\_\_\_\_\_\_\_\_\_

Retaining Wall $ 0 May be required per final grade or survey elevation to be added at buyers expense

**Site Allowances -** Unknown costs applied against actual figures upon completion

Excavating Allowance $ 9,875 (For costs associated with Basement Dig, Back-Fill, Final Grade, **DOES NOT** include any black dirt or retaining walls, Import/Export may be more or less)

Sewer/Water Hookup to Std. City Service $ 1,500

Driveway Allowance $ 3,000 (Costs for Labor/Material/Equipment for cutting out and hauling Rock for Driveway)

Well Allowance $ 0

Septic Allowance $ 0 (Add $100.00 for Separate Tank to Garbage Disposal or Garage Floor

 Drain)

Perk Test Allowance $ 0

Tree Removal Allowance $ 0

Utility/Hook-Ups or other Misc Site Fees $ 0

**Bids for site allowances can be narrowed down only after survey, building permit and septic design.**

**Builder to credit any actual amounts “less” than allowance at closing; Buyer to pay any actual amounts “over” allowances at execution of change order or closing, whichever occurs first.**

 **Structure Price $**

 **Lot Allowance $**

 **Purchase Agreement Price $**

**Sweat Equity**

 Allowance $ Credit at Purchase or Closing

 Allowance $ Credit at Purchase or Closing

 Allowance $ Credit at Purchase or Closing

 Allowance $ Credit at Purchase or Closing

 Allowance $ Credit at Purchase or Closing

 Homeowners doing their own work understand that all labor and materials to complete their work are their responsibility. Fieldstone Family Homes will not pay for materials when homeowner does their own work. **Homeowner must have signed sweat equity amendment at Purchase Agreement.**

**SPECIAL NOTES**

\_\_\_\_\_\_\_\_\_\_ Buyer is aware Builder will schedule Excavation approximately 30-90 days upon completion of the below items:

 Preconstruction final sign-off of plans, specs and selections

 Approved financing and Lot and Loan closing

 Approved Building permit from the City

\_\_\_\_\_\_\_\_\_\_ Buyer is aware closing and move-in will occur as outlined in Purchase Agreement.

\_\_\_\_\_\_\_\_\_\_ YES NO DOES NOT APPLY Buyer is aware Covenants apply to property; Buyer has a copy of the Covenants. Received Date: \_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_ YES NO DOES NOT APPLY Buyer is aware that Architectural Approval is required before construction can begin and Buyer will pay any additional costs to meet Architectural Approval.

\_\_\_\_\_\_\_\_\_\_ YES NO DOES NOT APPLY Buyer is aware of City Escrow for Landscaping/Tree(s)/Sod

 Amount of Escrow $ TBD

 Amount in Price $

 Buyer is refunded when work is complete and Inspected

 Yes or No TBD with Landscaper/Builder

\_\_\_\_\_\_\_\_\_\_ YES NO DOES NOT APPLY Buyer is aware Lot Interest and Lot Closing costs that accrue during construction is the Buyer responsibility. **These costs are paid by the Builder if using a preferred lender, from the time of construction to Certificate of Occupancy.** (Interest accrues from Lot Purchase Date through Closing Date)

\_\_\_\_\_\_\_\_\_\_ YES NO DOES NOT APPLY Buyer is aware that any retaining walls necessary to complete final grade are the Homeowner’s Responsibility.

\_\_\_\_\_\_\_\_\_\_ YES NO DOES NOT APPLY Buyer is aware that Septic Pumping is the Homeowner’s Responsibility.

\_\_\_\_\_\_\_\_\_\_ YES NO DOES NOT APPLY Buyer is aware mailbox installation is the Homeowner’s Responsibility. Buyer to check with developer/City/County/USPS for installation guidelines.

**OPTIONS: Not included in Price – to be decided before dig.**

**Additional Information:**

**We hereby agree to the disclosure of the information on this form and information given to the mortgage lender by the undersigned to the real estate sales associate and to the seller to whom we have submitted a purchase agreement.**

**Buyer # 1 Date**

**Buyer # 2 Date**

**Seller Date**

**Representative Date**

**Construction Coordinator at Pre-Construction Date**

**These Final specifications as Exhibit A become part of the building contract and are incorporated with the home plans. Any buyer requested changes to final specifications after signature must be documented on change order through builder. Minor deviations from Final Plans/Specs during construction may occur due to site, code, or scheduling conditions. Deviations or substitutions would be of similar or like material in quality, performance, and design of original.**