



3411 Fisherville Woods Ct., Louisville, KY 40023
502-643-8492

Specifications and Allowances

Sample Buyer Residence

Date: 1/1/2002

Buyer Mr and Mrs Sample
Current Address 123 Build Street
Louisville, KY

New Home Location Lot 100 Happy Home Acres
Louisville, KY

Overview

General Description One story home with 2 car attached garage with front entrance on a walkout basement

Square Footage

	Finished	Unfinished
Above Grade	1846	0
Below grade	0	1846
TOTAL	1846	1846

Lot

Subdivision Happy Home Acres
Lot # 100
Municipality Jefferson County, KY
Plot Plan Provided by Builder prior to construction.
Land Surveying Included and performed by licensed land surveyor
Rock Soundings Not Included
Soil/Perk Tests Not Applicable

Financing

Construction Loan Closing Costs Financing costs will vary and are included via the following allowances. Costs include title exam, recording costs, attorney fees, appraisal, etc

Allowance	
Lump Sum	<u>2500</u>
Total Allowance	2500

Construction Loan Interest Included. Interest will be charged on ONLY borrowed funds and invoiced each month the loan is open

Allowance	
Lump Sum	<u>4000</u>
Total Allowance	4000

Permanent Financing
Costs and Fees Not Included

Admin

Insurance General Liability	Builder's policy is included Subcontractor Policy is required of all subcontractors
Builder's Risk	Builder's policy is included
Workers Comp	Builder's policy is included Subcontractor Policy is required of all subcontractors
Building Plans	By Builder – See attached
Real Estate Commission	3.0 % to Buyer's Agent Happy Buyer Realty
Building Permit	By Builder
Plumbing Permit	By Plumbing Contractor
HVAC Permit	By HVAC Contractor
Electrical Permit	By Electrical Contractor
Fireplace Permit	Not applicable
Septic Permit	Not Applicable
Other Permits	Not included – Any permit not mentioned here is not included and shall be the responsibility of the owner to obtain.
Sewer Tap Fee	Not Applicable
Capacity Fees or Other MSD Fees	Not Applicable
Water Service Fee	By Builder
Electric Service Fees	By Builder
Gas Service Fee	By Builder
Temporary Utilities During construction	By Builder
Termite Treatment	The home shall be treated during construction and a warranty letter shall be provided at closing.
Property Taxes	Not Included

Site Work

Initial Prep	Clean and clear site as needed to prepare for excavation								
Clearing and Tree removal	Not Applicable								
Excavation Rock Removal	Not included – See Construction Agreement for rock clause if needed								
Grading	The site will be kept at a positive rough grade throughout construction activity. Once the exterior of the house is complete and weather allows, the lot will be finish graded.								
Fill Dirt and Top Soil	<p>Builders estimates that dirt from basement excavation will be adequate for back filling and rough grading. Excavated material is also suitable for finish grading. If top soil is needed, it will be applied to allowance list. Allowance includes material and delivery.</p> <table border="0" style="margin-left: 40px;"> <tr> <td colspan="2">Allowance</td> </tr> <tr> <td>Fill Dirt</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Top Soil</td> <td style="text-align: right;"><u>600</u></td> </tr> <tr> <td>Total Allowance</td> <td style="text-align: right;">600</td> </tr> </table>	Allowance		Fill Dirt	0	Top Soil	<u>600</u>	Total Allowance	600
Allowance									
Fill Dirt	0								
Top Soil	<u>600</u>								
Total Allowance	600								
Drainage	No additional work required for lot drainage. Grade shall have a slope away from house to allow for rain water to run off.								
Landscaping	<p>Included and designed by buyer. Allowance includes mulch, plants, shrubs, etc. and installation.</p> <table border="0" style="margin-left: 40px;"> <tr> <td colspan="2">Allowance</td> </tr> <tr> <td>Landscaping Materials and installation</td> <td style="text-align: right;"><u>1000</u></td> </tr> <tr> <td>Total Allowance</td> <td style="text-align: right;">1000</td> </tr> </table>	Allowance		Landscaping Materials and installation	<u>1000</u>	Total Allowance	1000		
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Sod	<p>Sod material is provided by subcontractor. Price includes delivery and installation. Coverage is an estimate and shall be per allowance.</p> <table border="0" style="margin-left: 40px;"> <tr> <td colspan="2">Allowance</td> </tr> <tr> <td>Sod Material and installation</td> <td style="text-align: right;"><u>2500</u></td> </tr> <tr> <td>Total Allowance</td> <td style="text-align: right;">2500</td> </tr> </table>	Allowance		Sod Material and installation	<u>2500</u>	Total Allowance	2500		
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Foundation

Footings	<p>Continuous poured concrete footing per plans 3000 PSI ready mix concrete Reinforced with steel bars placed horizontally throughout footing</p>
Foundation Walls	<p>Continuous poured concrete walls 9' high 3500 PSI ready mix concrete Reinforced with #4 (1/2") steel bars placed horizontally throughout wall Wall height is 9 feet tall at full height then step down for walkout. Framing is anchored to foundation with 1/2" x 12" anchor bolts. Brick drop allows for brick or stone veneer to go down to grade with no foundation showing.</p>
Retaining Walls	Not Applicable
Waterproofing	Rubberized spray applied to foundation wall prior to backfilling. Spray includes a 15 year warranty.

Sump Pump Sump Pump located in basement will collect ground water and pump it to exterior of foundation. Location noted on the plan and per buyer approval

Structural Steel

Structural Beam And posts Great Room vault – Steel ridge beam, engineered and sized by supplier
No steel in basement

Steel Lintels Steel lintels are 1/4" angle irons that support brick over windows, doors and other openings. There will be 4" of bearing on each end of a lintel.

Concrete Flatwork

Garage Slab Gravel base material, tamped in place.
Poured concrete floor, 4" thick
3500 PSI concrete
Smooth Trowel Finish
Control joints are saw cut

Basement Slab Gravel base material, tamped in place.
Poured concrete floor, 4" thick
3500 PSI concrete
Smooth Trowel Finish
Control joints are saw cut

Front Porch Per plan and is approximately 10' x 8'
Gravel base material, tamped in place.
3500 PSI concrete, 4" thick,
Exposed Aggregate finish
Control Joints shall be tool cut as needed.

Rear patio Gravel base material, tamped in place.
3500 PSI concrete, 4" thick,
Exposed Aggregate finish
Control Joints shall be tool cut as needed.
Patio size is approximately 30 x 12

Private Walk Walk shall go from driveway to front steps/porch

Driveway Drive shall be width of garage doors extending to the street
Gravel base material, tamped in place.
3500 PSI concrete, 4" thick,
Exposed Aggregate Finish
Control Joints shall be hand tooled as needed.

City Walks City walks connect to walks on adjoining properties.
Gravel base material, tamped in place
3500 PSI concrete, 4" thick
Broom finish with tooled joints as needed to match existing

Note: Please be aware that is normal for concrete to crack. This occurs for many reasons; concrete shrinks as it cures, it is poured in an uncontrolled environment, concrete slabs and subject to shifting with the ground as weather freezes and thaws, settles etc. The builder cannot guarantee the concrete from cracking, but every possible precaution will be taken to control the cracks. Control joints, solid base material and reinforcement will all be used to help prevent cracks.

Framing

Framing work will follow details and specifications outlined on the building plans. Below are a few additional details and clarifications.

Floor System	<p>Pressure treated sill plate is anchored to top of foundation with anchor bolts. Foam sealer is placed under plate to reduce air infiltration and provide a vapor barrier. Plate is also caulked or foam spray sealed to concrete for an additional air barrier.</p> <p>Floor system is dimensional lumber system designed and engineered for this house and the specific spans and load requirements. Sizes and layout are designed by supplier. Engineered beams are custom sized for loading requirements</p> <p>Sub Floor sheathing is ¾" tongue and groove OSB. Applied with glue and nailed. Note: Prior to finish floors being installed over sub floor, the OSB is screwed as needed to prevent future squeaks.</p>
Wall System	<p>2 x 4 and 2 x 6 premium wall studs Dimensional and Engineered beams for headers as needed per plans. Wall height varies per plans. Wall sheathing is 7/16" OSB providing a solid wood wall with superior strength House wrap applied to all sides of home to prevent air and water infiltration.</p>
Roof System	<p>Dimensional lumber and engineered beams for long spans, hip and ridge beams as needed per plans. 5/8" OSB roof sheathing – thicker than standard for a solid, flat roof. Continuous ridge venting for high performance ventilation</p>
Other Framing	<p>Cornice is 2 x 6 gutter boards' for stronger, straighter gutter line. Interior wall height is 9' Master bedroom ceiling is single tray per plan Great room ceiling is vaulted</p>

Windows and Exterior Doors

Note all doors and windows are installed with combination of silicone caulk and tape flashing to prevent air and water infiltration.

Front Door	<p>Door shown on plan is a 6080 double entry door Actual door can be selected by buyer per the following allowance amount.</p> <table border="0" style="margin-left: 40px;"> <tr> <td colspan="2">Allowance</td> </tr> <tr> <td style="padding-right: 20px;">Front Door purchase price</td> <td style="text-align: right;">2500</td> </tr> <tr> <td>Sales tax included</td> <td style="text-align: right; border-bottom: 1px solid black;">_____</td> </tr> <tr> <td>Total Allowance</td> <td style="text-align: right;">2500</td> </tr> </table>	Allowance		Front Door purchase price	2500	Sales tax included	_____	Total Allowance	2500
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Total Allowance	2500								
Rear Entry	<p>Master Bedroom – 3068 Full view patio door Great Room – 6068 Full view French patio door, side hinged</p>								
Basement Entry	<p>6068 Full view French patio door, side hinged</p> <table border="0" style="margin-left: 40px;"> <tr> <td colspan="2">Allowance</td> </tr> <tr> <td style="padding-right: 20px;">Purchase price</td> <td style="text-align: right;">1500</td> </tr> <tr> <td>Sales tax included</td> <td style="text-align: right; border-bottom: 1px solid black;">_____</td> </tr> <tr> <td>Total Allowance</td> <td style="text-align: right;">1500</td> </tr> </table>	Allowance		Purchase price	1500	Sales tax included	_____	Total Allowance	1500
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Garage Entry To House Solid Core fire rated door. Profile to match interior doors
Single bore for keyed entry. Weather stripping and threshold
Door size is 2'8" x 6'8"

Overhead Garage Door 18" x 8' Raised panel steel door, insulated
Automatic opener sized per supplier with 2 remotes. Key pad entry

Allowance	
Purchase price	4000
Installation included	<u>0</u>
Total Allowance	4000

Attic Access Pull down attic ladder located in garage ceiling

Windows Silverline by Anderson White vinyl windows
Sized per plans - grills between the glass - low-E glass.
Windows are single hung throughout except fixed windows in master bath
Transom window over great room windows and door
Screens provided with windows

Roof Windows Not Included

Heating, Ventilating and Air Conditioning

First Floor and Basement

Air conditioner 1 – Trane Model Air Conditioner 3 ton – 14 SEER

Furnace 1 – Trane Model Gas Furnace 80,000 BTU, 92% AUE

Thermostat 1 – Trane touch screen thermostat

Dryer Vent 4" vent installed in the walls and floors as needed to vent clearly to outside

Bath Vents Bath fans are vented directly to exterior.
Master bath standard fan only
Master water closet is fan with light
Hall Bath is standard fan only

Kitchen Vent Kitchen vent over the range, vented through the wall to the exterior

Plumbing

Water Service ¾" Residential underground service up to 40' long
Water Company: Louisville Water Company

Gas Service Installed underground and in a pvc sleeve up to 40' long
Gas Company: Louisville Gas and Electric

Rough in Water Lines in the home are cpvc or pex lines
Drain lines and vents are schedule 40 PVC

Plumbing fixtures, Trims and toilets these are supplied per allowance. Buyer's selections will be will be
and purchase price shall be applied to this allowance

Allowance	
Purchase price	<u>4000</u>
Total Allowance	4000

Note – Plumbing fixtures are supplied per below allowance. Builder will only include these items if
supplied by local plumbing supply house. No online retailers shall be used by builder. If buyer wishes to

supply fixtures from a supplier on their own (i.e. internet, Lowers, etc.) then the buyer is responsible for ensuring all parts are included with fixture. Furthermore, if a warranty issue arises with this fixture, the buyer is responsible for managing this warranty claim.

Basement 2 – Exterior Hose bibs to exterior
 1 – Navien 240-A High Efficiency gas tankless water heater
Gas supply to furnace and range
1 – Sump crock and pump piped to the exterior
1 – Floor drain near furnace

Kitchen 1 - Kitchen faucet and installation
 1 – Disposal appliance and installation
 1/3 HP disposal (Badger or Moen model)
1 - Dishwasher installation and connection
1 - Ice maker box
1 – Kitchen Sink Connection
Sink selection by homeowner per allowance
 Allowance
 Purchase Price 250
Gas to range

Laundry 1 – Washer Box

Master bath 2 - Vanity Connection
 2 – Faucet connection
1- – toilet connection
1- Full tile shower
1 - Shower valve and trim connection
1 – Master tub supplied by Allowance
 Allowance
 Purchase Price 1000
1 – Master tub and valve connection

Hall Bath 1 – Vanity Connection
 1 – Faucet connection
1 - Toilet installation
1 – Fiberglass Tub unit with tile surround
1 – Tub/Shower valve and trim connection

Electrical

Service 200 amp, underground service up to 50'
Electric Company: Louisville gas and Electric

Wiring Electric is wired to code for quantity of outlets and circuits (GFI, Arc fault and standard)
Plugs and switches are standard white devices and covers

Note: Prior to electrical rough-in, Builder will request a walk through with buyer to discuss placement of lights, switches, TV outlets, and phone jacks.

Overall electric service includes:

Circuits for the following are included:

1 – Gas Furnace 1 – Air Conditioner
1 – Gas tankless water heater 1 – Dryer 1 – Washer
1 – Microwave 1 – Electric/Gas Range 1 – Range Hood

- 1 - Refrigerator
- 1 - Dish Washer
- 1 - Disposal with switch
- 5 - Ceiling Fan installations
- 1 - Telephone Jacks
- 6 - TV Outlet
- 1 - Door Bell
- 2 - Bath Fans
- 1 - Bath Fan w/ light
- 1 - Whole house Fan
- 4 - Outside plugs
- 1 - Garage Door w/ sensors
- 5 - Smoke / Heat Detectors
- 3 - Carbon/Smoke Combo Detector
- 2 - wall outlet in garage
- 1 - Floor Outlet
- 0 - Dimmer Switches
- 1 - Sump Pump
- 1 - 240V outlet in garage

Light Fixtures

Recessed Ceiling lights
 Supplied and installed at rough in by electrician.
 Supplied fixture is 5" light with white trims.
 21 Included

- 4- - master bed
- 4 - Great Room
- 6 - Kitchen
- 3 - Hall
- 4 - Deck

Exterior Eave Recessed Lights not included

Surface Mounted Light Fixtures

All surface mounted light fixtures are selected by buyer according to the below allowance. This is a lump sum allowance to cover all surface mounted lights such as ceiling fans, sconces, coach lights, pendants, and the like. Allowance includes light bulbs.

Allowance	
First floor	4000
Basement	<u>800</u>
<u>Lump Sum Purchase Price</u>	4800

Under Cabinet/Counter lighting – 3 Included

Rope Lighting Not included

Note; Included in this allowance are all fixtures mounted on the surface, both interior and exterior as well as all required housing, down rods, and anything needed to install the fixture.

Security System None included

Insulation

Insulation requirements vary throughout the home and shall be installed as follows. The rating specified here meet or exceed local energy code requirements. Prior to insulating, all penetrations through the envelope of the home will be sealed to prevent air infiltration and increase the overall effectiveness of the thermal barrier.

	<u>Method</u>	<u>R-value</u>
Foundation Walls	Fiberglass	R-11
Above Grade outside walls	Dense Packed Cellulose	R-13
Band Board	Fiberglass	R-13
Floors over unconditioned space	Fiberglass	R-30
Attic Blow- in	Loose Fill Cellulose	R-38

Garage Walls Not Included
Garage Ceiling Not Included

Drywall

Interior Walls ½" gypsum board; glued, nailed and screwed.
Metal corner bead applied as required
Tape finished smooth and ready for paint

Bathroom walls shall have moisture resistant gypsum board as needed.

Interior Ceilings ½" gypsum board; glued, nailed and screwed.
Tape finished smooth and ready for paint

Garage Walls ½" gypsum board; glued, nailed and screwed.
Metal corner bead applied as required
Tape finished smooth and ready for paint
Exposed concrete foundation walls in garage shall remain exposed. No drywall or framing is included to cover over concrete foundation in garage.

Garage Ceiling ½" gypsum board; glued, nailed and screwed.
Tape finished and textured – no paint

Note: Please be aware that drywall is an imperfect material and imperfections and blemishes are typical. Robertson Built Homes employs quality contractors and we shall pursue the highest level of workmanship. However, due to the nature of the material and the installation and finishing process, imperfections may be present. The industry uses a 6 foot rule. Meaning, we will repair and address any blemish visible from 6 feet from wall under normal lighting.

Reasons for imperfections are as follows. First of all, drywall is installed to wood studs that will continue to move as it settles or dries out. As loads are added or removed from rooms and as humidity levels increase and decrease, the wood in all homes slightly expand and contract. The drywall and the joint compound is a rigid material that may show lines or pops if this occurs. Secondly, gypsum board has a paper surface and joint compound is (once it dries) a rigid "powdery" material. These two different materials will take paint differently and reflect light differently, thus showing as an imperfection. Finally, the last major reason for typical imperfections is that when joint compound is applied over nails or over tape to seam two boards together, the compound must be built up slightly, and then sanded smooth. This slight build up may be noticeable as light shines along a wall or ceiling. It is also notable that paints with a gloss or sheen will show more imperfections than a flat paint.

Again every effort will be made to keep these imperfections from being noticeable. We will keep the home as dry as possible during construction, thus preventing increased levels of shrinkage in the studs. We will glue and screw the gypsum boards to the studs. We also use high quality materials to ensure maximum customer satisfaction.

Finally, if a nail pop or other imperfection occurs after occupancy, and is extraordinarily noticeable, we will be happy to correct the issue in accordance with the 1 year builder warranty.

Paint

Note: All paints are Porter Paint brand or equal.

Exterior Doors Two finish coats of paint
If any door requires stain or gel stain, additional charges may apply
Charges shall be issued via change order

Interior Ceilings:	Two coats white, ceiling paint. Colored ceilings may require additional coats and are subject to additional charges
Interior Walls	Two coats of latex flat paint Up to two colors included. Additional colors may be subject to an additional charge
Interior Doors	Pre-primed plus two finish coats
Interior trim	Pre-primed plus two finish coats

Note: Higher gloss paints and darker colored paints (especially red) may require additional coats to get proper coverage. Additional charges may apply. Further, higher gloss paints are more likely to show imperfections

Interior trim and Millwork

Stairs System To Basement	Finished with oak treads and painted risers Painted skirt board along wall and base board trimmed on landing Box newel posts and handrail around stair opening Iron Balusters with straight design Wall mounted handrail – oak grip rail Stain and paint color by buyer
Interior Doors	Prehung split jamb doors 6' 8" tall doors Sizes and swing per plans Choice of standard door profile by buyer Black hinges Door casing applied 3½" Flat Casing
Casing	Windows and Doors are trimmed with casing Casing is 3 ½" Flat
Base Molding	Base applied throughout to trim bottom of wall - 4¼" flat Base is to be painted white Shoe Molding Molding over wood floor areas to be stained - Stain to match floor. Moldings over tile floors shall be painted color of base
Crown molding	Included in master bedroom tray
Wood Closet Shelving	Included throughout – See below for specific details
Other millwork	No built ins or mud bench shown on plan No additional millwork included

Interior Finish Items

This section is for finish items specifications and allowances. Each allowance shall be for material purchases only, unless otherwise specified.

Flooring	Wood flooring included for first floor areas; foyer, stair landing great room, dining area, kitchen, pantry, halls bedrooms and closets First Floor wood Wood Floor
	Allowance
	Purchase Price \$5.00 per SF

Quantity	1477
Tax	<u>Included</u>
Total Allowance	7387

Tile

Tile allowance is for tile material only. Setting and backer materials are included. Tile installation is included allowing for straight laid patterns and ceramic tile. Tile installed in a pattern or natural stone tile require additional labor and additional charges will apply. All charges will be approved prior to work being done and issued via change order.

Standard grout is also included. Grout color choice by buyer.

Master Bath Floor	Allowance	
	Purchase Price	\$3 per SF
	Quantity	90 SF
	Tax	<u>Included</u>
	Total Allowance	270

Master Shower Full tile shower – floor and walls. Allowance is lump sum for all tile

Allowance	
Purchase Price	<u>\$1000 Lump Sum</u>
Total Allowance	\$1000

Master Tub Surround Tile Skirt and splash tile Allowance is lump sum

Allowance	
Purchase Price	<u>\$500 Lump Sum</u>
Total Allowance	\$500

Laundry Floor

Allowance	
Purchase Price	\$3 per SF
Quantity	90 SF
Tax	<u>Included</u>
Total Allowance	270

Hall Bath floor

Allowance	
Purchase Price	\$3 per SF
Quantity	50
Tax	<u>Included</u>
Total Allowance	150

Hall Bath Tub Surround Fiberglass tub with tile surround up to standard height Allowance is lump sum for all tile purchases

Allowance	
Purchase Price	<u>\$800 Lump Sum</u>
Total Allowance	\$800

Kitchen Backsplash Tile Quantity is rough estimate. Field measurements will be precise.

Allowance	
Lump Sum Purchase Price	300
Tax	<u>Included</u>
Total Allowance	300

Cabinetry

Kitchen Cabinets – Designed with buyer. This allowance includes cabinets, hardware, delivery and installation

Allowance	
Purchase Price Lump Sum	14,000
Installation	2000

Tax included in lump sum	
Total Allowance	16,000

Kitchen Counter tops – Allowance is for kitchen counter top and splash. Buyer to select style, material and color. This allowance includes material, delivery and installation. No separate allowance for back splash.

Allowance	
Purchase Price Lump Sum	4000
Tax included in lump sum	
Total Allowance	4000

Master Vanity and top - This allowance is for vanity and top together. Delivery and Installation included in allowance

Allowance	
Purchase Price Lump Sum	2000
Tax included in lump sum	
Total Allowance	2000

Hall Bath Vanity and top - This allowance is for vanity and top together. Delivery and Installation included in allowance

Allowance	
Purchase Price Lump Sum	1800
Tax included in lump sum	
Total Allowance	1800

Laundry Cabinets Not Included

Door Hardware Door knobs, levers, pulls. A lump sum allowance

Allowance	
Purchase Price Lump Sum	1300
Tax included in lump sum	
Total Allowance	1300

Bath Mirrors Mirrors, framed or none framed. This allowance is a lump sum

Allowance	
Purchase Price Lump Sum	800
Tax included	
Installation include	
Total Allowance	800

Bath Accessories (Towels bars, rings, etc) – Lump Sum allowance

Allowance	
Purchase Price Lump Sum	800
Tax included in lump sum	
Installation included	
Total Allowance	800

Shower Enclosure Lump Sum Allowance for shower enclosures for master shower, hall bath tub/shower and basement tub/shower

Allowance	
Purchase Price	4000
Installation and Tax included	
Total Allowance	4000

Closet Shelving Custom built wood shelving painted with trim color
Shelf with black hanger bar in closets
Final layout designed with buyer

Included layout as follows
 Pantry – 5 Rows of wood shelving on 2 walls per plan
 Master Closet – 24: stack of shelving
 36" stack of shelving
 25' of Shelf with rod
 Hall Bath Linen – 4 rows of shelving
 Bed 2 and 3 – Single row of shelf with rod

Appliances Allowances for Appliances shall include any required materials associated with appliance for installation.

Allowance

Purchase Price	
Range	1000
Microwave	400
Range Hood	300
Dishwasher	500
Refrigerator - Main	2000
Installation supplies	included above
Tax included	
Installation/Delivery	
Allowance Total	4200

Exterior Finishes

Roof Material Shingles are Tamko 30 year dimensional shingle
 Color and style selected by buyer
 Flashing as needed
 Ice and water guard in valleys
 Continuous ridge venting and additional vents as required

Siding and trim Brick, stone and Fiver cement siding per plans
 Standard overhang with vinyl soffit and aluminum trim
 Fiber cement siding is installed primed and field painted – Paint color by buyer
 Porch ceiling is vinyl bead board material
 Standard color choice by buyer

Gutters and Downspouts 5" continuous, seamless gutter system with hidden fasteners
 2 x 3 downspouts to grade
 Standard color choice by buyer

Brick Brick exterior per plans. Brick selection by buyer
 Allowance is per thousand brick.. Note – Quantity is an estimate. Field measurements will be more precise.
 Typical bond pattern Address Stone included

Allowance

Purchase Price	\$387 per 1000
Quantity (1000)	19
Tax included	
Total Allowance	7353

Mortar Mortar is an allowance items because different colors have different costs.
 Color Selection by Buyer. Allowance is per bag.

Allowance

Purchase Price	\$13 per BAG
Quantity	133
Tax included	

Total Allowance 1692

Brick Cleaning Light washing is included

Stone Veneer Cultured Stone on front per plans
This allowance is for labor and materials. Selection of stone and mortar shall be by buyer. Base materials, wiring and other installation materials are applied to this allowance. .

Allowance	
Labor	\$2500
Materials	2500
Tax included	
Total Allowance	<u>5000</u>

Rear Deck Pressure treated wood deck per plan – 12' x 18'
Standard railing system with 2x2 wood balusters
Stairs to grade not shown on plan, but is included as a one directional, straight stair to grade

Screen in Deck The covered section of the rear deck shall be screened in. This is included per lump sum allowance. Total invoice amount applied to this allowance.

Allowance	
Labor and Materials	2500
Installation included	
Total Allowance	<u>2500</u>

Mailbox Curb side mailbox included and shall be of consistent design as the rest of neighborhood.

Note; as construction commences and progresses, variation from these specifications are at the builder's discretion. Builder will review any significant variance with buyer. Any significant variation from these specifications will not be done without review with buyer.

All parties acknowledge and accept above specifications;

Robertson Built Homes, Inc.
Paul Robertson, President

Signature Date

Buyer

Signature Date Signature Date