



Custom Design + Build on Your Lot

STRUCTURAL INTEGRITY

- 9' Tall 10" Poured Reinforced Concrete basement
- 9' First Floor walls
- 2 x 6 Exterior Walls
- Engineered Roof Trusses
- 3/4" T&G Sub-flooring nailed , glued and screwed
- 7/16" OSB Roof Sheathing
- 5/8" Drywall on all ceilings
- Cement board/mud base tiled areas

EXTERIOR FEATURES

- Brick/Stone per plan
- Painted six-panel entry door with one or two sidelights and deadbolt
- Grids and classic louvered shutters for front windows per plan
- Premium Cement Fiber Siding (James Hardi Board).
- Andersen 200 energy-efficient, maintenance-free Clad Wood windows & patio doors
- Kwikset satin nickel exterior door hardware
- Glass block basement windows
- CertainTeed Landmark shingles
- Seamless Gutters and downspouts

INTERIOR FEATURES

- Full interior painting
- Painted six-panel garage/house service door
- Painted Colonist 6 Panel Doors
- Kwikset satin nickel door hardware
- Painted Base and casing moldings
- Partial Open Rail Stairs (See Plan)
- Garage interior completely drywalled and slick taped
- Custom Master Closet Design

SITE IMPROVEMENT ALLOWANCE

- See Below
- Preliminary Price Quotes Assume Level, Cleared Ready to Build Lot.

KITCHENS AND BATHS

- Granite kitchen and vanity counter tops. Laminate tops in laundry
- Custom hardwood cabinets
- Master Bathroom with Separate Tub and Shower per plan
- Mirrors and Master Shower Door
- Master Bathroom Tiled Shower
- Tiled Bathroom flooring

ENERGY EFFICIENCY & MECHANICAL

- 90+ % high-efficiency gas furnace
- High-efficiency central air conditioning
- 50-gallon gas high-efficiency water heater
- Insulating exterior wall sheathing OR OSB exterior sheathing (your choice)
- Tyvek housewrap to further reduce moisture and air infiltration
- R-40 ceiling insulation
- R-21 wall insulation (2x6)
- Insulated 16' x 7' & 8' x 7' garage doors per plan
- Electric smoke alarms with battery back up
- Carbon monoxide detector for additional safety
- Two phone and two cable outlets
- Prewire for garage door opener
- 2 exterior GFI electrical outlets
- Coach light wiring at exterior doors
- 200-amp service per plan
- 2 Frost-free spigots

INCLUDED ALLOWANCES AND FINISHES

- Typical Plans
- Custom Cabinets
- Granite Kitchen and Bath Tops
- Mirrors and Shower Door per plan
- Hardwood Foyers and Kitchens
- Tile Flooring and Baths
- Carpet and Vinyl Flooring per plan
- Complete Lighting Fixture
- Kitchen Appliances
- Complete Plumbing Fixtures

All Site Improvements Not Included. To be estimated upon site visit and billed at Builder Cost + 15%
Contact us today for your On Your Lot Custom Design + Build Proposal

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Note: Provided Allowances to be determined upon Site Visit and Assessment

| Typical Site Allowance Items | |
|--|------------------|
| Item | Cost |
| Building Permits & Fees | \$0 |
| Surveys, Topo and Plotting | \$0 |
| Tree Clearing etc. | \$0 |
| Initial Grading/Temp drive | \$0 |
| Soil Compaction Testing | \$0 |
| Required Engineering | \$0 |
| Required Structural (Piers) | \$0 |
| Soil Erosion Controls | \$0 |
| Other Testing | \$0 |
| Land Balancing | \$0 |
| Non Typical Excavation | \$0 |
| Import/Export Fill Dirt & Comp. Sand | \$0 |
| Non Typical Backfill | \$0 |
| Final Grade | \$0 |
| Sump Line | \$0 |
| Electric Service (By Owner) | \$0 |
| Gas Service (By Owner) | \$0 |
| Water Tap Fees (By Owner) | \$0 |
| Water Tap & Line | \$0 |
| Sewer Tap Fees (By Owner) | \$0 |
| Sewer Tap & Line | \$0 |
| Septic Design Fees | \$0 |
| Septic Permits | \$0 |
| Septic System Install | \$0 |
| Well Install | \$0 |
| Driveway | \$0 |
| Walks | \$0 |
| Patios/Decks | \$0 |
| Landscaping | \$0 |
| Irrigation | \$0 |
| Retaining Walls | \$0 |
| Concrete Pumps | \$0 |
| Winter/Weather Charges | \$0 |
| Drop Grade Brick Cost (If Applicable) | \$0 |
| Walkout Bsmt Extra Cost (If Applicable) | \$0 |
| Daylight Bsmt Extra Cost (If Applicable) | \$0 |
| Other | \$0 |
| | \$0 |
| Builder Service Fee | 15% \$0 |
| | Total \$0 |