

# Fieldstone Duplex Community

## Customer Allowances, Options and Specifications

### General Allowances:

Carpet, Pad, and Installation (Per Square Yard)	\$14.55
Vinyl Flooring and Installation (Per Square Yard)	\$12.60
Laminate (Per Square Foot)	\$3.65
Lighting	
The Denise	\$1050.00
The Evan	\$1310.00
The Dees	\$940.00
The Birchum	\$1150.00
Kitchen Appliances (Stove, DW, MW, Refr.)	\$2221.00
Kitchen/Bathroom Cabinets and Installation *Crown Molding On Kitchen Cabinets	
The Denise	\$3325.00
The Evan	\$4015.75
The Dees	\$3762.44
The Birchum	\$5273.50
The Evan/Denise Powder Room Cabinet	\$200.00

All allowances include sales taxes and shipping charges unless specified otherwise. Customer will receive credit for Allowances budgets not used. Customer is responsible for maintaining an accounting of Allowance expenditures including any overages. Overages are to be paid directly to Vendor by Customer prior to ordering product. Contractor will provide Customer with a Closing Summary of Allowance Overages and Signed Change Orders at the closing of the Customer's loan.

All Customer selections must be made with Contractor's Approved Vendor List.

<b>Plan Specifications:</b>	
Plan Square Footages:	
The Denise	1555
The Dees	1149
The Birchum	1440
The Evan	1612
Appliances Frigidaire Stainless Steel	
Electric Range: FEF3017LS	\$588.60
Dishwasher: FBD2047LS	\$315.65
Microwave(Vented): FFMV162LS	\$243.75
Refrigerator Side by Side: FFHS2622MM	\$1073.00
<b>TOTAL</b>	<b>\$2221.00</b>

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Ceiling	Knock Down
Ceiling-Garage (Dees & Birchum Plans Only)	Knock Down
Doors (Entry)	Smooth Fiberglass
Doors (Interior)	Masonite 2 Panel Hollow Core with 3 ¼” Casing, Satin Nickel/Oil Rubbed Bronze Hinges
Fireplace	Majestic/Heat N Glo 32” Electric
HVAC	Brant 13 SEER Heat Pump
Insulation R Value	
Walls	15
Attic	30
Interior Trim/Finish	
Baseboard	5 ¼” Speed Base
Door/Window Casing	3 ¼” Casing
Chair Rail	Family Room/Foyer/Kitchen
Mantel	Stock Mantel with Marble Legs/Header
Kitchen Countertop	Post Form Laminate with 4” Backsplash, 12 Stock Colors, Other Colors are an Upgrade
Bathroom Countertop	Cultured Marble, Recessed Oval
Hardware – Bathroom	Satin Nickel/Oil Rubbed Bronze Towel Bars, Rings, Paper Holder
Hardware – Doors	Kwikset Polo (Satin Nickel or Oil Rubbed Bronze)
Mirrors	Hanging
Closet Shelving	Closetmaid PVC Coated Wire
Tub/Shower Units Enclosure	Master Bath: Kohler Whirlpool/Shower Combo. Guest Bath: Tub/Shower Unit
Landscaping	Front & Rear Yard: Centipede Sod
Patio/Storage:	Per Plan
Paint	
Trim – Semigloss Latex	Three Coats (includes primer)
Walls – Flat	Two Coats, One Color Throughout Home, See Carpet Vendor for Standard Colors
Plumbing	
Bathroom Faucets	ProFlow 2-Handle 4” Spread
Shower Faucets	ProFlow
Bathroom Water Closets	Mansfield Alto White
Kitchen Sink	Sterling Stainless 33 x 22 Model S114024NA
Kitchen Faucet/Sprayer	ProFlow
Garbage Disposal	½ HP

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Security System	Honeywell control panel with one keypad, one siren, door contacts on entrance doors and one motion detector. Monitoring extra charge to Buyer.
Shingles	Timberline 30 Year Dimensional Color: Weatherwood
Exterior Colors:	Stone Veneer: Quality Stone Veneer Provence Front: Hearthstone w/Hearthstone Board & Batten Accent Right Side Gable & Nailite Antique Gray Shakes Left Side Gable Sides/Rear: Hearthstone Shutters: Black Board & Batten
Windows	Silverline by Andersen Single Hung Low E Vinyl Windows with Screens
Blinds	2" Faux Wood
Water Heater	40 Gallon Electric
Floor Covering:	
Bathrooms/Laundry	Vinyl
Bathrooms	Tile
Bathroom ½ Bath	Laminate
Foyer	Laminate
Kitchen/Breakfast, Family Room	Laminate
Bedrooms, Hallways	Carpet

The above Allowances and Specifications have been reviewed by Customer(s):

\_\_\_\_\_

Customer

\_\_\_\_\_

Date

\_\_\_\_\_

Customer

\_\_\_\_\_

Date

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<b>Customer Optional Upgrades:</b>		
<p>All prices listed are the cost to upgrade to the option stated assuming Builder has NOT installed “Standard” item. Many, if not all, upgrade prices below are costs in addition to the “Standard” item’s cost. Example: Upgrade prices for flooring below assume that “Standard” carpet/vinyl has not been installed.</p>		
<b>Smooth Ceiling Upgrades</b>		
Denise Plan		\$1025.00
Evan Plan		\$1025.00
Dees Plan		
Birchum Plan		
<b>Painting Upgrades</b>		
Interior trim color other than ICI Dulux White Semi-Gloss	Minimum charge. Color selected may result in increased charge	\$250.00
Interior wall color other than standard color or more than one color in home	Minimum charge per color. Color selected may result in increased charge	\$200.00
<b>Flooring Upgrades</b>		
Denise Plan: Laminate flooring extended through living room only		NC
Denise Plan: Laminate flooring extended Through living room & master bedroom		\$320.00
Evan Plan: Laminate flooring extended through living room only		NC
*Above price for standard flooring only. Any upgrade will be additional cost to buyer.		
<b>Shower Doors/Mirrors</b>		
Each tub/shower unit enclosure		\$450.00
Plate glass with Beveled Strips	Per square foot of glass area	\$5.10
One-piece mirror with beveled edging	Per square foot of glass area	\$15.00
<b>Miscellaneous Upgrades</b>		
Non-stock Kitchen Countertop Laminate Color		\$75.00

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<b>Screen Porch Upgrades</b>		
Screen Porch Denise Plan		\$1370.00
Screen Porch Evan Plan		\$1370.00
<b>Appliances Options</b>		
<b>Frigidaire Package (Black/White)</b>		
FEF3017W/B	Electric Range	-\$61.30
FDB2400KW/B	Dishwasher	-\$48.15
FMV162LW/B	Microwave	-\$16.35
FFTR1715LW/B	Refrigerator – Top Freezer	-513.60
FFH2622MW/B	Refrigerator – Side by Side	NC
<b>Washer &amp; Dryer Upgrades</b>		
<b>Estate by Whirlpool</b>		
EED4300VQ	Electric Dryer	\$425.00
ETW4400VQ	Washer	\$435.00
<b>TOTAL</b>		<b>\$860.00</b>