

# Karrington Crossing Townhomes

## Plan Specifications

### General Allowances:

Carpet, Pad, and Installation (Per Square Yard)	\$14.25
Vinyl Flooring and Installation (Per Square Yard)	\$13.60
Laminate Flooring, Pad, and Installation (Per Square Foot)	\$3.55
Lighting (Burney)	\$787.00
Lighting (Wilson)	\$672.00
Lighting (Porter)	\$787.00
Lighting (Nikki)	\$832.00
Kitchen Appliances (Stove, DW, MW, Refr.)	\$2295.00
Kitchen and Bathroom Cabinets and Installation	
The Burney	\$3500.00
The Wilson	\$3133.71
The Porter	\$4522.40
The Nikki	\$4008.80
Powder Room Cabinet & Mirror	\$380.00

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.

Plan Specifications:	
Plan Square Footages:	
Burney – Two Story Three Bedroom	1460
Porter – Two Story Three Bedroom	1460
Nikki – Two Story Three Bedroom	1463
Wilson – Two Story Two Bedroom	1068
Appliances Frigidaire Stainless Steel	
Electric Range: FFEF3048LS	\$600.00
Dishwasher: FFDB2408NS	\$340.00
Microwave (vented): FFMV164LS	\$255.00
Refrigerator: FFHS2622MS	\$1100.00
<b>TOTAL</b>	<b>\$2295.00</b>
Doors (Entry)	
Front: Smooth Fiberglass	

# Karrington Crossing Townhomes

## Plan Specifications

	Rear: Vinyl Clad Slider, Satin Nickel Hinges
Doors (Interior)	Masonite 2 Panel Square Hollow Core with 3 ¼" Casing, Satin Nickel Hinges
Fireplace	Majestic/Heat N Glo 32" Electric
HVAC	Trane 13 SEER Heat Pump w/2 Zone Damper System
Insulation R Value	GUC E300 Program
Walls	15
Attic	30
Interior Trim/Finish	
Baseboard	3 ¼" Speed Base
Door/Window Casing	3 ¼" Casing
Chair Rail	Family Room/Foyer/Kitchen
Mantel	Stock mantel
Cabinets	Flat Panel Birch. Three stain options available at no extra charge. See Customer Optional Upgrades for upgrade options. 1/2 Bath: Freestanding Cabinet and top
Kitchen Countertop	Post form laminate with 4" backsplash, 12 stock colors, other colors are an upgrade. Part of cabinet allowance.
Bathroom Countertop	Cultured Marble, Recessed Oval. Part of cabinet allowance.
Hardware – Bathroom	Brushed Nickel Towel Bars, Rings, Paper Holder
Hardware – Doors	Kwikset Cove
Mirrors	Plate glass, 42" high
Closet Shelving	Closetmaid PVC coated wire
Tub/Shower Units Enclosure	Upgrade
Window Treatments	Two-inch faux wood blinds – All windows
	Vertical Vinyl – Rear Sliding Doors
Ceilings	Sprayed
Landscaping	Front yard only: Centipede Sod
Patio:	Width of unit 6' High PVC Privacy with 4' Gate Depth: 12'. Recessed for HVAC unit.
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	Proflo PF5210BN 2-Handle 4" Spread
Powder Room Faucets	Brantford Brushed Nickel

# Karrington Crossing Townhomes

## Plan Specifications

Shower Faucets	Proflo PF7656BN
Bathroom Water Closets	Mansfield Alto White
Kitchen Sink	Sterling Stainless 33 x 22 Model S114024NA
Kitchen Faucet/Sprayer	PFLL5011MBN
Garbage Disposal	½ HP
Structured Wiring	Prewired for computer network in bedrooms and family room. Networking equipment extra charge to Buyer.
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	IKO 30 Year Dimensional Color: Weatherwood
Wallpaper	Upgrade
Water Heater	40 Gallon Electric
Windows	Silverline Single Hung Vinyl Tilt Windows with Screens
Floor Covering:	
Bathrooms/Laundry	Vinyl
Foyer	Laminate
Kitchen	Laminate
Breakfast	Laminate
Family Room	Laminate
Bedrooms, Hallways	Carpet

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

\_\_\_\_\_

Customer

\_\_\_\_\_

Date

\_\_\_\_\_

Customer

\_\_\_\_\_

Date

# Karrington Crossing Townhomes

## Plan Specifications

Customer Optional Upgrades:		
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.		
<b>Smooth Ceiling Upgrades</b>		
Burney Plan		\$950.00
Grady Plan		\$700.00
Porter Plan		\$950.00
<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: Use of more than one wall color in home. Cost noted is per extra color. If primary color requires more than two coats to cover walls, Buyer will be quoted cost to use this color(s).	Minimum charge per color. Color selected may result in increased charge	\$200.00
<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>Appliances Upgrades</b>		
<b>Estate by Whirlpool Washer &amp; Dryer Upgrade</b>		
Model	Description	Price (includes tax)
EED4300VQ	Electric Dryer	\$498.00
ETW4400VQ	Washer	\$530.00
<b>TOTAL</b>		<b>\$1028.00</b>

# Karrington Crossing Townhomes

## Plan Specifications

### Typical Utility Usage

The following utility usage rates were provided to RRB by Greenville Utilities Commission. These usage rates reflect average monthly utility bills over a one year period from November 2011 to October 2012. Your actual utility usage may change to do rate increases and/or your actual usage. Rocky Russell Builders makes no implied or actual guarantee that your home will have these same averages. This information is provided for informational purposes only.

Porter Plan: Electricity = \$100.03 per month  
Water = \$12.87 per month  
Sewer = \$14.92 per month

Burney Plan: Electricity = \$93.75 per month  
Water = \$8.37 per month  
Sewer = \$10.17 per month

Wilson Plan: Electricity = \$74.02 per month  
Water = \$9.74 per month  
Sewer = \$11.63 per month