

Jagoe Homes

Home Estimate - Specifications including standards and selected options

PROPERTY INFORMATION

Community The Ballads at Bluegrass Commons	Lot Unit 7 - Lot 192	Address 2169 Ottawa Drive	Series Artisan - Craftsman	Base Plan Leonardo - Craftsman
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PURCHASER INFORMATION

Customer:	Home:
Address:	Work:
	Cell:
	Email:

OPTION INVESTMENT PER CATEGORY

Appliances	\$2,655.00	Cabinet Hardware	\$0.00
Cabinets	\$1,415.00	Countertops	\$2,905.00
Door Hardware	\$0.00	Drywall & Paint Finishes	\$0.00
Electrical, Media, Communications	\$1,900.00	Energy Efficiency	\$0.00
Exterior Appearance	\$2,765.00	Exterior Concrete	\$760.00
Exterior Doors	\$510.00	Exterior Features	\$0.00
Fireplaces	\$4,070.00	Floor Coverings	\$1,150.00
Floorplan Modifications	\$165.00	Foundation System	\$0.00
Foundations	\$0.00	Framing	\$0.00
HVAC	\$0.00	Insulation	\$580.00
Interior Trim/Doors	\$525.00	Landscaping & Yard	\$0.00
Mirrors	\$65.00	Natural Lighting & Ventilation	\$0.00
Outside Decks & Patios	\$9,820.00	Plumbing	\$4,810.00
Roofing	\$0.00	Shelving	\$0.00
Site Layout	\$0.00	Special Requests	\$1,610.00
Square Footage Modifications	\$4,875.00	Structural	\$0.00
Ventilation	\$0.00		

INVESTMENT SUMMARY

Base Price	\$194,700.00
Lot Premium	\$0.00
Total Options and Change Orders	\$40,580.00
Total Discounts and Specials	\$20,100.00
Total Investment	\$255,380.00
Addendum Change Orders	\$0.00
Grand Total Investment	\$255,380.00

REQUIRED DEPOSITS AND PAYMENTS

Grand Total Investment	
Balance Due At Closing	

Exterior Appearance

Home Elevation

Leonardo - Elevation C2

Artisan Series

Unit Price Qty Extended Price

\$2,765.00

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Exterior Appearance

	Unit Price	Qty	Extended Price
<i>Cultured Stone/Craftsman Elevation</i>			
Cultured Stone/ Craftsman Elevation			Included in Price
Color			
Selected Color: Ledgestone KY			Included in Price

Foundation System

	Unit Price	Qty	Extended Price
<i>Foundation System</i>			
Insulated Concrete Slab			Included in Price

Energy Efficiency

	Unit Price	Qty	Extended Price
<i>HERS Rating</i>			
HERS Rated Home (Less than 85 Score)			Included in Price
Note - Jagoe Homes receives all applicable rebates for energy efficiency, utilities, manufacturers, etc. Rebates have been reflected as a discount in Base Price of Home			

Square Footage Modifications

	Unit Price	Qty	Extended Price
<i>Home Depth 2' Expansion to Entire Rear</i>			
Home Depth 2' Expansion to Rear			\$4,875.00
Includes predetermined 2' depth expansion to the rear of house with standard roofing and standard matching exterior.			
Builder must approve all additions for required lot coverage ratio. Sales representative must reference square footage allowance (coverage) chart. Area of expansion will be predetermined. Builder must verify HVAC sizing requirements after the total square footage of the room addition and/or the 2' expansion has been completed. Please consult builder for possible additional expenses due to required increased equipment sizing of HVAC.			
This option only includes additional floor space. Cabinetry, tops, mirrors, light fixtures, windows, doors, and plumbing are only included for specific plans.			

Floorplan Modifications

	Unit Price	Qty	Extended Price
<i>Floorplan Modifications</i>			
Convert Hallway Coat Closet into Pantry, Includes 5 Runs of 16" Wire Shelving			\$165.00
12" Shelving will be removed			

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Structural

	Unit Price	Qty	Extended Price
Concrete Slab			
Concrete Slab 4" thick (avg), 3500 psi, Slab fill 6" minimum, 6 mil polyethylene Vapor Barrier, Termite Warranty 1 year			Included in Price
Foundation Block			
Foundation Block Size 8"x8"x16"			Included in Price
Foundation Drain			
Foundation Drain - Gravel French Drain			Included in Price

Outside Decks & Patios

	Unit Price	Qty	Extended Price
Outside Retreat Concrete Patio or Covered Patio			
14' Wide x 12' Deep Covered Patio, 3500 PSI			\$9,820.00
Includes 14'x12' broom finish concrete patio covered by a hip roof system, roof pitch to match existing home, supported by two columns, with vinyl covered ceiling and outdoor ceiling fan. If porch is selected, upstairs windows may have to be moved.			
Builder must approve all additions for required lot coverage ratio. Sales representative must reference square footage allowance (coverage) chart. If the roofing for the base house is upgraded, the corresponding option for the 14'x12' covered patio must be selected in addition to this option. This option is not available in conjunction with any of the family room addition options, concrete patio options, or pressure treated deck options.			
Finish			
Selected Finish: Broom Finish			Included in Price

Exterior Doors

	Unit Price	Qty	Extended Price
Front Entry Door			
HD Smooth Steel #MHD - 217-010-2C, 2 Panel w/22 x 17 Clear Glass Insert			Included in Price
Consult with Design Coordinator for Glass Pattern, Door Handle, and Paint Selections.			
16' Craftsman Garage Overhead Door			
Insulated Carriage House Stamped 16x7 Garage Door			\$275.00
CHI 5251 Insulated Stamped Carriage House Steel Includes Decorative Hardware			
Color			
Selected Color: White			Included in Price
Garage Door Insert			
Selected Garage Door Insert: None			Included in Price
Family Room Patio Door			
Custom Option (Approved) Special Request - ILO Of Included patio hinged door and one window Install 6/0 SGD with screen and no grilles.			\$140.00

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Exterior Doors

	Unit Price	Qty	Extended Price
<i>Garage-to-Home Door</i>			
HD Steel Smooth 2 Panel Roman Arch 2/8 x 6/8 Door			\$0.00
HD Steel Smooth 2 Panel Roman 2/8 Door. Door will match interior door paint selection.			
<i>Garage Door - Key Pad</i>			
Wireless Keypad for Garage Door			\$95.00
Includes Wireless Keypad for Garage Door			
<i>Garage Door Opener</i>			
Garage Door Opener(s) with 2 Transmitters			Included in Price

Natural Lighting & Ventilation

	Unit Price	Qty	Extended Price
<i>Entire Home Windows</i>			
Vinyl Low E Single Hung Window w/ GBG & Half Screen			Included in Price
Vinyl Low E Single Hung Window w/ GBG & Half Screen. Glass is Clear unless otherwise noted. Grilles are between the glass. Grille patterns will differ based on Home Series. Please confirm with New Home Consultant.			
Window Color			
Selected Window Color: White Exterior/White Interior			
<i>Entire Home Extended Jambs and Casing</i>			
Extended Jambs and Casing (No Window Stool) Package for Windows			Included in Price
Includes extended jambs and casing on all additional windows			
<i>Extended Jambs and Casing for Additional Windows</i>			
Extended Jambs and Casing (No Window Stool) Package for Windows			Included in Price
Includes extended jambs and casing on all additional windows			

Exterior Concrete

	Unit Price	Qty	Extended Price
<i>Exterior Concrete Driveway</i>			
Driveway/Parking Double Garage: 16' 3" wide, 3500 psi			Included in Price
Finish			
Selected Finish: Broom Finish			
<i>Exterior Concrete - Front Porch & Sidewalk</i>			
Exterior Concrete - Front Porch & Sidewalk, 3500 psi			Included in Price
Finish			
Selected Finish: Broom Finish			

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Exterior Concrete

	Unit Price	Qty	Extended Price
<i>Exterior Concrete - City Sidewalk</i>			
Exterior Concrete - City Sidewalk, 3500 psi, Broom Finish			Included in Price
<i>Driveway Concrete Width Expansion</i>			
2' Expansion to Width of Driveway			\$760.00
Includes a predetermined 2' expansion to the width of the standard driveway.			
Finish			
Selected Finish: Broom Finish			Included in Price

Exterior Features

	Unit Price	Qty	Extended Price
<i>Exterior Siding</i>			
Exterior Portfolio - Double 4" Vinyl Siding			Included in Price
Color			
Selected Color: Greystone			Included in Price
<i>Gable Pediment(s)</i>			
Gable Pediment(s), Stained			\$0.00
Stain Color			
Selected Stain Color: SW Woodscapes Acrylic SW3022 Black Alder			Included in Price
<i>Garage Door Header, Stained</i>			
Garage Door Header, Stained			Included in Price
Stain Color			
Selected Stain Color: SW Woodscapes Acrylic SW3022 Black Alder			Included in Price
<i>Exterior Decorative Siding</i>			
Exterior Portfolio Perfection Shake			Included in Price
Perfection shingles have a more finished appearance than a hand-split shake. They are patterned from #1 Red Cedar and offer a cleaner and more uniform appearance.			
Color			
Selected Color: Greystone			Included in Price
<i>Exterior Special Trim Areas</i>			
Aluminum Wrapped Trim: Window Trim, Beams, Rake/Fascia, etc. Color will match Soffit color selected.			Included in Price
See plan for details. Color will match Soffit Color Selected.			

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Exterior Features

	Unit Price	Qty	Extended Price
<i>Exterior Vinyl Corner Trim(s)</i>			
Vinyl Corner Trim(s)			Included in Price
Color			
Selected Color: White			Included in Price
<i>Fascia</i>			
Fascia Aluminum			Included in Price
Color will match Soffit Color Selected			
<i>Soffit</i>			
Soffit - Continuous Perforated Vinyl			Included in Price
Color			
Selected Color: White			Included in Price
<i>Gutter</i>			
Gutters Aluminum 5" (.027 gauge)			Included in Price
Color			
Selected Color: White			Included in Price
<i>Downspout</i>			
Downspouts Aluminum 3" x 2" (.027 gauge)			Included in Price
<i>Splash Block</i>			
Splash Blocks 24" precast concrete			Included in Price
<i>Front Porch Post</i>			
Wood Porch Post & Bracket Size & Type per plan, Stained			Included in Price
Stain Color			
Selected Stain Color: SW Woodscapes Acrylic SW3022 Black Alder			Included in Price
<i>Rear Porch Post</i>			
Porch Post Size & Type per Plan Detail			Included in Price
Placement predetermined. Check plan for details.			
Color			
Selected Color: White			Included in Price
<i>Flashing</i>			
Flashing see Plan Detail			Included in Price

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Exterior Features

	Unit Price	Qty	Extended Price
<i>Exterior Mailbox</i>			
Centralized Mailbox - Cluster Box Unit			\$0.00

Roofing

	Unit Price	Qty	Extended Price
<i>Roof Felt</i>			
15lb Roof Felt, Aluminum drip edge			Included in Price
<i>Roof Shingles</i>			
30 Year GAF Dimensional Roof Shingles			Included in Price
Includes 30-year Dimensional roof shingles for base house configuration			
Roofing Color			
Selected Roofing Color: Charcoal			Included in Price
<i>Roof Valley Material</i>			
Ice and Water Shield or Equivalent			Included in Price

Fireplaces

	Unit Price	Qty	Extended Price
<i>Family Room Fireplace</i>			
Custom Option (Approved) Special Request - ILO of direct vent fireplace as selected - Install vent free Fireplace at Interior wall. PER #4 (fireplace) Mosaic Whimsical Marble MV20 with 27 Silver Grout, Traditional Mantel, No hearth/transition strip, Side AV Niche - Rear			\$4,070.00

Insulation

	Unit Price	Qty	Extended Price
<i>Entire Home Foundation Insulation</i>			
Foundation Perimeter 1"x24" Styrofoam R5.0			Included in Price
<i>Living Area Wall Insulation</i>			
Living Area Walls R15 Fiberglass Blown-In &/or Batt Wall System			Included in Price
<i>Living Area Ceiling Insulation</i>			
Living Area Flat Ceiling R38 (Average) Blown-In Fiberglass			Included in Price
<i>Garage Insulation</i>			
Insulation for Two-Car Garage Walls & Ceiling			\$435.00
Includes R11 Insulation in Walls & R19 in Ceiling			

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Insulation

	Unit Price	Qty	Extended Price
<i>Sound Control Insulation</i>			
Sound Control Insulation, Walls Only (Owner's Bedroom)			\$145.00

Drywall & Paint Finishes

	Unit Price	Qty	Extended Price
<i>Interior Home Wall Finish</i>			
Drywall House Walls, 1/2" Drywall, Drywall Finish, Painted Smooth			Included in Price
<i>Interior Home Ceiling Finish</i>			
1/2" Structural Drywall or 5/8" Drywall, Textured (Stomped)			Included in Price
1/2in Structural or 5/8in Drywall Stomped Texture White			
<i>Garage Drywall and Finish Application</i>			
Finish Drywall and Paint for Two-Car Garage Walls Only			Included in Price
Entire Home Paint Color used unless otherwise specified under Additional Paint Color			
<i>Mechanical Area around Furnace & Water Heater</i>			
Drywall will not be Finished or Painted			Included in Price
<i>Interior Wall Surfaces Paint</i>			
Sherwin Williams Prime and Duration Latex Flat (2 Coats)			Included in Price
Flat - A non-reflective appearance that helps hide surface blemishes, making walls look smooth. Cleans easily with a damp sponge.			
Matte- This finish is great for hiding surface imperfections, while its angular shine helps make walls smooth and washable without color loss.			
Color Requests outside of Available Personal Options will be subject to approval.			
Color			
Selected Color: SW7024 Functional Gray			
Included in Price			
<i>Interior Trim Paint</i>			
Sherwin Williams ProClassic Waterborne Acrylic Semi-Gloss, 2 Coats			Included in Price
Color			
Selected Color: SW7006 Extra White			
Included in Price			
<i>Interior Door Paint</i>			
Sherwin Williams-ProClassic Waterborne Acrylic Semi-Gloss 2 Coats			\$0.00
Color			
Selected Color: SW7006 Extra White			
Included in Price			

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Drywall & Paint Finishes

	Unit Price	Qty	Extended Price
<i>Exterior Door Paint (Front Door May Not Apply if Door is Stainable)</i>			
Paint Exterior Doors 2 Coats Exterior Latex (Interior of Door will be Painted Interior Trim Color)			Included in Price
Paint color for all HINGED Exterior Doors, Including Front Door. Interior of door will be painted Interior Trim Color.			
Color Requests outside of Available Personal Options will be subject to approval.			
Color			
Selected Color: SW6221 Moody Blue			Included in Price

Interior Trim/Doors

	Unit Price	Qty	Extended Price
<i>Entire Home Interior Doors</i>			
Interior Door Units, Hollow Core, 6/8 Tall, 2 Panel Roman Arch, Smooth			\$0.00
Accent Colors do not include any Exterior Doors			
<i>Entire Home Craftsman Style Trim Package</i>			
Craftsman Interior Flat Door Casing 3 1/2", Interior Flat Window Trim 3 1/2", Interior Flat Baseboard 4 1/4"			\$525.00
Baseboard in Finished Living Areas Only MDF Trim			

Door Hardware

	Unit Price	Qty	Extended Price
<i>Home Exterior Door Hardware</i>			
Kwikset Polo Knob Exterior Door Hardware		2	Included in Price
Polo Knob			
Finish			
Selected Finish: Satin Nickel			Included in Price
<i>Entire Home Interior Door Locks</i>			
Kwikset Regina Interior Door Knob Package			Included in Price
Regina Knob			
Finish			
Selected Finish: Satin Nickel			Included in Price
<i>Door Stops</i>			
Hardware-Spring & Hinge Door Stops			Included in Price

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Cabinets

	Unit Price	Qty	Extended Price
<i>Kitchen Cabinets</i>			
Kitchen Cabinets - Level 2			\$1,070.00
Level 2			
Design Feature			
Selected Design Feature: 36" Wall Cabinets, Straight Lay w/Crown Mould			Included in Price
Finish			
Selected Finish: Brellin - Full Overlay Stone Gray Laminate			Included in Price
<i>Kitchen Cabinet Crown Moulding</i>			
Crown Moulding for Kitchen Cabinets			Included in Price
<i>Owner's Bath Cabinets</i>			
Bath Cabinets - Level 2			\$185.00
Finish			
Selected Finish: Brellin - Full Overlay - Stone Gray Laminate			Included in Price
Vanity Height			
Selected Vanity Height: Raised - 35" Vanity Height			\$45.00
<i>Bath 2 Cabinets</i>			
Bath Cabinets - Level 2			\$115.00
Finish			
Selected Finish: Brellin - Full Overlay - Stone Gray Laminate			Included in Price
Vanity Height			
Selected Vanity Height: Standard - 32 1/2" Vanity Height			Included in Price

Cabinet Hardware

	Unit Price	Qty	Extended Price
<i>Kitchen Cabinet Hardware</i>			
Cabinet Hardware			\$0.00
Cabinet Door Hardware			
Selected Cabinet Door Hardware: Handle - Brushed Nickel - BP873128-195			Included in Price
Cabinet Drawer Hardware			
Selected Cabinet Drawer Hardware: Handle - Brushed Nickel - BP873128-195			Included in Price
<i>Owner's Bath Cabinet Hardware</i>			
Cabinet Hardware			\$0.00
Cabinet Door Hardware			
Selected Cabinet Door Hardware: Handle - Brushed Nickel - BP873128-195			Included in Price

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Cabinet Hardware

	Unit Price	Qty	Extended Price
Owner's Bath Cabinet Hardware			
Cabinet Drawer Hardware			
Selected Cabinet Drawer Hardware: Handle - Brushed Nickel - BP87396-195			Included in Price
Bath 2 Cabinet Hardware			
Cabinet Hardware			\$0.00
Cabinet Door Hardware			
Selected Cabinet Door Hardware: Handle - Brushed Nickel - BP873128-195			Included in Price
Cabinet Drawer Hardware			
Selected Cabinet Drawer Hardware: N/A (Must be picked for Leonardo Bath 2)			Included in Price

Countertops

	Unit Price	Qty	Extended Price
Kitchen Countertops			
3 cm Granite - Level 1			\$2,035.00
Granite is not seamless and seams will be visible and can be felt. Colors could vary from samples due to the nature of natural stone.			
Color			
Selected Color: Dallas White			Included in Price
Edge Profile			
Selected Edge Profile: Pencil Edge Top & Bottom			Included in Price
Kitchen Backsplash - Tile			
Ceramic Backsplash - Mosaic Glass and/or Stone			\$870.00
With Jolly Trim			
Accent Insert			
Selected Accent Insert: Marvel MV20 Whimsical			Included in Price
Grout Color			
Selected Grout Color: 27 Silver			Included in Price
Trim			
Selected Trim: N/A			Included in Price
Owner's Bath Vanity Top			
Cultured Marble - Double Bowl			\$0.00
Color			
Selected Color: #258 Carrera Thunder - Gloss			Included in Price

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Countertops

	Unit Price	Qty	Extended Price
<i>Bath 2 Vanity Top</i>			
Cultured Marble			Included in Price
Color			
Selected Color: #258 Carrera Thunder - Gloss			Included in Price

Mirrors

	Unit Price	Qty	Extended Price
<i>Owner's Bath Mirrors</i>			
Beveled Edged Mirrors, (Qty 2), 24" X 36"			\$65.00
<i>Bath 2 Mirror</i>			
Beveled Edge Mirrors, Size per Plan			Included in Price

Appliances

	Unit Price	Qty	Extended Price
<i>Kitchen Range</i>			
Custom Option (Approved) Range to be Gas Slide-In Range JGSS66EELES in Slate finish to accommodate Pot Filler			\$365.00
<i>Kitchen Microwave or Microwave Hood</i>			
Microwave - JVM7195			\$160.00
GE® 1.9 CU. FT. OVER-THE-RANGE SENSOR MICROWAVE OVEN			
Technical Specification: APPROXIMATE DIMENSIONS (HxWxD) 16 5/16 H x 29 7/8 W x 15 9/16 D in			
Finish			
Selected Finish: Slate - JVM7195EKES			Included in Price
<i>Kitchen Dishwasher</i>			
Dishwasher - GDT605			\$170.00
24 Inch Fully Integrated Dishwasher with 16 Place Setting Capacity, 11 Wash Options, 50 dBA Silence Rating, Dry Boost™, Piranha™ Hard Food Disposer, 4 Bottle Wash Jets, Steam Prewash, Wash Zones, Three-Level 600 Series Wash System, Dedicated Silverware Jets, NSF Certified and ENERGY STAR®			
Hidden Controls			
Technical Specification: Approx. Product Dimensions (WxHxD) (in.) 23 3/4 in x 34 in x 24 in			
Color			
Selected Color: Slate			Included in Price

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Appliances

	Unit Price	Qty	Extended Price
<i>Refrigerator</i>			
Custom Option (Approved) Special Request - Due to product unavailability, replace refrigerator with GYE22GMNES, as proposed by Brennan Bragg.			\$1,960.00

Plumbing

	Unit Price	Qty	Extended Price
<i>Owner's Bath Fixture Color Package</i>			
Bath Fixture Color			Included in Price
Color			
Selected Color: White			Included in Price
<i>Owner's Bath Vanity</i>			
60" Double Bowl Vanity			\$1,405.00
<i>Owner's Bath Lavatory Faucet</i>			
Delta Lahara Faucet-2538	\$40.00	2	\$80.00
Finish			
Selected Finish: Brilliance Stainless			\$200.00
<i>Owner's Bath Towel Bar or Robe Hooks & Paper Holder</i>			
Lahara Towel Bar & Paper Holder			\$95.00
Finish			
Selected Finish: Brilliance Stainless			\$35.00
<i>Owner's Bath Tub/Shower or Shower Stall</i>			
60" Fiberglass Shower Stall with Framed Sliding Shower Door			\$1,080.00
Plan may be revised to accommodate shower.			
Glass Pattern			
Selected Glass Pattern: Clear			Included in Price
Semi Frameless Sliding Shower Door			
Selected Semi Frameless Sliding Shower Door: N/A			Included in Price
Shower Door			
Selected Shower Door: Nickel			\$120.00
<i>Owner's Bath Shower Stall Faucet</i>			
Custom Option (Approved) Delta Lahara In2ition Single Hand Spray in Brilliance Stainless			\$260.00
<i>Owner's Bath Commode</i>			
Elongated Commode			\$90.00
Standard Height, Elongated Bowl			

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Home Estimate - Specifications including standards and selected options

PROPERTY INFORMATION

Community	Lot	Address	Series	Base Plan
The Ballads at Bluegrass Commons	Unit 7 - Lot 192	2169 Ottawa Drive	Artisan - Craftsman	Leonardo - Craftsman

Plumbing

	Unit Price	Qty	Extended Price
<i>Bath 2 Fixture Color Package</i>			
Bath Fixture Color			Included in Price
Color			
Selected Color: White			Included in Price
<i>Bath 2 Commode</i>			
Elongated Commode			\$90.00
Standard Height, Elongated Bowl			
<i>Bath 2 Lavatory Faucet</i>			
Delta Lahara Faucet-2538			\$40.00
Finish			
Selected Finish: Brilliance Stainless			\$100.00
<i>Bath 2 Towel Bar & Paper Holder</i>			
Lahara Towel Bar & Paper Holder			\$95.00
Finish			
Selected Finish: Brilliance Stainless			\$35.00
<i>Bath 2 Tub/Shower or Shower Stall</i>			
60" Fiberglass Tub/Shower			Included in Price
<i>Bath 2 Tub/Shower Faucet</i>			
Custom Option (Approved) Delta Lahara In2ition Single Hand Spray in Brilliance Stainless			\$260.00
<i>Kitchen Sink</i>			
Blanco Diamond Undermount Sink - 60/40 Double High Divide w/Chrome Basket Strainer & Disposal Flange			\$480.00
Large Bowl 9 1/2" Deep			
Small Bowl, 8" Deep			
Color			
Selected Color: Cafe Brown-440177			Included in Price
<i>Kitchen Sink Faucet</i>			
Kitchen Sink Faucet - Delta Leland Single Handle Pull Down #9178			\$275.00
Finish			
Selected Finish: Arctic Stainless			\$70.00
<i>Kitchen Garbage Disposal</i>			
Garbage Disposal 1/3 hp			Included in Price

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PROPERTY INFORMATION

Community The Ballads at Bluegrass Commons	Lot Unit 7 - Lot 192	Address 2169 Ottawa Drive	Series Artisan - Craftsman	Base Plan Leonardo - Craftsman
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Plumbing

	Unit Price	Qty	Extended Price
<i>Kitchen Ice Maker Water Line</i> Ice Maker Water Line			Included in Price
<i>Entire Home Water Heater</i> Tankless Water Heater			Included in Price
<i>Entire Home Main Water Shutoff Valve</i> Main Water Shutoff Valve			Included in Price
<i>Entire Home Plumbing Supply Pipes</i> Plumbing Pipes: Water Continuous PEX Piping			Included in Price
<i>Entire Home Plumbing Waste & Vent Lines</i> Plumbing Drains and Vents PVC			Included in Price
<i>Entire Home Secondary Shut-Off Valves</i> Secondary Shut-Off Valves at each fixture			Included in Price
<i>Exterior Plumbing Sewer Lines</i> Plumbing Pipes: Exterior Sewer Lines PVC Schedule 40			Included in Price
<i>Exterior Sillcocks</i> Outside Faucets Frost Proof (Per Plan)			Included in Price

Electrical, Media, Communications

	Unit Price	Qty	Extended Price
<i>Front Porch Light(s)</i> Recessed Lighting (Per Plan)			Included in Price
<i>Foyer Light(s)</i> Recessed Lighting (Per Plan)			Included in Price
<i>Family Room Ceiling Fixture</i> Ceiling Fan 52" Kichler Pro Select #330017, w/Bowl LED Light			Included in Price
Color Selected Color: Brushed Nickel w/Silver Blades			Included in Price
<i>Kitchen Ceiling Lighting</i> Recessed Lighting (Per Plan)			Included in Price

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PROPERTY INFORMATION

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Electrical, Media, Communications

	Unit Price	Qty	Extended Price
<i>Kitchen Under Cabinet Light</i>			
Under Cabinet Lighting Package, qty 2			\$235.00
Includes under cabinet lighting package to be installed in predetermined location under wall cabinets in the kitchen.			
This includes (2) under counter lights.			
<i>Kitchen GFI Outlet</i>			
Interior GFI Outlet(s)			Included in Price
<i>Kitchen Range Receptacle</i>			
Range 220 Volt Receptacle			Included in Price
<i>Dining Area Ceiling Light(s)</i>			
Recessed Lighting (Per Plan)			Included in Price
<i>Main Level Hall Ceiling Light(s)</i>			
Recessed Light (1) ILO Standard Flush Mount			\$65.00
<i>Laundry Ceiling Light</i>			
Satco - 7" Square Flush Mount, 13.5 Watt/LED			\$25.00
<i>Laundry Dryer Receptacle</i>			
Dryer 220 Volt Receptacle			Included in Price
<i>Owner's Suite Ceiling Light</i>			
Ceiling Fan 52" Kichler Pro Select #330017, w/Bowl LED Light			\$250.00
Color			
Selected Color: Brushed Nickel w/Silver Blades			Included in Price
<i>Owner's Closet Light(s)</i>			
Satco - 7" Square Flush Mount, 13.5 Watt/LED			\$25.00
<i>Owner's Bath Vanity Light</i>			
Scroll Bath Bar w/Glass, (2) 24" Quorum			\$50.00
Finish			
Selected Finish: Brushed Nickel			Included in Price
<i>Owner's Bath Additional Tub/Shower Light</i>			
Additional Tub/Shower Light Fixture w/ Switch			\$195.00
Includes one tub/shower special recessed light fixture with switch in choice of bathroom.			
Technical Specification: Buyer must indicate choice of bath.			

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PROPERTY INFORMATION

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The Ballads at Bluegrass Commons	Unit 7 - Lot 192	2169 Ottawa Drive	Artisan - Craftsman	Leonardo - Craftsman

Electrical, Media, Communications

	Unit Price	Qty	Extended Price
<i>Owner's Bath Exhaust Fan or Fan/Light</i> Bath Exhaust Fan, Fan Only			Included in Price
<i>Owner's Bath GFI Outlet</i> GFI Interior Outlet(s)			Included in Price
<i>Bedroom 2 Ceiling Light</i> Recessed Lighting (4) ILO Standard Bedroom Flush Mount Light			\$325.00
<i>Bedroom 2 Closet Light</i> Satco - 7" Square Flush Mount, 13.5 Watt/LED			\$25.00
<i>Bedroom 3 Ceiling Light</i> Recessed Lighting (4) ILO Standard Bedroom Flush Mount Light			\$325.00
<i>Bedroom 3 Closet Light</i> Satco - 7" Square Flush Mount, 13.5 Watt/LED			\$25.00
<i>Bath 2 Vanity Light</i> Scroll Bath Bar w/Glass, 24" Quorum			Included in Price
Finish Selected Finish: Brushed Nickel			Included in Price
<i>Bath 2 Additional Tub/Shower Light</i> Additional Tub/Shower Light Fixture w/ Switch			\$195.00
Includes one tub/shower special recessed light fixture with switch in choice of bathroom. Technical Specification: Buyer must indicate choice of bath.			
<i>Bath 2 Exhaust Fan or Fan/Light</i> Bath Exhaust Fan, Fan Only			Included in Price
<i>Bath 2 GFI Outlet</i> Interior GFI Outlet(s)			Included in Price
<i>Garage Ceiling Light(s)</i> Satco - 9" Square Flush Mount, 18.5 Watt/LED (Qty 2)			\$160.00
<i>Garage Opener</i> Garage Door Opener Pre-Wire			Included in Price

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PROPERTY INFORMATION

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Electrical, Media, Communications

	Unit Price	Qty	Extended Price
<i>Garage Exterior Light</i>			
Coach Light Kichler #49926 BKT Capanna			Included in Price
The 16" 1-light outdoor wall light from the Capanna(TM) collection gives the classic lantern light a linear update. A textured black finish and squared edges, including a capstone finial, combine with artful waterfall glass to create a style that works on homes with modern, transitional or arts & crafts architecture.			
Technical Specification: Width: 10.50" Height: 16.00"			
Finish			
Selected Finish: Textured Black			Included in Price
<i>Attic Light</i>			
Attic Lights Keyless			Included in Price
<i>Front Door Doorbell Button</i>			
Doorbell Button at Front Door			Included in Price
<i>Front Door Door Chime</i>			
Door Chime			Included in Price
<i>Covered Patio Light(s)</i>			
Weatherproof Ceiling Fan 52" Basics Pro Designer LED Fan #330019			Included in Price
Color			
Selected Color: Satin Natural Bronze			Included in Price
<i>Entire Home - Electrical Outlets and Switches</i>			
Electrical Outlets & Switches per Plan & Code			Included in Price
Color			
Selected Color: White			Included in Price
<i>Entire Home - Cable TV/Phone Outlets (Qty 6 Total)</i>			
Cable TV Outlets, RG6 wire		5	Included in Price
<i>Entire Home Electrical Service</i>			
Electrical Service 200 AMP			Included in Price
Includes 200 AMP electric service upgrade for the entire house.			
<i>Exterior Electrical Service</i>			
Electrical Service Underground			Included in Price

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PROPERTY INFORMATION

Community The Ballads at Bluegrass Commons	Lot Unit 7 - Lot 192	Address 2169 Ottawa Drive	Series Artisan - Craftsman	Base Plan Leonardo - Craftsman
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Electrical, Media, Communications

	<i>Unit Price</i>	<i>Qty</i>	<i>Extended Price</i>
<i>Smoke Detectors</i> Smoke Detectors, per plan			Included in Price
<i>Carbon Monoxide Detectors</i> Carbon Monoxide Detectors, per plan			Included in Price

HVAC

	<i>Unit Price</i>	<i>Qty</i>	<i>Extended Price</i>
<i>Entire Home Air Conditioner</i> 14 Seer Air Conditioning System Up to 14 Seer Air Conditioning System			Included in Price
<i>Entire Home Furnace</i> 92% Plus High Efficiency Gas Home Furnace Includes 92% plus high efficiency gas home furnace Builder makes no guarantee with respect to heating and cooling cost			Included in Price
<i>Entire Home Furnace Filter</i> Aprilaire Model 2000 Series Air Filter			Included in Price
<i>Entire Home Thermostat</i> Programmable Thermostat			Included in Price
<i>Indoor Air Quality</i> Honeywell Fresh Air Ventilation System			Included in Price
<i>Entire Home Duct System</i> Flexible Duct			Included in Price
<i>Entire Home Return Air</i> Multiple Return Air Vents One Return per Bedroom & One Central Return			Included in Price
<i>Laundry Dryer Vent</i> Dryer Vent Vented to Outside			Included in Price

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PROPERTY INFORMATION

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Floor Coverings

	Unit Price	Qty	Extended Price
<i>Entire Home Flooring</i>			
Custom Option (Approved) Remove standard Carpet at Bedrooms and Bedroom Closets and replace with Arrington LVT flooring. Color and direction to match rest of home per HE selections.			\$1,150.00
<i>Entire Home Carpet Pad</i>			
Custom Option (Approved) Carpet Replaced with LVT			\$0.00
<i>Owner's Bath Flooring</i>			
Mohawk Arrington Luxury Vinyl Plank			Included in Price
Mohawk's Arrington offers a water resistant construction, comfort under foot, and high resistance to dents and scratches in a hardwood look.			
Color			
Selected Color: Prairie Dust AP835			Included in Price
Direction			
Selected Direction: Front to Back			Included in Price
<i>Foyer/Bath 2/Kit/Dining/Family Room/Halls/Laundry</i>			
Mohawk Arrington Luxury Vinyl Plank			Included in Price
Mohawk's Arrington offers a water resistant construction, comfort under foot, and high resistance to dents and scratches in a hardwood look.			
Color			
Selected Color: Prairie Dust AP835			Included in Price
Direction			
Selected Direction: Front to Back			Included in Price
<i>Flooring Transition Strip</i>			
Flooring Transition Strip			\$0.00

Shelving

	Unit Price	Qty	Extended Price
<i>Owner's Closet Shelf & Rod</i>			
Closet Shelf 12" Shelf & Rod - 2 Runs Width of Closet - Supported 2'0" O.C. Vented			Included in Price
Long Garment Hanging			
Selected Long Garment Hanging: Long Garment Hanging (66" & 84")			Included in Price
Standard Hanging			
Selected Standard Hanging: Standard Hanging (42" & 84")			Included in Price

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Shelving

	Unit Price	Qty	Extended Price
<i>Bedroom 2 Closet Shelf & Rod</i>			
Closet Shelf 12" Shelf & Rod - 2 Runs Width of Closet - Supported 2'0" O.C. Vented			Included in Price
Long Garment Hanging			
Selected Long Garment Hanging: None			Included in Price
Standard Hanging			
Selected Standard Hanging: Standard Hanging (42" & 84")			Included in Price
<i>Bedroom 3 Closet Shelf & Rod</i>			
Closet Shelf 12" Shelf & Rod - 2 Runs Width of Closet - Supported 2'0" O.C. Vented			Included in Price
Long Garment Hanging			
Selected Long Garment Hanging: None			Included in Price
Standard Hanging			
Selected Standard Hanging: Standard Hanging (42" & 84")			Included in Price
<i>Entire Home Storage Shelf</i>			
Storage Shelf 12" and 16" deep- Vented (per plan)			Included in Price

Foundations

	Unit Price	Qty	Extended Price
<i>Entire Home Footing Size</i>			
16" Wide x 8" Deep, 3000 psi,			Included in Price

Framing

	Unit Price	Qty	Extended Price
<i>Entire Home 2 x 4 Wall Studs</i>			
Studs 2 x 4 @ 16" oc, SPF Grade			Included in Price
<i>Entire Home 2 x 6 Wall Studs</i>			
Studs 2 x 6 @ 24" oc, SPF Grade (Per Plan)			Included in Price
<i>Entire Home Exterior Wall Sheathing</i>			
Exterior Wall Sheathing (7/16" OSB &/or 1/2" Styrofoam)			Included in Price
<i>Entire Home Exterior Wall House Wrap</i>			
Exterior Wall Covering House Wrap			Included in Price
<i>Entire Home Foundation Plates</i>			
Foundation Plates treated yellow pine			Included in Price

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PROPERTY INFORMATION

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Framing

	Unit Price	Qty	Extended Price
<i>Main Level Ceiling Heights</i>			
Interior Flat Ceiling Height 9'0"			Included in Price
Certain ceiling heights may vary.			
<i>Per Plan Roof Trusses</i>			
Roof Trusses			Included in Price
<i>Roof Sheathing</i>			
Roof Sheathing 7/16" OSB			Included in Price

Landscaping & Yard

	Unit Price	Qty	Extended Price
<i>Exterior Lawn Sod</i>			
Sod All of Yard, Fescue & Bluegrass (Excludes Retention Basins)			\$0.00
<i>Shrubs & Trees</i>			
Shrubs & Trees 5/18" shrubs, 3/3' upright shrubs, 1 tree and landscape mulch			Included in Price

Ventilation

	Unit Price	Qty	Extended Price
<i>Bath Vent Fans</i>			
Bath Fans Vented to Exterior			Included in Price
<i>Kitchen Range Hood or Microwave Hood Vent</i>			
Kitchen Range Hood or Microwave Hood Vented to Exterior			Included in Price
<i>Roof Whirlybird</i>			
Aluminum Turbine Ventilator "Whirlybird", by design			Included in Price
<i>Home Soffit Vents</i>			
Soffit Vent Continuous Perforated Vinyl			Included in Price

Site Layout

	Unit Price	Qty	Extended Price
<i>Home Elevation & Site Placement</i>			
Elevation & Location Established by Contractor			Included in Price

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PROPERTY INFORMATION

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Special Requests

Special Request Component	Unit Price	Qty	Extended Price
Custom Option (Approved) Install Delta Traditional Wall Mount Pot Filler 1177LF-AR in Arctic Stainless finish. To be installed above large burner on stove (see redlines for exact placement)			\$1,610.00

*** Discounts & Specials ***

Discount or Special Description	Discount Percent	Extended Discount
Price Adjustment		\$20,100.00
	Discount Total	\$20,100.00

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