

Jagoe Homes

Home Estimate - Specifications including standards and selected options

PROPERTY INFORMATION

Community Magnolia Hills Subdivision	Lot Phase 3 - Lot 137	Address 770 Lily Street	Series Freedom	Base Plan Cumberland
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PURCHASER INFORMATION

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

OPTION INVESTMENT PER CATEGORY

Appliances	\$775.00	Cabinet Hardware	\$0.00
Cabinets	\$140.00	Countertops Backsplashes	\$5,245.00
Decks Patios	\$520.00	Door Hardware	\$110.00
Drywall Paint Finishes	\$0.00	Electrical	\$2,695.00
Energy Efficiency	\$0.00	Exterior Appearance	\$380.00
Exterior Concrete	\$0.00	Exterior Doors	\$2,430.00
Exterior Features	\$0.00	Fireplaces	\$0.00
Floor Coverings	\$655.00	Foundation System	\$0.00
Foundations	\$0.00	Framing	\$0.00
HVAC	\$0.00	Insulation	\$0.00
Interior Trim Doors	\$2,050.00	Landscaping & Yard	\$0.00
Mirrors	\$90.00	Natural Lighting & Ventilation	\$1,540.00
Plumbing	\$5,320.00	Roofing	\$0.00
Shelving	\$0.00	Site Layout	\$0.00
Square Footage Modifications	\$5,190.00	Structural	\$0.00
Structured Wiring Smart Home	\$0.00	Ventilation	\$0.00

INVESTMENT SUMMARY

Base Price	\$312,600.00
Lot Premium	\$1,000.00
Total Options and Change Orders	\$27,140.00
Total Discounts and Specials	\$0.00
Total Investment	\$340,740.00
Addendum Change Orders	\$0.00
Grand Total Investment	\$340,740.00

REQUIRED DEPOSITS AND PAYMENTS

Grand Total Investment	
Balance Due At Closing	

Exterior Appearance

Home Elevation

Cumberland - Elevation B

Freedom Series

Unit Price Qty Extended Price

\$0.00

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Magnolia Hills Subdivision	Phase 3 - Lot 137	770 Lily Street	Freedom	Cumberland

Exterior Appearance

	Unit Price	Qty	Extended Price
<i>Home Exterior Brick</i>			
Brick Veneer Front Per Plan			Included in Price
Includes brick front of home. See plan for details. Does not include drop brick ledge.			
Brick Color			
Selected Brick Color: Ripley			Included in Price
<i>Drop Brick Ledge</i>			
Drop Brick Ledge Included			\$0.00
<i>Brick Skirt</i>			
Brick Skirt			\$0.00
Brick Color			
Selected Brick Color: Ripley			Included in Price
<i>Address Stone</i>			
Address Stone			\$380.00
Includes one 8"x16" address stone for front of the house. Street Number ONLY will be on the stone. Location of address stone will be predetermined by builder.			

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>Square Footage Modifications</i>			
Convert Two-Story Foyer to 4th Bedroom			\$5,190.00

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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			
Block Size - Dropped Brick Ledge 12"x8"x16" & 8"x8"x16"			\$0.00
Foundation Drain			
Foundation Drain - Gravel French Drain			Included in Price

Decks | Patios

	Unit Price	Qty	Extended Price
Outside Retreat Concrete Patio or Covered Patio			
12' Wide x 12' Deep Concrete Patio, 3500 psi			\$520.00
Finish			
Selected Finish: Broom Finish			Included in Price

Exterior Doors

	Unit Price	Qty	Extended Price
Front Door			
HD Smooth Steel 3/0 Painted Craftsman MHD-217-010 w/ 22x17 Clear Glass Insert & Dentil Shelf			\$390.00
Consult with Design Coordinator for Glass Pattern, Door Handle, and Paint Selections.			
Dining Area Patio Door			
Vinyl 6/0 Sliding Door w/Screen & Internal Blinds, NO Grilles			\$2,040.00
Vinyl 6/0 Sliding Door w/ NO Grilles, Screen, and Internal Blinds. Blinds feature raise, lower, and tilt function.			
Color			
Selected Color: White			Included in Price
Garage-to-Home Door			
2 Panel Square Steel 2/8 x 6/8			\$0.00
Smooth Finish			
Primed for Paint			
Interior Door Paint Selection unless otherwise Specified			

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Exterior Doors

	Unit Price	Qty	Extended Price
16' Garage Overhead Door			
Raised Short Panel Steel 16x7 Garage Door			Included in Price
CHI 2250 Raised Short Panel Steel			
Color			
Selected Color: White			Included in Price
Garage Door Opener			
Garage Door Opener(s) with 2 Transmitters			Included in Price

Natural Lighting & Ventilation

	Unit Price	Qty	Extended Price
Entire Home Windows			
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			Included in Price
Entire Home Additional Windows			
Additional 3228 (approx 36" W x 60" H) Vinyl Low E Single Hung Window w/ GBG & Half Screen			\$470.00
Vinyl Low E Single Hung Window w/ GBG & Half Screen. Grilles are between the glass. Grille patterns will differ based on Home Series. Please confirm with New Home Consultant.			
Technical Specification: This option is not available for the finished room over garage (Bonus Room 3)			
Window Color			
Selected Window Color: White			Included in Price
<i>Comments: Family Room</i>			
Entire Home Extended Jambs and Casing			
Extended Jambs and Casing (No Window Stool) Package for Windows			Included in Price
Includes extended jambs and casing on all additional windows			
Extended Jambs and Casing for Additional Windows			
Extended Jambs and Casing (No Window Stool) Package for Windows			Included in Price
Includes extended jambs and casing on all additional windows			

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Natural Lighting & Ventilation

	Unit Price	Qty	Extended Price
<i>Entire Home Fixed Window/Transom</i>			
Vinyl Fixed Glass Transom 4 Lite ST2020 (Approx 24"W x 23"H) (N/A for SHOWER)	\$210.00	4	\$840.00
Vinyl Fixed Glass 4 Lite Approx 24"W x 23"H Window. Placement predetermined per plan. See New Home Consultant for details. N/A for use in SHOWER.			
Technical Specification: ST2020 (23-3/8" x 22-5/8")			
Glass Pattern			
Selected Glass Pattern: Clear			Included in Price
<i>Comments: 3- Foyer 1 - Laundry</i>			

Owner's Bath Window

Owner's Bath - Vinyl Fixed Glass Transom ST2020 4 Lite Grille(Approx 24"W x 23"H) Window			\$230.00
Vinyl Fixed Glass 4 Lite Approx 24"W x 23"H Window. Placement predetermined per plan. See New Home Consultant for details.			
Technical Specification: V57ST2020 (23-3/8" x 22-5/8")			
Glass Pattern			
Selected Glass Pattern: Clear			Included in Price

Exterior Concrete

	Unit Price	Qty	Extended Price
<i>Driveway Maximum Width</i>			
24' Maximum Width at Right of Way			\$0.00
Driveway will widen past property line to accommodate selections requiring additional width.			
<i>Driveway Concrete</i>			
Driveway/Parking Double Garage: 16' 3" wide, 3500 psi			Included in Price
Finish			
Selected Finish: Broom Finish			Included in Price
<i>Front Porch & Sidewalk</i>			
Exterior Concrete - Front Porch & Sidewalk, 3500 psi			Included in Price
Finish			
Selected Finish: Broom Finish			Included in Price
<i>City Sidewalk</i>			
Exterior Concrete - City Sidewalk, 3500 psi, Broom Finish			Included in Price

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Exterior Features

	Unit Price	Qty	Extended Price
<i>Exterior Siding</i>			
Exterior Portfolio Dutchlap Vinyl Siding			Included in Price
Dutch Lap has flat panels that overlap each other with a shiplap joint, with a decorative groove between the laps.			
Color			
Selected Color: Driftwood			
<i>Exterior Special Trim Areas</i>			
Aluminum Special Trim Areas: Fascia, Beams			Included in Price
See plan for detail. Color will match Soffit Color Selected			
<i>Exterior Vinyl Corner Trim(s)</i>			
Vinyl Corner Trim(s)			Included in Price
Color			
Selected Color: White			
<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			
<i>Gutter</i>			
Gutters Aluminum 5" (.027 gauge)			Included in Price
Color			
Selected Color: White			
<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>Stylemark Package</i>			
Exterior Stylemark Package - Cumberland			Included in Price
Color			
Selected Color: SW7006 Extra White (White Coordinate)			

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Exterior Features

	Unit Price	Qty	Extended Price
<i>Exterior Shutters</i>			
Raised Panel Vinyl Exterior Shutters			Included in Price
Raised Panel Vinyl Exterior Shutters. Placement determined per plan. See New Home Consultant for detail.			
Color			
Selected Color: 18 Tuxedo Grey			Included in Price
<i>Front 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
<i>Exterior Mailbox</i>			
Centralized Mailbox - Cluster Box Unit			\$0.00

Roofing

	Unit Price	Qty	Extended Price
<i>Roof Felt</i>			
Synthetic Underlayment or Felt, Aluminum Drip Edge			Included in Price
<i>Roof Shingles</i>			
30 Year GAF Dimensional Roof Shingles			Included in Price
Roofing Color			
Selected Roofing Color: Pewter Gray			Included in Price
<i>Roof Valley Material</i>			
Ice and Water Shield or Equivalent			Included in Price
<i>Roof Flashing</i>			
Roof Flashing- required by design			Included in Price

Fireplaces

	Unit Price	Qty	Extended Price
<i>Fireplace Family Room</i>			
None			Included in Price

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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

Drywall | Paint Finishes

	Unit Price	Qty	Extended Price
<i>Entire Home Drywall Finish</i>			
1/2" Drywall Finished, Primed, & Painted Smooth			Included in Price
<i>Entire Home Home Ceiling Finish</i>			
Drywall Textured Throughout			Included in Price
1/2in Structural or 5/8in Drywall Stomped Texture White			
<i>Garage Drywall Finish</i>			
Two Car Garage Paint			Included in Price
Entire Home Paint Color used unless otherwise specified under Additional Paint Color			
<i>Mechanical Storage</i>			
Unfinished Drywall			Included in Price
<i>Entire Home Interior Wall Paint</i>			
Sherwin Williams Duration Latex			Included in Price
Color			
Selected Color: SW7043 Worldly Gray			Included in Price
Sheen			
Selected Sheen: Flat			Included in Price
<i>Entire Home Trim & Interior Door Paint</i>			
Trim & Door Sherwin Williams ProClassic Waterborne Acrylic Semi-Gloss			Included in Price
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 Color</i>			
Exterior Door Color Latex			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: SW7006 Extra White			Included in Price

Interior Trim | Doors

	Unit Price	Qty	Extended Price
<i>Entire Home Trim Package</i>			
Flat Trim Package			\$710.00
Door & Window Casing: 3 1/2" 1015M Base: 4 1/4"			
Base installed in Finished Living Areas Only			
<i>Entire Home Door & Window Casing</i>			
Flat Trim Package Door & Window Casing 3 1/2" 1015M Global			\$0.00
<i>Entire Home Baseboard Finished Spaces Only</i>			
Flat Trim Package Baseboard 4 1/4" Flat Trim Ultralite			\$0.00
<i>Entire Home Interior Doors</i>			
2 Panel Square Hollow Core 6/8			\$0.00
Smooth Finish			
Primed for Paint			
<i>Drop Zone</i>			
Drop Zone with Bench Seat Per Plan			\$1,340.00
Painted Interior Trim Selection Plan Modifications may be necessary for Placement See Plan for Details			
Design Feature			
Selected Design Feature: Bead Board Back			Included in Price

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Door Hardware

	Unit Price	Qty	Extended Price
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Front Door Handleset

Kwikset | Dakota Handleset | Exterior Trim Kit Included \$110.00

Includes (1) Exterior Handleset and (1) Interior Door Hardware, to match Exterior Door Hardware Selection Style. Finish selection will be indicated below for Interior Door Hardware and Hinges of Front Door.

Front Door Handle Set Finish

Selected Front Door Handle Set Finish: Satin Nickel Included in Price

Hinge & Interior Hardware Finish

Selected Hinge & Interior Hardware Finish: Match Interior Door Hardware Finish Selection Included in Price

Home Exterior Door Hardware

Kwikset | Polo Knob Included in Price

Includes Front Door (if Front Door Handleset is not selected) Garage to Home Door and any Hinged Patio or Service Door selected in the HE.

Finish

Selected Finish: Satin Nickel Included in Price

Entire Home Interior Door Locks

Kwikset | Regina Knob Included in Price

Includes all Interior Doors

Designer Recommendation: Coordinates with the Polo Exterior Door Hardware

Finish

Selected Finish: Satin Nickel Included in Price

Door Stops

Hardware-Spring & Hinge Door Stops Included in Price

Cabinets

	Unit Price	Qty	Extended Price
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Kitchen Cabinets

Sinclair Birch Included in Price

Finish

Selected Finish: Flagstone Included in Price

Owners Bath Cabinets

Sinclair Birch Included in Price

Finish

Selected Finish: Flagstone Included in Price

Vanity Height

Selected Vanity Height: Raised - 35" \$70.00

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Cabinets

	Unit Price	Qty	Extended Price
Bath 2 Cabinets			
Sinclair Birch			Included in Price
Finish			
Selected Finish: Flagstone			Included in Price
Vanity Height			
Selected Vanity Height: Raised - 35"			\$70.00

Cabinet Hardware

	Unit Price	Qty	Extended Price
Kitchen Cabinet Hardware			
Abigail Collection			\$0.00
Cabinet Door Hardware			
Selected Cabinet Door Hardware: 128mm			Included in Price
Cabinet Drawer Hardware			
Selected Cabinet Drawer Hardware: 128mm			Included in Price
Finish			
Selected Finish: Satin Nickel			Included in Price
Owners Bath Cabinet Hardware			
Abigail Collection			\$0.00
Cabinet Door Hardware			
Selected Cabinet Door Hardware: 128mm			Included in Price
Cabinet Drawer Hardware			
Selected Cabinet Drawer Hardware: 128mm			Included in Price
Finish			
Selected Finish: Satin Nickel			Included in Price
Bath 2 Cabinet Hardware			
Abigail Collection			\$0.00
Cabinet Door Hardware			
Selected Cabinet Door Hardware: 128mm			Included in Price
Cabinet Drawer Hardware			
Selected Cabinet Drawer Hardware: 96mm			Included in Price
Finish			
Selected Finish: Satin Nickel			Included in Price

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Countertops | Backsplashes

	Unit Price	Qty	Extended Price
Kitchen Countertops			
Granite 3cm Class I			\$2,970.00
Includes Stainless Steel Undermount Double Bowl Sink and 4 in Granite splash. Included splash will be removed if decorative backsplash is selected.			
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: Valle Nevado			Included in Price
Edge Profile			
Selected Edge Profile: Pencil Edge Top & Bottom			Included in Price
Kitchen Backsplash			
Mythology			\$1,740.00
Experience Mediterranean essence with the Mythology™ collection – featuring styles and characteristics sure to stir your soul. As dramatic as it is chic in the detailing; rich natural earth tones and textures with handmade look punches are the foundation of Mythology™. With curvaceous 6-inch arabesque shapes & Picket Mosaic options, embody the warmth and serenity of the Mediterranean islands.			
Ceramic			
Selected Ceramic: Mythology Picket Santorini MY90			Included in Price
Ceramic Direction			
Selected Ceramic Direction: Vertical			Included in Price
Grout Color			
Selected Grout Color: 93 Warm Gray			Included in Price
Trim			
Selected Trim: Polished Chrome			Included in Price
Owners Bath Vanity Countertop			
Cultured Marble Double Rectangle Bowl			\$390.00
Cultured Marble is Beautiful – Veining and patterns can be incorporated during the casting process, creating character, depth and interest that mimics its natural counterpart.			
Low Maintenance – Cultured marble never needs to be sealed and is easy to clean with non-abrasive products.			
Durable – Cultured marble is non-porous, making it extremely tough and resistant to stains, mildew and chips.			
Economical – In general, cultured marble is less expensive to fabricate and install than slab marble, but will increase the overall value of a home just as natural stone products will.			
Color			
Selected Color: Carerra Frost			Included in Price
Finish			
Selected Finish: Matte			Included in Price

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Countertops | Backsplashes

	Unit Price	Qty	Extended Price
<i>Bath 2 Vanity Countertop</i>			
Cultured Marble Rectangle Bowl			\$145.00
Color			
Selected Color: Carrera Frost			Included in Price
Finish			
Selected Finish: Matte			Included in Price

Mirrors

	Unit Price	Qty	Extended Price
<i>Owners Bath Mirrors</i>			
Beveled Edged Mirrors 24" X 36" Qty 2			\$90.00
<i>Bath 2 Mirror</i>			
Beveled Edge Mirror(s) Per Base Plan			Included in Price
<i>Powder Room Mirror</i>			
Beveled Edge Mirror(s) Per Base Plan			Included in Price

Appliances

	Unit Price	Qty	Extended Price
<i>Kitchen Range</i>			
Range - Gas - Free Standing Continuous Grates			\$320.00
Finish			
Selected Finish: Stainless Steel - JGBS66REKSS			\$150.00
<i>Kitchen Microwave or Microwave Hood</i>			
Microwave - Stainless Steel			\$80.00
GE® 1.6 CU. FT. OVER-THE-RANGE MICROWAVE OVEN			
Technical Specification: APPROXIMATE DIMENSIONS (HxWxD)			
16 1/8 H x 29 7/8 W x 15 9/16 D in			
Finish			
Selected Finish: Stainless Steel -JVM3160RFSS			Included in Price

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Appliances

	Unit Price	Qty	Extended Price
<i>Kitchen Dishwasher</i>			
Dishwasher - Front Control - Stainless Steel			\$60.00
GE® FRONT CONTROL WITH PLASTIC INTERIOR DISHWASHER WITH SANITIZE CYCLE & DRY BOOST			
Technical Specification: APPROXIMATE DIMENSIONS (HxWxD) 33 3/8 H x 23 3/4 W x 24 D in			
Finish			
Selected Finish: GDF535PSRSS			Included in Price
<i>Refrigerator</i>			
Refrigerator - Side by Side w/ Ice & Water on Door			Included in Price
Finish			
Selected Finish: Stainless Steel - GSS25GYDFS			\$165.00

Plumbing

	Unit Price	Qty	Extended Price
<i>Owners Bath Fixtures</i>			
Bath Fixtures White			Included in Price
<i>Owners Bath Vanity</i>			
60" Double Bowl			\$1,840.00
48" single bowl enlarged to 60" double bowl vanity, 12" removed from Owners Closet.			
<i>Owners Bath Lavatory Faucet</i>			
Delta Ashlyn Collection		2	Included in Price
Finish			
Selected Finish: Chrome			Included in Price
Spread			
Selected Spread: 2564 4" Spread			Included in Price
<i>Owners Bath Tub/Shower or Shower Stall</i>			
60" Fiberglass Shower Stall Shower Door			\$1,430.00
Semi Frameless Chrome Shower Door with Clear Glass Included Plan may be revised to accommodate shower.			
Glass Pattern			
Selected Glass Pattern: Clear			Included in Price
Shower Door			
Selected Shower Door: Semi Frameless Slider			Included in Price

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Plumbing

	Unit Price	Qty	Extended Price
<i>Owners Bath Tub/Shower or Shower Stall</i>			
Shower Door Finish			
Selected Shower Door Finish: Chrome			Included in Price
<i>Owners Bath Shower Stall Faucet</i>			
Delta Ashlyn® Monitor® 14 Series Shower Trim			Included in Price
Model # T14264			
Finish			
Selected Finish: Chrome			Included in Price
<i>Owners Bath Commode</i>			
Commode Standard			Included in Price
1.6 Gallon			
2 PC			
<i>Owners Bath Bath Accessory Collection</i>			
Custom Option (Approved) Owner's Bath Accessories to be (2) Sage Robe Hooks and Paper Holder in Chrome			\$0.00
<i>Bath 2 Fixtures</i>			
Bath Fixtures White			Included in Price
<i>Bath 2 Lavatory Faucet</i>			
Delta Ashlyn Collection			Included in Price
Finish			
Selected Finish: Chrome			Included in Price
Spread			
Selected Spread: 2564 4" Spread			Included in Price
<i>Bath 2 Tub/Shower or Shower Stall</i>			
60" Fiberglass Tub/Shower			Included in Price
<i>Bath 2 Tub/Shower Faucet</i>			
Delta Ashlyn Tub/Shower Faucet T14464			Included in Price
Finish			
Selected Finish: Chrome			Included in Price
<i>Bath 2 Commode</i>			
Commode Standard			Included in Price
1.6 Gallon			
2 PC			

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Home Estimate - Specifications including standards and selected options

PROPERTY INFORMATION

Community	Lot	Address	Series	Base Plan
Magnolia Hills Subdivision	Phase 3 - Lot 137	770 Lily Street	Freedom	Cumberland

Plumbing

	Unit Price	Qty	Extended Price
<i>Bath 2 Bath Accessory Collection</i>			
Included Per Plan			Included in Price
Chrome See Plan for Included Accessories per Bath			
Paper Holder			
Selected Paper Holder: Chrome			Included in Price
Towel Bar			
Selected Towel Bar: Chrome			Included in Price
<i>Powder Fixtures</i>			
Bath Fixtures White			Included in Price
<i>Powder Vanity Pedestal</i>			
Pedestal Sink			Included in Price
<i>Powder Lavatory Faucet</i>			
Delta Ashlyn Collection			Included in Price
Finish			
Selected Finish: Chrome			Included in Price
Spread			
Selected Spread: 2564 4" Spread			Included in Price
<i>Powder Commode</i>			
Commode Standard			Included in Price
1.6 Gallon			
2 PC			
<i>Powder Bath Accessory Collection</i>			
Included Per Plan			Included in Price
Chrome See Plan for Included Accessories per Bath			
Paper Holder			
Selected Paper Holder: Chrome			Included in Price
Towel Ring			
Selected Towel Ring: Chrome			Included in Price
<i>Kitchen Sink</i>			
Blanco Precis Undermount Sink - Super Single Bowl w/Chrome Disposal Flange			\$680.00
Sink 9 1/2" Deep			
Color			
Selected Color: Metallic Gray 440148			Included in Price

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Plumbing

	Unit Price	Qty	Extended Price
<i>Kitchen Sink Faucet</i> Essa #9113 Single Handle Pull Down			\$310.00
Finish			
Selected Finish: Chrome			Included in Price
<i>Kitchen Garbage Disposal</i> Garbage Disposal 1/3 hp			Included in Price
<i>Kitchen Ice Maker Water Line</i> Ice Maker Water Line			Included in Price
<i>Kitchen Gas Line for Range</i> Gas Line for Range, Includes 110-Volt Outlet			\$1,060.00
Existing 220v outlet remains.			
<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

	Unit Price	Qty	Extended Price
<i>Front Porch Light(s)</i> Recessed Lighting (Per Plan)			Included in Price

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PROPERTY INFORMATION

Community	Lot	Address	Series	Base Plan
Magnolia Hills Subdivision	Phase 3 - Lot 137	770 Lily Street	Freedom	Cumberland

Electrical

	Unit Price	Qty	Extended Price
<i>Front Entry Ceiling Light</i> Recessed Light (1) ILO Standard Flush Mount			\$70.00
<i>Main Level Stairway Landing Ceiling Fixture</i> Recessed Lighting (Per Plan)			Included in Price
<i>Family Room Ceiling Fixture</i> Ceiling Fan 52" Kichler Pro #330018, Fan Only			Included in Price
Color Selected Color: Brushed Nickel w/Silver Blades			Included in Price
<i>Family Room Recessed Light(s)</i> Recessed Lighting (Per Plan)			Included in Price
<i>Kitchen Ceiling Lighting</i> Recessed Lighting (Per Plan)			Included in Price
<i>Kitchen Island Pendants</i> Wire & Cap ILO Recessed Can Existing Switch Qty 2			\$140.00
<i>Kitchen Under Cabinet Light</i> Under Cabinet Lighting Package, qty 4			\$480.00
Includes one under counter lighting package to be installed in predetermined location under wall cabinets in the kitchen. This includes (4) 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>Powder Room Vanity Light</i> Standard 3 Light 24" 5337			Included in Price
The modern lines of this bath light fixture with Satin Etched glass will blend into many decors. Finish Selected Finish: Brushed Nickel			
			Included in Price

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Community	Lot	Address	Series	Base Plan
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Electrical

	Unit Price	Qty	Extended Price
<i>Powder Room Fan or Fan/Light</i> Bath Exhaust Fan w/ Light			Included in Price
<i>Main Level Hall Ceiling Light(s)</i> Flush Mount Light 2 Bulb			Included in Price
Finish Selected Finish: Brushed Nickel			Included in Price
<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> Recessed Lighting (4) ILO Standard Bedroom Flush Mount Light			\$470.00
<i>Owners Closet(s) Ceiling Light(s)</i> Satco - 7" Square Flush Mount, 13.5 Watt/LED			\$25.00
<i>Owners Bath Vanity Light</i> Standard 3 Light 24" 5337 Qty 2			\$90.00
The modern lines of this bath light fixture with Satin Etched glass will blend into many decors. Finish Selected Finish: Brushed Nickel			Included in Price
<i>Owners Bath Exhaust Fan or Fan/Light</i> Bath Exhaust Fan, Fan Only			Included in Price
<i>Owners Bath Additional Tub/Shower Light</i> Additional Tub/Shower Light Fixture w/ Switch			\$260.00
Includes one tub/shower special recessed light fixture with switch in choice of bathroom. Technical Specification: Buyer must indicate choice of bath.			
<i>Owner's Bath GFI Outlet</i> GFI Interior Outlet(s)			Included in Price

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Community Magnolia Hills Subdivision	Lot Phase 3 - Lot 137	Address 770 Lily Street	Series Freedom	Base Plan Cumberland
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Electrical

	Unit Price	Qty	Extended Price
<i>Bedroom 2 Ceiling Light(s)</i>			
Flush Mount Light 3 Bulb			Included in Price
Finish			
Selected Finish: Brushed Nickel			Included in Price
<i>Bedroom 3 Ceiling Light(s)</i>			
Flush Mount Light 3 Bulb			Included in Price
Finish			
Selected Finish: Brushed Nickel			Included in Price
<i>Bedroom 4 Ceiling Light(s)</i>			
Flush Mount Light 3 Bulb			Included in Price
Finish			
Selected Finish: Brushed Nickel			Included in Price
<i>Bath 2 Vanity Light</i>			
Standard 4 Light 30" 5338			Included in Price
The modern lines of this bath light fixture with Satin Etched glass will blend into many decors.			
Finish			
Selected Finish: Brushed Nickel			Included in Price
<i>Bath 2 Additional Tub/Shower Light</i>			
Additional Tub/Shower Light Fixture w/ Switch			\$260.00
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>Upper Level Hall Ceiling Light(s)</i>			
Flush Mount Light 2 Bulb			Included in Price
Finish			
Selected Finish: Brushed Nickel			Included in Price

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PROPERTY INFORMATION

Community	Lot	Address	Series	Base Plan
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Electrical

	Unit Price	Qty	Extended Price
<i>Loft Ceiling Light(s)</i>			
Ceiling Fan 52" Kichler Pro Select #330017, w/Bowl LED Light			\$290.00
Color			
Selected Color: Brushed Nickel w/Silver Blades			Included in Price
<i>Stairway Ceiling Lighting</i>			
Recessed Lighting (Per Plan)			Included in Price
<i>Garage Ceiling Light(s)</i>			
Keyless (2)			Included in Price
<i>Garage Opener</i>			
Garage Door Opener Pre-Wire			Included in Price
<i>Garage Exterior Light</i>			
Coach Light Barrie #9135 15.5" 1 Light			Included in Price
This 1 light wall lantern from the Barrie collection features clear beveled glass panels.			
Finish			
Selected Finish: 9735BK Black			Included in Price
<i>Outside Retreat Light</i>			
Kichler Barrie 10.25" 49183			Included in Price
The 10.25" 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.			
6.50W X 10.25H			
Finish			
Selected Finish: 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

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Home Estimate - Specifications including standards and selected options

PROPERTY INFORMATION

Community Magnolia Hills Subdivision	Lot Phase 3 - Lot 137	Address 770 Lily Street	Series Freedom	Base Plan Cumberland
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Electrical

	Unit Price	Qty	Extended 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 - Braced and Wired for Future Ceiling Fan at Existing Ceiling Light</i>			
Light Location Braced and Wired for Future Ceiling Fan	\$115.00	3	\$345.00
Includes addition of bracing and box for ceiling fan addition with a switch			
<i>Comments: Bed 2, 3, 4</i>			
<i>Entire Home - Braced and Wired for Future Ceiling Fan with Switch</i>			
Light Outlet with 2 Switches, Capped with Plate Cover, Braced & Wired for Future Ceiling Fan			\$240.00
<i>Comments: Owner's</i>			
<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
<i>Smoke Detectors</i>			
Smoke Detectors, per plan			Included in Price
<i>Carbon Monoxide Detectors</i>			
Carbon Monoxide Detectors, per plan			Included in Price

Structured Wiring | Smart Home

	Unit Price	Qty	Extended Price
<i>Home Run Included</i>			
Location Per Plan			Included in Price
Included:			
- Central Wiring Panel w/ Hinged Door (Qty 1)			
- Dedicated 100V Outlet			
- 1" Conduit with Pull String to Exterior Service (Qty 1)			
- Coax from Panel to Exterior Service (Qty 1)			
- Shielded Cat6 w/ Male Termination Panel to Owners Labeled at Panel (Qty 1)			
- Shielded Cat6 w/ Male Termination Panel to Family Room Labeled at Panel (Qty 1)			
Central Wiring Panel Locations determined based on overall home layout and efficient WIFI coverage.			

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Home Estimate - Specifications including standards and selected options

PROPERTY INFORMATION

Community Magnolia Hills Subdivision	Lot Phase 3 - Lot 137	Address 770 Lily Street	Series Freedom	Base Plan Cumberland
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Structured Wiring | Smart Home

	Unit Price	Qty	Extended Price
<i>Family Room Included</i>			
Location Per Plan			Included in Price
Included:			
- Coax to Exterior Service (Qty 1)			
- Shielded Cat6 w/ Female Termination Family Room to Panel Labeled at Panel (Qty 1)			
<i>Owners Suite Included</i>			
Location Per Plan			Included in Price
Included:			
Coax to Exterior Service (Qty 1)			
Shielded Cat6 w/ Female Termination Owners to Panel Labeled at Panel (Qty 1)			

HVAC

	Unit Price	Qty	Extended Price
<i>Entire Home Air Conditioner</i>			
14 Seer Air Conditioning System			Included in Price
Up to 14 Seer Air Conditioning System			
<i>Entire Home Furnace</i>			
92% Plus High Efficiency Gas Home Furnace			Included in Price
Includes 92% plus high efficiency gas home furnace			
Builder makes no guarantee with respect to heating and cooling cost			
<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			Included in Price
One Return per Bedroom & One Central Return			
<i>Laundry Dryer Vent</i>			
Dryer Vent Vented to Outside			Included in Price

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Home Estimate - Specifications including standards and selected options

PROPERTY INFORMATION

Community	Lot	Address	Series	Base Plan
Magnolia Hills Subdivision	Phase 3 - Lot 137	770 Lily Street	Freedom	Cumberland

Floor Coverings

	Unit Price	Qty	Extended Price
<i>Entire Home Carpet Selection</i>			
Mohawk Carpet Top Card II			Included in Price
Our Proven Performer, Top Card II, offers colorfast and consistent solution dyed Everstrand polyester fiber with a 15 yr Manufacturer Warranty.			
Color			
Selected Color: 901 Crystal Ball			Included in Price
<i>Entire Home Carpet Pad</i>			
6# Carpet Pad			Included in Price
<i>Family Room</i>			
Luxury Vinyl Plank Mohawk Arrington			\$655.00
Mohawk's Arrington offers a water-resistant construction, comfort underfoot, and high resistance to dents and scratches in a hardwood look.			
Color			
Selected Color: Silver Strand AU892			Included in Price
Direction			
Selected Direction: Side to Side			Included in Price
<i>Foyer/Foyer Closet(s)</i>			
Luxury Vinyl Plank Mohawk Arrington			Included in Price
Mohawk's Arrington offers a water-resistant construction, comfort underfoot, and high resistance to dents and scratches in a hardwood look.			
Color			
Selected Color: Silver Strand AU892			Included in Price
Direction			
Selected Direction: Side to Side			Included in Price
<i>Owners Bath Flooring</i>			
Luxury Vinyl Plank Mohawk Arrington			Included in Price
Mohawk's Arrington offers a water-resistant construction, comfort underfoot, and high resistance to dents and scratches in a hardwood look.			
Color			
Selected Color: Silver Strand AU892			Included in Price
Direction			
Selected Direction: Side to Side			Included in Price

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Home Estimate - Specifications including standards and selected options

PROPERTY INFORMATION

Community Magnolia Hills Subdivision	Lot Phase 3 - Lot 137	Address 770 Lily Street	Series Freedom	Base Plan Cumberland
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Floor Coverings

	<i>Unit Price</i>	<i>Qty</i>	<i>Extended Price</i>
<i>Kitchen/Dining Area/Back Hall</i>			
Luxury Vinyl Plank Mohawk Arrington			Included in Price
Mohawk's Arrington offers a water-resistant construction, comfort underfoot, and high resistance to dents and scratches in a hardwood look.			
Color			
Selected Color: Silver Strand AU892			Included in Price
Direction			
Selected Direction: Side to Side			Included in Price
<i>Bath 2 Flooring</i>			
Luxury Vinyl Plank Mohawk Arrington			Included in Price
Mohawk's Arrington offers a water-resistant construction, comfort underfoot, and high resistance to dents and scratches in a hardwood look.			
Color			
Selected Color: Silver Strand AU892			Included in Price
Direction			
Selected Direction: Side to Side			Included in Price
<i>Powder Room Flooring</i>			
Luxury Vinyl Plank Mohawk Arrington			Included in Price
Mohawk's Arrington offers a water-resistant construction, comfort underfoot, and high resistance to dents and scratches in a hardwood look.			
Color			
Selected Color: Silver Strand AU892			Included in Price
Direction			
Selected Direction: Side to Side			Included in Price
<i>Laundry Flooring</i>			
Luxury Vinyl Plank Mohawk Arrington			Included in Price
Mohawk's Arrington offers a water-resistant construction, comfort underfoot, and high resistance to dents and scratches in a hardwood look.			
Color			
Selected Color: Silver Strand AU892			Included in Price
Direction			
Selected Direction: Side to Side			Included in Price

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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: None			Included in Price
Standard Hanging			
Selected Standard Hanging: Standard Hanging (42" & 84")			Included in 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>Bedroom 4 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>			
19" Wide x 8" Deep, 3000 psi,			\$0.00

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PROPERTY INFORMATION

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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
<i>Entire Home - Sub Floor (Where Applicable)</i> Sub Floor 3/4" OSB T&G, glued & screwed or nailed			Included in Price
<i>Main Level Ceiling Heights</i> Interior Flat Ceiling Height 8'0" Certain ceiling heights may vary.			Included in Price
<i>Per Plan Roof Trusses</i> Roof Trusses			Included in Price
<i>Roof Sheathing</i> Roof Sheathing 7/16" OSB			Included in Price
<i>2nd Level Ceiling Heights</i> Interior Flat Ceiling Height 8'0" Certain ceiling heights may vary.			Included in Price
<i>2nd Floor Floor System</i> 14" I-Joists (Spacing per Mfg)			Included in Price

Landscaping & Yard

	Unit Price	Qty	Extended Price
<i>Exterior Lawn Sod</i> Sod All of Yard, Fescue & Bluegrass (Excludes Areas with Brush & Trees & Retention Basins)			Included in Price

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Landscaping & Yard

	Unit Price	Qty	Extended Price
<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>Exterior Decorative Louvers</i>			
Decorative Vinyl Gable Louver(s) per Plan			Included in Price
Color			
Selected Color: 001 White			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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