



### Oakwood Grove Specs and Allowances

#### EXTERIOR:

- Monolithic foundation
- Concrete board siding (To include siding on second story exterior walls - no brick above first floor)
- Vinyl windows (per plans, SDL bars on front only per covenants, 1 lite on sides and rear) 3 colors, white, clay, and beige. Dark gray, black or combos are a 50% upgrade
- Dimensional roof shingles – 30 yr
- Custom shutters (per plans)
- Washed pea gravel driveway, front porch, and covered porches per plans. Additional patios or walkways are an additional cost of \$10.50 per sqft (At time of pouring driveway)
- Landscaping in front yard (per plan, per City Ordinance)
- Bermuda sod
- Irrigation system (upgrade \$8,000) – not included
- NO STONE INCLUDED.

#### INTERIOR:

- Tile floors in all baths and laundry room
- Tank water heaters.
- Tile tub surrounds to ceiling in bathrooms w/ soap niche - bench in master shower.
- Frameless shower glass and hardware. Hardware will match the color of the plumbing fixtures.
- Hardwood (Engineered pre-finished hardwood) family room, entry, dining room, kitchen, breakfast area, hallways down (see allowances)
- Carpet in all bedrooms, closets, and upstairs hallway
- Hardwood stair treads and landing
- Shiplap on fireplace wall and behind master tub
- Wrought Iron wall-runner handrail – standard designs options
- Cove or crown molding downstairs, (main living areas only, kitchen, family room, master bedroom, master bath, breakfast, dining)

NOTE: Additional moldings and trim work available for an additional cost

- Fireplace - vent less w/gas logs inside (size per plans)
- 7 ¼ Baseboards downstairs (main living areas only - kitchen, family room, master bedroom, master bath, breakfast, dining)
- 4 ¼ baseboards throughout rest of downstairs and upstairs
- 8' doors downstairs (hollow core). Certain door styles are an upgrade.
- 6' 8" doors upstairs (hollow core)
- Smooth Ceilings throughout
- ALL INTERIOR WALL PAINT IS FLAT LATEX
- ALL INTERIOR TRIM PAINT IS SATIN LATEX
- ALL EXTERIOR PAINT IS SATIN LATEX
- 1 WALL COLOR, 1 TRIM COLOR, 1 CEILING COLOR, 1 EXTERIOR TRIM COLOR
- PAINTED BRICK IS AN UPGRADE
- ADDITIONAL INTERIOR WALL COLORS ARE \$450 EACH

#### **APPLIANCES**

- Appliance package per plan and specs/allowance
- Pre-plumbed for gas grill

#### **LOW VOLTAGE**

- Alarm system w/ 2 keypads, sensors on downstairs windows and doors where applicable
- 6 cable and 1 phone jacks
- Pre-wired for 5.1 surround sound in living room
- Pre-wired for music system in kitchen and rear porch. Two speakers each.

#### **FRAMING AND ENERGY EFFICIENCY**

- 2x4 stud walls, 2x6 where required
- Sheathing, strapping, and seismic tie downs to code
- 10' ceilings down (Unless otherwise noted on plans)
- 9' ceilings up (where noted on plans)
- Tray or specialty ceilings are an upgrade based on the design, if not already included on plans.
- Spray foam exterior walls and batt insulation (energy package)

## ALLOWANCES:

- Lighting - \$5,000 (fans w/light kits in bedrooms, living room, rear porch) smoke detectors and doorbells are a part of the lighting allowance. Builder will supply recessed lighting.
- Plumbing Fixtures - \$3000 (All faucets, kitchen sink, shower/tub combos) Plumbing fixtures will be Delta brand. Homeowner will be responsible for the cost of any additional valves due to fixture selection.
- Freestanding tub w/deck mount faucet in master bathroom. MTI rectangular or oval.
- Counter Tops - \$9,500
- Cabinets - \$22,500
- Pre-engineered hardwood flooring - \$6.50 per sqft. (Installed)
- Carpet - \$22.00 per square yard w/ 8 # pad (Installed)
  
- Appliances - \$8,000. Appliance suite may vary based on the floor plan.
- Tile for bathroom shower surrounds, flooring, & laundry room flooring \$4.00 per sqft (Includes taxes & shipping)
- Pencil trim, Schluter trim, or bull nose tile
- **NOTE:** Marble or stone installation labor is a \$6.00 per sqft upgrade
- Master shower floor tile - \$6.00 per sqft
- Brick - \$350.00 per 1000 brick - **Painted brick is a \$7,000 upgrade.** Standard mortar.

## Available Options: Prices are based on decision being made prior to beginning construction

- Premium Lot (\$15K or 20K) depends on lot chosen
- Upgraded kitchen cabinet package – 2<sup>nd</sup> tier wall cabinet no glass (\$4000) w/glass (\$5500) w/backlit glass add (\$1500)
- Upgraded trim package – 7 ¼” base throughout downstairs excluding closets and over tubs 5 ¼” ceiling molding down excluding closets. 5 ¼ base up and 4 ¼ ceiling molding in all rooms excluding closets and over tubs. (\$7500)
- 8’ door upstairs (\$3000)
- All solid core doors (\$5000)
- Upgraded lighting package – 4 soffit lights, under cabinet/toe kick lighting in kitchen, 16 additional can lights and 1 additional rear flood light (total of 3). (\$4000)
- 5.1 surround system and music system speakers installed (\$1,850)
- Pot filler over kitchen cooktop (\$850)
- Hardwood flooring throughout entire house, excluding wet areas: (\$12,500)
- Built-in ironing board in laundry room (\$750)
- Ledger stone on hearth room fireplace (\$1,450 plus material, depends on plan)
- Outdoor fireplace (if not on plans \$5000) ventless fireplace
- Reinforced walls for shelter room (where available depends on plan)- (\$1200)
- Self-cleaning toilets (\$600 each)
- Heated/lighted toilet seats (\$1000 each)

- Soft close toilet seats (\$50 each)
- Screened in rear porch w/one exit door – (\$5000)
- 6' cedar picket fence w/2 gates (\$9500)
- 6' cedar picket fence w/cap and face, w/2 gates (\$14,000)
- 6' Iron gate, arched or square tops 4' width max (\$1500)
- Irrigation system (\$8,000)
- Painted brick (\$7,000)
- White mortar and white sand (\$1,800)
- Fully floored attic (\$3,500)
- Additional outlets (\$75 each)
- Additional can lights (\$125 each)
- Brick planters across front flower beds (\$8,000)
- Stacked stone planters across front flower beds (\$9,500)