

ALLOWANCES & SPECIFICATIONS

Stoneleigh Custom Homes, Inc.
7802 Fairway Cove Court
Lot 3, Block 2, Section 3

FILE COPY

FOYER

- Mahogany front door with beveled glass insert
- 15' to 16' ceiling with 3 piece crown molding
- 3 1/2" fluted door trim
- Base 4 1/2" LB-11
- Tile floors
- Indirect lighting per plan

FORMAL LIVING ROOM

- 11' ceiling height with 3 piece crown mold
- 3 1/2" fluted door trim
- Tile floors
- Base 4 1/2" LB-11
- Fireplace with tile surround
- Built-ins on each side of fireplace per plan

FORMAL DINING ROOM

- 12' to 13' ceiling height
- Tile floors
- 3 1/2" fluted door trim
- Base 4 1/2" LB-11
- Cove lighting

KITCHEN/BREAKFAST ROOM

- 10' ceiling height with 3 piece crown mold
- Tile floors
- Stainless steel sink with matching faucet
- Countertops to be Granite (Allowance \$36.00 SF)
- Backsplash to be tile
- 3 1/2" fluted door trim
- Return staircase off kitchen ceiling (5)
- Custom job built cabinets (paint grade)
- Jenn-air kitchen appliance package allowance - \$3,500.00
- 3 piece chair rail breakfast room
- 2 panel Roman smooth doors

- 10' ceiling height
- Freezer space
- Tile floor
- Clothes counter
- Electric and gas hookups for both washer and dryer
- Built-in cabinet above

UTILITY ROOM

- 10' to 11' ceiling height
- Granite vanity tops (Allowance \$36.00 SF)
- Tile shower
- Separate shower with glass block
- Brushed nickel or equivalent 8" widespread faucets (Moen)
- His & Hers built-in shelves in closets
- Tile flooring
- White elongated Kilgore commode
- 3 1/2" fluted door trim
- 48" mirrors over vanities with beveled strips
- Base 4 1/4" LB-11
- 2 panel Roman smooth doors
- 6' Acrylic whirlpool tub per plan with tile surround

MASTER BATH

- 10' to 11' ceiling height with 3 piece crown mold
- 3 1/2" fluted door trim
- Base 4 1/4" LB-11
- Door to be 2 panel Roman smooth
- Satin hardware or equivalent
- Carpet flooring
- Indirect lighting per plan

FAMILY ROOM

- 12' to 13' ceiling height with 3 piece crown mold
- Wainscot block panel (oak stain grade)
- All stain grade oak
- 4 1/4" crown mold & F mold
- Base to be block panel 3/4" oak plywood with panel mold
- Carpet flooring
- Built-ins per plan (stain grade oak)

STUDY

- Vaulted ceilings to 10'
- 3 piece chair rail molding
- Door trim C-211
- Base 3 1/2" B-211
- Carpet flooring

GAMEROOM/MEDIA ROOM

- 8' to 10' ceiling height
- Carpet flooring
- Door trim C-211
- 2 panel Roman smooth door
- Base 3 1/2" LB-11
- Full bath with tile floor & tub
- Vanity with tile top
- Linens per plan
- Chrome Moen lavatory and tub
- Faucets with 4" faucet spreads

BEDROOM 4

- 10' ceiling height
- Brushed nickel or equivalent door hardware
- Carpet flooring
- Door trim C-211
- Base 3 1/2" LB-11
- 2 panel Roman smooth doors

BEDROOMS 2 & 3

- 9' ceiling height
- Tile floors
- Granite vanity top
- Brushed nickel or equivalent 4" widespread faucets (Moen)

POOL BATH

- 10' ceiling height
- Tile floors
- Pedestal lavatory per plan (Allowance \$225.00)
- Brushed nickel or equivalent 8" widespread faucets (Moen)
- 48" mirror over vanity with beveled strips
- 3 1/2" fluted door trim
- Base 4 1/2" LB-11

POWDER BATH

- Fully engineered post tension slab
- Pre-pour inspection by engineer
- 3,000 PSI concrete mix
- 10 year structural warranty

FOUNDATION

- Coach lights on columns one each side of entry
- Stucco & stone exterior as noted on plans
- Bronze on white window frames with Low E tinted glass
- Landscaping allowance – front yard \$6,000.00
- 230 lb., 30 year composition shingle, charcoal color
- Single level back porch off family room and breakfast room
- Tile front porch
- Circular driveway (pattern concrete inters and borders only)
- Wood fencing included
- Optional outdoor kitchen – Builder to do rough-in only (See Cunningham Gas Supply for turkey instructions)

EXTERIOR DETAIL

- 4 car oversized attached garage per plan – fully sheetrocked and painted
- Metal garage doors
- Garage door opener included
- Plumbing for water softener – Add \$1,500.00 for water softener

GARAGE

- 9' ceiling height
- Tile tub surrounds
- Tile wet area of floor and dressing areas
- Brushed nickel or equivalent door hardware
- Cultured marble vanities
- White elongated Kilgore commodes
- 42" standard height mirrors
- Door trim C-211
- Base 3 3/4" LB-11
- 2 panel Roman smooth doors
- Chrome Moen lavatory & tub faucets with 4" faucet spreads

HOLLYWOOD BATH DOWNSTAIRS

- R-13 bats exterior walls
- R-22 bats in sloped ceilings
- R-30 blown in attic
- 2 – 40 gallon hot water heaters
- Gas and electric dryer connections
- Gas and electric to down draft cook top
- Bronze window frames with Low E double pane tinted windows
- Energy efficient 14.0 plus SEER air conditioning system with zoned units (3 units, Tappen brand)
- Ridge vents and soffit vents to be used

ENERGY PACKAGE

- All 2 x 12 #3 yellow pine on 16" centers or closer when specified first floor ceiling joist
- ¾" tongue and groove plywood nailed and glued
- All wall framing 16" centers
- All ceiling joist second floor and rafters 19.2 centers, #3 yellow pine
- Inspection before sheetrock by engineer

FRAMING

GENERAL SPECIFICATIONS

Stoneleigh Custom Homes, Inc.

7802 Fairway Cove Court

Lot 3, Block 2, Section 3

- House price of \$675,000.00 based on approximately 4,124 square feet of living area
- Unfinished bonus area above garage – approximately 300 SF (Add \$30.00 SF to complete)
- 4 car attached garage (fully sheetrocked and painted) with oversized storage area
- Builder to pay at closing for ten year structural warranty policy
- Plumbing fixtures to be brushed nickel or equivalent in master bath, powder bath & pool bath
- Stucco & stone exterior as noted on plans
- Kitchen sink to be stainless steel with matching faucet
- Upstairs fixtures to be 4" faucet spread with chrome finish. All Moen brand
- Builder to install three 14.0+ SEER condensing units – Frigidaire
- Sheetrock to have rounded corners where applicable. Window openings to have rounded corners
- Double pane Low E tinted windows throughout with bronze or white frames
- Entire house to be Tu-Tone paint color, walls and ceilings. Enamel paint on all woodwork. Study, handrail and newels to be stained. Base to be painted
- Circular driveway per plan (Interns & border pattern concrete only)
- All electrical per plans
- All ceiling fans part of lighting allowance
- Granite countertops in kitchen, master bath, guest, & pool baths
- Master bath, shower & floor to be tile
- Alarm system with 2 keypads
- Structural wiring package (see separate brochure)

Attached Specifications & Allowances listed are subject to adjustments and corrections prior to execution of Earnest Money Contract by Builder