



First Choice Custom Homes  
20863 Cottonwood Circle  
Spring Hill, KS 66083  
913-449-8935  
FirstChoiceHomesKC.com

## Construction Specifications

Buyer: \_\_\_\_\_

Model: Tuscan

Price per specifications: \_\_\_\_\_

Job Site: \_\_\_\_\_

**Your home will be built according to the following specifications:**

### This Proposal includes

- All Permits
- General Liability, and Builders risk Insurance
- Survey and plot plan of your lot
- Title insurance for a clear title at closing

### Construction Time Frame

- It will take approximately (6) months to complete your new home after permits (changes by buyer or weather delays could delay completion date) Extended closing until April 1<sup>st</sup> 2016. Buyer agrees to allow home to be used as a Model home until buyer takes possession

### Excavation

- Site will be excavated for basement and footing to load bearing clay and frost footing will be a minimum of 30 inches below final grade
- In the case of concrete pumping the **buyer is responsible** for any charges relating to pumping of footing or walls
- In the event of rock **buyer agrees to pay** any additional charges resulting from breaking of rock and removal of excess debris from the site, over the cost of normal excavation

### Foundation

- Wall height-Basement 9 feet depending on blueprint specification
- Concrete mixture-3500 lb
- Footing-is reinforced with two ½ inch steel rebar on cradles to center in footing
- Foundation-is reinforced with four horizontal ½ inch steel rebar. It is damp proofed with asphalt spray below grade. Wall tiles are removed and patched to prevent basement leaks
- Drain tile-is 4 inch corrugated plastic around foundation as well as inside of the basement and covered with 1 foot of gravel
- Sump Pump- is standard in full basement and daylight basements
- Passive under slab pvc radon vent installed



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## Flatwork

- Basement floor-slab is 4000 lb. mix 4" thick on top of 4" clean gravel
- Garage slab-is 4000 lb. mix with steel on 2' centers pinned to foundation
- Driveway & Walks-are 4000 lb. mix with steel on 3' centers from house to curb
- Base material-is 4" of gravel under all concrete surfaces
- Sealer-all concrete surfaces are sprayed with an acrylic cure
- Poly under basement floor slab
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## Framing Lumber

- Exterior walls-2x4 #2 Douglas fir on 16" centers
- Interior walls-2x4#2 Douglas fir on 16" centers
- Floor joist-2x10#2 Douglas fir on 16" centers
- Back and sides-LP siding panels
- Front elevation-7/16" OSB or per blueprint specifications
- Ceiling joist and rafters-Manufactured Trusses
- Roof sheeting-7/16" OSB
- Sub-floor-3/4" T&G OSB
- Rafters and microlams-Size, species, grade will be determined by engineer and local building codes unless specified on blueprints
- Soffits and fascia-LP Smart panel

## Roofing

- Shingles-30 year asphalt
- Underlay-15# felt
- Flashing-26 gauge metal flashing bronze color style "D"
- Roof vents-Style 750 bronze in color and number to meet code

## Doors

- Rear exterior doors-Jeld-Wen (several options to choose from) some are upgrades
- Front door-Mahogany with 2 sidelights
- Garage Doors-Steel, with insulation (several options to choose from) some are upgrades

## Insulation

- Ceiling-R-49 blown fiberglass
- Vaults-R-30 batts with paper facing
- Exterior walls-R-13 faced 2 x 4 wall
- Garage-R-11 walls and ceiling blow or R-19 faced

## Windows

- Type-MI Low-e glass
- Storm door-NONE
- Window grills-Front only
- Screens-All opening windows
- Color-White or Beige/Almond



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## Sheetrock

- ½ inch sheetrock taped, sanded with smooth finish
- Corners are bull nosed
- Ceilings-1/2 inch taped and finished with knockdown texture
- Garage walls and ceiling-5/8" type X fire rated sheetrock taped finished and textured with knock-down
- Closets-Knockdown texture and enameled
- Wallpaper-NONE

## Interior trim and doors

- Type-Jeld-Wen, many to choose from (paint grade)
- Jamb& Casing-3 1/2" Poplar Custom Moulding
- Stair railing-6010 Beech/Maple stainable with wrought iron spindles
- Base-5 ½" Poplar Custom Moulding
- Towel holders and toilet paper holders-NONE

## Plumbing

- Water and sewer lines-50 foot of each 12 foot deep, any additional footage will be at **buyers expense**
- Street crossings-\$400 at **buyers expense**
- ½ Bath-Base cabinet with Delta single bowl
- Hall Bath-Delta faucet single bowl (some plans are double bowl)
- Master Bath-Double bowl vanities with Delta faucets
- Master Shower-Low profile Onyx base
- Hall Bath-Steel tile with tile above
- Basement Bath-Steel with tile above
- Vanity tops-Onyx
- Kitchen sink-Granite sink from Topmasters
- Disposal-Badger 1
- Hot water heater-50 gallon
- Outside faucets-2
- Gas line-One line to fireplace, furnace and cooktop
- Water lines-PEX
- Sump Pump-3/4 HP Zoeller on daylights and full basements only
- Septic System-None

## Cabinets

- Kitchen-Raised panel wood (oak, birch, ash, rustic alder)
- Kitchen counter tops-Granite Category A
- Bathroom Vanities-Raised panel
- Bathroom vanity tops-Onyx
- Hardware-Hidden hinges, pulls standard selection

## Finish Hardware

- Entry handle-Oil rubbed bronze or satin nickel Dexter
- Other doors-Oil rubbed bronze or satin nickel Dexter
- Address numbers-Black 3" plastic



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## Painting/Staining

- Exterior-One coat base color and trim secondary trim color on front only
- Front door-Color of buyer choice (gel stains add \$150)
- Interior-Primed trim and doors with oil based enamel washable flat. walls-flat with two base color standard, additional colors \$300 per room
- Ceilings-One color flat ceiling paint
- Kitchen cabinets-One color of stain, buyer choice
- Colors-Dark colors extra charge (builder is not responsible for paint touch up)
- Paint finish-Flat is standard. Gloss and satin paint (builder not responsible for drywall imperfections) if necessary to use satin or gloss owner will be required to have a level 5 finish applied to walls at their expense
- Closets-Enameled
- One stain color to match kitchen cabinets

## Flooring

- Carpet allowance \$11 per yard for carpet only
- Pad-8# 7/16"
- Stair carpet allowance \$20 per yard for carpet only
- Hardwood allowance \$6 SF (includes-material, installation, and finish)
- Entry-Tile/Hardwood
- Tile allowance of \$2.50 SF
- Backsplash tile-\$15 SF
- Master bath-Tile in shower and tub area and on bath floor
- All wet areas-Tile (Bath and Laundry floor)
- Bedrooms-carpet
- Dining room-Hardwood
- Halls-Carpet
- Stairs-Carpet

## Tile

- Allowance of \$2.50 SF for the actual tile only
- Kitchen-Back Splash allowance of \$15 SF
- Master Bath-Tile around tub and shower walls
- Fireplace-12" tile on 3 sides \$4 SF allowance or composite stone, customer choice

## Appliances

- Allowance of \$3500 for range, microwave, dishwasher, exhaust vent
- Refrigerator-NONE

## Electrical

- Service-200 amp
- Outlets-to meet code
- TV & Phone-1 per bedroom and 1 of each in area of your choice
- Can lights included in base price
- Light allowance-\$2000



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## HVAC

- American Standard gas furnace with 13 seer AC and Heat pump

## Garage Doors

- Doors-Steel, insulated, (several designs to choose from) some are upgrades
- Openers-Included
- Gutters
  - 5" aluminum, color to match trim or selected by buyer (some colors are upgrades)
- Downspouts-Rectangle 3" x 4"
- Splash blocks- At all downspouts
- Leaf guard-NONE

## Sod and Landscaping

- Sod-Entire yard for standard size lot only
- Water-To be watered by homeowner at their expense
- Landscaping-\$2500

## Allowances:

*Appliances \$3500*

*Carpet \$11 Yard*

*Stair Carpet \$20 Yard*

*Tile \$2.50 Square foot*

*Backsplash tile \$15 Square foot*

*Hardwood \$6 Square foot*

*Front door \$1500*

*Door from Kitchen \$300*

*Lower level door \$550*

*Landscaping \$2500*

*Irrigation \$3200*

*Lights \$2000*

*Kitchen faucet \$165*

*Vanity faucets \$90 each*

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

First Choice Custom Homes LLC

\_\_\_\_\_  
John Jamison, President

Date \_\_\_\_\_