

Owners:		Date:	
Project Address:		Job Name:	

All homes are priced out based on the standard specifications listed below, regardless of what marketing images you have seen we use these specifications as a starting point for base price and then make adjustments on the “Line Item add-on” form in the building contract. The most common asked questions usually lead to the exterior look of the home so to summarize your homes base price reflects stucco finish, dimensional shingles for pitched roofs / TPO for flat roofs and porch railing are post and picket. Extra design features like shutters, arched windows, corbels, band strips; Stone, Etc. are not part of the base price allowing each Purchaser to adjust the design to their needs.

In addition to this “Standard Specification Contract” there is an “Allowance Information” section that goes into much more detail on items that maybe considered Allowances.

- 1. Survey-** Builder will stake the proposed new construction homes location (house located on lot). Note: we do not mark or stake the actual corner property lines.
- 2. Excavation-** Excavation of Footer per plan. Any dirt trucked in or out and/or tree removal is extra. No soil testing is included. See Dirt / Tree lot prep Allowance for addition detail.
- 3. Foundation-** Concrete footer around perimeter of home with monolithic slab or stem wall. It is recommended each owner has a soil test, not part of the base price to confirm the standard footer is sized to meet your soil. If soil test report shows the need for larger footers/pilings are needed then it will added as an additional line item cost in the price sections.
 - a. Slab Grade Home Types- 10” wide house footers. Porches with supporting post will be 8” wide footers
 - b. Coastal Elevated Types- 1’4” or 16” wide house footers and bear 16” below finished grade.
 - c. All homes- Non supporting Porches, driveway, sidewalks, concrete slabs will be 3.5” to 4” minimum thick
- 4. Framing Walls-** 1st floor exterior walls are cmu (Concrete Masonry Unit) blocks 8” wall thickness, exterior walls above 1st floor are wood 2x6 studs at 16” on center with Advantech 7/16” zip board sheathing and metal connectors per code. The approximately ceiling heights are 9’ tall on the floor level that has the kitchen location for the whole floor all other floor levels are 8’ approximately in height unless otherwise noted.
- 5. Framing Floors-** Floors between levels are wood floor trusses or solid floor joist that can range from 10” to 36” tall depending on structural requirements to meet building code. Advantech ¾” T&G sheathing using glue and ring shank nails creates a sub-floor that the finished flooring can install to directly. Note: support beams and or post must be placed in locations to meet structural building requirements and may not show on some marketing materials.
- 6. Roof Truss-** 24” on center wood structure engineered to codes with ½” Advantech wood sheathing.
- 7. Soffits-** Sloped roofs will have 12” overhangs with 2x6 fascia and vented vinyl soffit and flat roofs will have approximately one inch overhang but can vary greatly depending on the façade finish options that maybe added.
- 8. Roofing-** Slope roofs greater than 3:12 pitch are GAF Timerline dimensional shingles. Flat roofs are TPO single-ply membrane or if flat roof area is a design Sundeck then TPO is replaced with a polyurethane waterproofing coating.
- 9. Windows-** PGT Vinyl white single-hung double glazed low-e windows & sliders. Theses windows and glass sliding door are impact rated. Note: Tinted glass, turtle glass, arched windows & grills on the glass are not included in base price.
- 10. Exterior doors-** Exterior swing doors to be two panel design with no glass and a fiberglass skin instead of steel doors which rust and dent. Swing door with glass on side of door are called Sidelights are per plan with clear impact glass. Overhead garage door to be white raised panel aluminum with rectangle pattern, no windows included. Garage doors facing street with a driveway will include remote control garage door openers. Garage service door and any rear garage overhead doors maybe shown in some marketing but are not in base price.
- 11. Termite Protection-** Approved termite treatment shall be used and provided per FBC 2010 Residential, Section R318.1. This termite treatment is sprayed on dirt below the concrete footprint of the house and does not include driveways, walkways, patios and other structures not part of the main house.
- 12. Concrete flat work-** All concrete work per local code. Base price includes 16’x25’ Driveway and minimum 30” wide walkway to front door. House plans with front porches at grade level are concrete. Exterior stairs could be concrete or

wood based on actual plan and elevated porch platforms are wood. Note: City sidewalks & driveway longer than 16'x25' are dependent on lot and not in base price of home, see allowance section.

13. Exterior finishes-

A. Exterior railings- where required by building code are standard post and picket style made of aluminum with no design pattern.

B. Extra trim designs- Front windows will have a banding around front windows only. Note: Extra design features on exterior like horizontal banding, wall patterns, corbels are not part of base price.

C. Exterior wall surface- All homes are priced out as knock-down stucco, regardless of marketing images.

14. Gutters- Homes built with full basements below grade will have gutters; all other homes gutters are not included.

15. Plumbing- Water and Drains piping are plastic. Water heaters are std. electric 40 gallons. Large tubs are soakers only may be upgraded to include jetted features. Exterior includes two water faucets. Shower/tubs have shower rod unless glass doors are called out in the contract details. Finish Faucets are explained in the allowance section.

16. Electrical- Install 200 amp main service. All standard 110 electrical outlets are placed per code requirements and include outlet and switch. The 220 volt outlets are per plan for Hvac system, Stove and Dryer. Garages will have one outlet for every 250 sq ft of floor area. Smoke detectors are Inter-connected and installed per code. Low voltage wiring for front doorbell is in base price other low voltage is considered an upgrade option. Light switches are rocker style and are white in color matching outlets. Finish light fixtures are explained in the allowance section.

17. Heating- 14 Seer high efficiency heat pump forced air unit sized for home with central air conditioning.

18. Insulation- Attic insulation is R-30 blown fiberglass in living areas and R-19 fiberglass batts in exterior wood framed walls.

19. Gypsum Board- ½" gypsum on walls & ceiling in Living area. Ceilings on the exterior of porches and overhangs that are not the 12" roof overhang will be exterior soffit Gypsum Board. Exception; Ceilings that separate living space from non-living space is to be 5/8" gypsum board. All ceilings are knock down texture and walls orange finish.

20. Paint- Interior drywall of home to be painted using interior flat latex paint, single color for walls and ceiling to be off white color. Trim and doors to be white semi-gloss finish. Exterior flat latex paint single main color with one accent color. Note: Exterior accent color is front door and trim on front windows or trim around front overhead garage doors, additional items painted different then main color are considered an upgrade at additional cost.

21. Trim & interior doors- Baseboards real wood 5180 FJPRM profile Base 5.25" and Casing profile 2.25" Baby Howe painted white. All doors are hollow core 6'8" tall white two-panel square pattern textured. All short walls are 36" drywall with wood cap. Interior Sliding or bi-fold doors opening wall be drywall wrapped with casing trim on face only. Windows are drywall wrapped with no casing trim around window openings in base price.

22. Misc. hardware- Swinging Doors knobs are Copper Creek Colonial door knob in Satin stainless with privacy lock at bath and bedrooms and passage at all other interior doors, Exterior swinging doors will have Copper Creek Colonial single keyed knob in Satin Stainless except one front door will have the knob and deadbolt combo. Swing door hinges & spring stops are brushed nickel. Closet shelving is a single row of shelving except pantry and linen closets are four rows. Plate glass mirrors are located above vanities. Cabinet hardware is explained in the allowance section.

23. Elevator- Some plans may show a location for an elevator or symbol, the base price does not reflect an actual elevator. Due to high cost of elevators these plans were drawn up to see where and how an elevator can be placed from one floor level to the next. The base price includes the room marked elevator as only a storage closet in the living spaces and nothing in un-condition spaces. If a elevator is chosen it will be placed as a line item cost and would need to include electrical, elevator cart, elevator pit in foundation and framing of walls or support build outs for tracking.

24. Coastal Elevated type homes extra- These homes are priced out based on the FEMA flood zones AE and include the following: Elevation certificate during and after finished construction, flood flaps as required by size of footprint (These do allow rain water to come into 1st flr), elevated 1st floor 8 feet above current grade via garage storage area and in some plans have small 1st floor foyer with all lumber pressure treated and drywall is cement board. If you property is a V-zone then additional cost above base price will be added for pilings and breakaway walls.

25. Permits, Impact Fees, Utility Connections Dirt Tree lot prep, Cabinets, Counter tops, Appliances, Flooring, Utilities & Landscape- These items are explained in the allowance section.

Note: Builder is allowed to make minor adjustments or variations in these Specifications and allowances as needed.

Allowance section of the standard specification contract.

Allowances are frequently utilized where an item of work is not sufficiently detailed in the contract documents to enable the Builder to determine the final cost of the item. Whenever actual costs are more or less than the allowance, the contract is adjusted accordingly by change order. When actual at cost receipts are shown a 15% additional charge will be added to cover overhead expenses like liability insurance, Workers Comp, project management, marketing fee and accounting cost in some cases an actual receipt may not be available where the builder has performed a task that includes his own hourly or salary staff and an industry going rate charge maybe used in its place. The contract will show the actual proposed allowance amount and maybe less or more than the actual amount needed to complete this contract, Purchaser needs to review these allowances carefully and they may ask the builder to adjust the allowance price by changing the contract price to reflect these adjustments before signing this contract. Purchaser agrees to the allowance amount shown in the "Line Item Pricing" the Builder will calculate adjustments based on the final expense. Purchaser may in some cases be allowed by the Builder to purchase items allocated as part of an allowance cost and request a reimbursement, to receive a reimbursement checks are made to the name of the property owner and will be paid no sooner than thirty days from the time in which the material was actually needed to be installed and have a receipt for said materials with each reimbursement not exceeding the allowance listed in this contract. In consideration of meeting timelines, workmanship, insurance requirements and other legal concerns, Some Allowance gives the Purchase bigger opportunities to pick the final product for their home but must be approved by the Builder in both the vendor used and the actual product.

Below is a list of common used allowances with details explaining each item. Your contract "Line item" may or may not show each of these allowances, if you no not have dollar amounts or an allowance term is not listed then your contract does not reflect you are receiving this item in your home unless otherwise noted. Items listed below may display the letter "L" for Labor and or "M" for Material.

1. Permit- Permit cost is often charged based on each municipality and some counties can have thirty different municipalities. If your contract states "Included in Base Price" under permit allowance then your building area most likely has stable fees for permitting and are part of the contract without a concern to the purchaser to worry about the cost. If you have an allowance dollar amount then your area is harder to confirm the exact permit cost so an estimated amount is used and an adjustment of the actual cost will be made and the purchaser will pay for the extra or receive a credit. This permit allowance is for all aspects for issuing of all building permits and requirements related to the building permit to the point of the final issue of the certificate of occupancy.

2. Impact Fees- Impact fees are what the local municipalities charge for helping the governments infrastructural to handle the impact of your home on the local area. These fees are not limited to but are often seen as Transportation services, Fire Department services, city water or sewer plant infrastructural, Schools, Parks Department or even development impact fees and are more related to the land location and history of the property and are not included in the house base price. Since these fees are designed to cover the local infrastructures if the land had a home built on it once before even if vacant now it most likely will have little to no impact fee cost today because most of those fees were already paid by the original built home. As a example it would not be unusual for two building lots of same size next to each other to have a zero impact fee cost and the other a fifteen thousand dollar impact fee or more depending on past impact fees paid.

3. Utility Connections- Sewer, Water, Electrical, Gas, or other connections to make your home usable are not included in the base price of your home. Because each area has different utility service providers and each service might already be on the property or may not, this creates unknown actual cost. The building contract covers our plumbers cost to make a connection to an existing sewer or water line on the property and run piping up to 25'. Additional fees to consider and not part of the base price are as follows:

a. Sewer / Water taps are where the local utility service provides connection point and a meter for the water that is located just past the right-away and on your property. If sewer or water lines are in the street, other side of the street or down the street could cost thousands to be run to your property. If the water meter is not already installed and ready for connection to house then the local utility service provider will charge for. After the sewer or water tap the line to enter your home exceeds the 25' of piping then additional fees will be charged based on final distance.

b. Electrical companies have different fees and infrastructures, depending on your location these fees can change from zero to thousands. Most often for homes built with overhead lines are no extra cost to very little if the home is located close to a transformer. For homes built with underground lines its common to get charged additional fees and assuming the home and transformer are close they can range from \$700 to \$3000. For homes that need transformer set or

long runs can highly vary in price. The hardest part of this item is the electrical companies will not review and giving pricing until they create a work order to start the work so all too often this has to be completed after the building permit is issued. Contract base price reflects a flat fee \$1,500 to cover the first 50' of underground installed by electrician and electrical service provider \$450 for underground utility pole prep and shown as the Utility connection allowance.

C. Natural gas or propane gas. Anything related to gas is not in the base price of house including interior connections. Due to homes being built tighter creating Carbon monoxide problems and our Florida market does not have weather below freezing for ninety days or more we priced the home to operate by electrical for heat and cooking. The gas service if available to your home and you want it is your responsibility to research, coordinate the installation and cover all cost. This cost can vary greatly for install and then will continue to have monthly service charges even if you don't use the service that month.

D. Other utilities- Recycled water, internet, cable or any other services not list above are not part of the contract price.

4. Dirt / Tree Lot Prep (L&M)- Assuming the lot was level with no trees, shrubs or overgrown grass there normally would not be a cost needed for this task unless a soil report stated additional work was needed based on the ground materials and compaction ratings. If money is needed to cover any ground prep then this will need to be added as additional cost because no amount is included in the base price. This includes all action to perform these task but not limited to; Tree, dirt or other object removed, dirt brought to the site, lawn mowing, dewatering of site and includes all dumping fees, hauling fees, actual materials, placement of materials, compaction of material and testing of materials. Also Note: soil reports is not part of the base price of the home and is often supplied from the seller of the land, you will need a soil report to help define if you will have additional cost.

5. Driveway & Walkways (L&M)- The base price has funds for a concrete driveway 25' long and 16' wide for two stall garages and 8' wide for one stall garages. The 25' is used because that is the normal distance most municipalities have as a front yard setback but in some cases that distance can be longer either by larger setback requirements or there could be a right-away line that is past the street edge. Right Away lines are the separation of your actual building lot and the city owned section and this city owned sections would require additional driveway to be added to connect to the street edge. These right away areas are most often range from zero to fifteen feet and its best to review a recent land/property survey to confirm the actual distance. The term "Walkway" is for a 30" wide concrete walkway from the front door area to the closest distance to the start of the concrete driveway and is included in the base price of the home. What is not included and may or may not be needed is a city sidewalk, which if required by the municipalities will be at the cost of the Purchaser. If this Allowance is referenced as included in base price and no cost is given as an allowance then it includes what is noted above and may even include an extra line item of cost to cover additional funds to cover adding to the driveway length as a fixed cost then the Purchaser will not need to confirm the final amounts. If allowance amount is displayed it will include the amount that was originally in the base price also and will be made as a final adjustment once installed. Most often the allowance amount will be used when there is additional concrete is needed including city sidewalks or a change of material like pavers are being used, but the Builder may choose to enter a fixed line item cost to make these adjustments instead of an allowance cost if the exact cost is known before signing of the contract.

6. Flooring Material- The base price of the home will include LVT flooring material in the living space of the home and will have a dollar amount displayed as Flooring Material Allowance. This flooring material must cover all needed flooring material needed to complete the flooring install and include the delivery to the jobsite. LVT flooring material was selected as the base number because it is the highest requested product for flooring materials in new construction. LVT flooring stands for Luxury Vinyl Tile Flooring and most manufactures make a waterproof version that can be used throughout the living space of the home and requires no sub-flooring prep or materials. Most often LVT looks like wood planks and to some people it's hard to tell they are not true hardwood flooring and when using throughout the living space of the home the same material can be used in wet locations like bathrooms, Kitchens and Foyers as long as you pick the recommended waterproof version. If the purchaser changes the type of flooring then some products may need additional floor prep like adding cement board and special screws for ceramic tile and would all be considered as a cost toward the flooring materials. At the time of your contract signing the flooring price was based on Floor & Décor product Sku 100221332 NuCore White Pewter Rigid Core Cork Back 6.5M and is subject to change based on your location and price adjustments made by the distributor. It is assumed that LVT flooring is to be used and if the Purchaser decides a different type of material to be used before any interior stairs are built (so the Builder knows the final height of the finished product to meet stair height building codes), changing of the type of product after the interior stairs are installed could result in extra cost to fix stair heights.

7. Flooring Labor- The base Price of the home includes the labor to install LVT flooring as noted above and this amount is placed as a "Flooring Labor" allowance charge. If the Purchaser stays with LVT flooring as the only product and

installed as one color going in the same direction throughout the home then this dollar amount will not need to be addressed as an adjustment and no proof of cost is needed. If the Purchaser decides to select different material than the LVT flooring then the amount will need to be adjusted, depending on the Builder, can either add to the allowance or create a fixed line item cost and remove the need for "Flooring Labor Allowance"

8. Shower / Tub Tile Material – The base price includes 8x24 Ronne Gris Wood Plank SKU 100414879 wall ceramic tiles and Sun Giorgio Marble Ar 1.5" Hexagon ceramic mosaic SKU 100609205 shower floor tile and all tile edge material is Schluter Jolly Edge Trim Satin Nickel. In addition to the tiles the required mortar to bond the tile to the surface and tile grout (Mapei 38 Avalanche Ultracolor Plus FA SKU 100221332) are also in the base price and are reflected as "Shower / Tub Tile Materials Allowance" This allowance will include delivery to the jobsite. The price was based on the walls directly over the tub or shower a height of approximately 6' from the floor level and if the plan includes a large soaker or jetted tub without shower then the amount allocated for these areas were approximately 2' above the tub surface. Note: picking products different than above could result in an increased labor cost. There is no cost included in base for cabinet backsplashes areas.

9. Shower/Tub tile Labor- Base price includes cost to cover labor to install the Shower/Tub tile labor as noted above and placed in the allowance. These labor cost are unique as they are not based on square foot coverage area as much as the task itself. If you use the base material product then addressing the final cost of the labor will not need to analyze. If the purchaser adds more area, changes the tile sizing, adds design patterns or changes the product then this can affect the labor cost and the builder can address these extra cost by either a fixed extra cost or using the actual allowance amount against final cost after work is done, the amount in base price is the minimum amount no matter the product.

10. Electrical Finish Fixtures- The base price reflect an estimated finish fixture amount and placed as an allowance. Because of the huge amount of finished electrical fixtures available the base cost did not consider any actual product but more a generic rule of thumb to get. These estimated numbers are two ceiling fans per home @ \$120 each, A two bulb flush mount fixture @ \$20 each located at any room you can physically walk into except Dining room has one \$80 fixture, bathroom has one \$50 fixture per sink and any exterior door has one wall coach light at \$30 but can sometime be replaced with a can light if the plan design has no room for said exterior wall light. These rough numbers are reflected as what you received as a allocated allowance amount without regards to the actual electrical plan from the architect or install amount for the reason that the amount was calculated before the final plans were drawn so you are receiving that actual amount that was charged as part of the base price. If you feel that your taste in fixtures and or the amount original included are low then you are highly encouraged to request adding more funds to this section before signing the contract. These Finish fixtures must also include the bulb and delivery to the jobsite. The purchaser will be responsible for handling the time and cost to replace any fixture that is defective. Depending on the complexity of the finished light fixture an extra labor cost could be charged to cover the assembly time. Note: We will only install new fixtures as part of this contract. Can lights, Can light trim rings, light switches and outlet plugs are not considered a finish light fixture and will be included under the description of electrical in the specifications of this contract.

11. Plumbing Finish Fixtures- Plumbing fixtures are included in the base price and are reflected under this allowance. During the rough in stage we will install a Moen Posi-temp valve in the wall for showers and small tubs and for large tubs valves are Moen 4792 M-Pact which would require you to purchase the trim kits to finish these valves when completing the home. We will only warranty Moen finish fixtures made of metal as part of the warranty. When you purchase these finished plumbing fixtures the Purchaser will be responsible to have them delivered to the jobsite when needed and any missing parts or defective product will be the responsibility of the purchaser to handle the time involved and expense to get a replacement. If you purchase items that have extra parts left after installed consider them to be disposed of as all too often during new construction extra parts are thrown in dumpster at the end of each day. The following items below are the actual product that was used for calculating the base price at the time when the contract was drafted and based on your location and distributors cost increases these prices can change at any time. Kitchen Faucet Moen 7594SRS Stainless \$230.75, Bathroom Moen Eva 6410BN \$94.60 Brushed Nickel, Moen Tub/Shower Eva T2133BN \$134.99 Brushed Nickel, And for large tubs Moen T943BN Eva Two-Handle Deck Mount Roman Tub Faucet \$208.49 Brushed Nickel that fit 4792 M-Pact valve. Toilets are Glacier Bay White Elongated SKU 215-583 \$99.00 and includes Seat, bolts & Wax ring.

12. Cabinet Materials- The base price included cabinets that matched the design of the home with all base cabinets having one drawer and one door except for at sinks and one cabinet in the kitchen has a three drawers and no door. Wall cabinets are only in the kitchen area where the marketing plan shows a line approximately half the depth as the base cabinet there is no cabinets included in the laundry room or exterior kitchen cabinets included in the base price. Any base price cabinets will be shown as part of the allowance cost, the cabinet allowance will reflect the actual cabinet cost including shipping and taxes to the jobsite. The base price does not include any crown molding, light rail, corbels, bumps

outs, built in oven, full height or double stacked unit or any other decorative or options besides a standard cabinet. The cabinets in the base price are shown in the allowance which includes the shipping and taxes to the jobsite. The cabinets pricing was based off of Old Mills all plywood box cabinets in white shaker style as RTA also known as Ready To Assemble cabinets.

13. Cabinet Assembly- For RTA also known as Ready to assemble cabinets help to reduce shipping cost and often help in the reduction of shipping damage as they are shipped in much smaller boxes and packed tight. Once on the jobsite there is a cost to assemble each cabinet at a rate of approximately \$35 per cabinet. If you have cost in this allowance and decide to purchase cabinets that are already assembled at the factory then this amount can be combined with and used toward the “Cabinet Materials Allowance” and if this allowance is at zero and you decide to purchase RTA cabinets then you will need to add more funding and or use any surplus funds form the “Cabinet Materials Allowance”. This estimated pricing is based on volume meaning all cabinets for the home are to be assembled at the same time, assembling back ordered or damage replacement individual cabinets will be at a higher rate as would unique or large oversized cabinets.

14. Cabinet Install Labor- The base price of the home includes the labor to install a standard cabinet layout and products. If the Purchaser stays with standard cabinets then this allowance is not an issue. If the Purchaser changes the cabinet layout design or add more cabinet or cabinet accessories then the price to install will be higher. The Builder can choose to add the extra cost as a fixed cost or run the total install expense against the cabinet install labor. Common items that cause cabinet install labor to increase; Adding crown molding, light rail, refrigerator wall panels, extra cabinets or any other item that takes longer to do compare to the normal cabinet layout. Also be aware modifying cabinets will have huge price increase above just adding extra items and some of the cabinet modifications might include: Built in oven cabinets all need to be modified to support oven at the proper height and size of cut out for oven can often add a couple hundred dollars in modification labor alone just as farm sinks and other modifications. When Purchase has not asked for anything different than what original was in the contract then the builder can choose not to address this allowance & not compare against the actual labor changed for the sake of time to copy, share and explain.

15. Cabinet Hardware Material- Cabinet hardware refers to the handles that are used to grab and open the cabinets. The pull bar handle is Amerock 5-1/16” Stainless Steel AM36801SS. This Cabinet Hardware will include the shipping and taxes to the jobsite. Each cabinet in the original design of the cabinets had handles for each area that open, dummy drawer like under a sink was not planned for a handle and if you changed the cabinet design then the cabinet hardware allowance will not match unless it was update also.

16. Countertop (L&M)- In the base price an amount was included and transferred to this Countertop Allowance which included the actual cost of counter top material, labor to install, delivery to the jobsite, any extra cost to get countertop into the installed location including possible crane use or extra manpower. In addition this allowance also cover the cost of any sinks which are a common practice that they are supplied by the countertop supplier so they can confirm the openings fit and are ready to be installed as part of the countertop install. The original amount for this allowance is based off the average going rate for entry level granite at 55mm or 1-3/4” thick and installed with a top round over edge. Entry level granite a rough way to say, that this material is in easy supply which help reduce cost. Granites that have unusually patterns, hard to find colors or most brighter white and grey colors are often much more expense and could be double the price or more. Granite is a natural product and the strength or ability to crack is unknown and often the more expense granite slabs with vein patterns are more likely to crack then others, Quartz is another great countertop material and looks very similar to Granite but is made man and often has very nice random patterns but comes out to also be much more expensive. When picking out your countertop material keep in mind if you have a warranty problem at a later date will cost you the purchaser more funds to replace or repair so picking out a product to begin with that is not prone to problems is important and the granite supplier can help you with this. The countertop allowance is to cover the countertop for all kitchen and bathroom cabinets and there were funds to cover a 4” tall backsplash in bathrooms only, Purchaser to decide if they want these backsplashes when they place their order while picking out the color. The sinks are supplied by the Countertop supplier and part of the countertop allowance and was based off a under mount stainless steel sink for the kitchen and a small round under mount white porcelain bathroom sink.

17. Appliances (L&M)- Because there are so many options for appliances, with huge price ranges the base price of the home had zero dollar amount for appliance which allows the Purchaser to determine what they would want. If the Appliance Allowance is left at zero then the purchaser will pay directly for the appliance with the supplier, if the Purchaser wants to increase the Appliance allowance amount the builder can cut a onetime payment to a single vendor or reimburse the Purchaser. Appliances can include but not limited to Refrigerator, stove/oven, dishwasher, stove hood exhaust, microwave, garbage disposal, clothes washer and dryer. The purchaser is responsible to supply any new appliances to the jobsite and place them on the floor in the location that needs to be installed without damaging the home. If you supply at the installed location and at the time requested by vendor; refrigerator- the plumber will connect a water

