

Specs Lot 25 Oakcrest Pont

County Permits \$4,000.00
HOA (if applied) must be notified with a copy of plans. Additional fees may apply, please inquire. Construction will start after HOA approval. (May not apply).

Hook up fee's (Electric to DE Coop/Delmarva Power & Tidewater, Septic) \$4,000.00
Excavating & Concrete Footers
Clear partial lot
Septic
Crushed Gravel and Culvert Pipe/ Asphalt Driveway (2 coats)
Block Masonry/Foundation/3' non-conditioned crawl space/purge finish-5 courses
(price for conditioned and De-humidifier option)
Windows/3 Ext. doors/ double hung/pane Low E Argon gas/United Windows
Interior HC Doors/exterior doors
HVAC – 2.5 ton system 18 SEER
Electrical/Lighting Rough-in – Finish (base model lights/fans w/ remote).
Plumbing, 2 bibs, Rough in and final installation of tub/shower/vanities
Insulation R-23 dense pack non-batt wall & R-50 non-batt ceiling
Drywall/Garage included
Landscaping Package, hydro seed, fine grade, mulch, per Cover Page \$4,000.00

Stone

M-Rock Appalachian Ledge 48-sq ft Brown Stone Veneer
Item # 70273 Model # APPALACHIAN48PAK
2 Gable walls and front foundation.

Fire place/Rinnai, propane hook up, 100 gallon propane tank installed (buried),
Continental 35-in Direct Vent Black Natural Gas Fireplace
Item # 527690 Model # CB36NTR/ 18000 BTU's
Gas Stove line & hook up, Fireplace line and fireplace, gas dryer, ext. propane bbq bib

Siding/Roofing – Dutch lap Vinyl
Georgia-Pacific Compass 9-in x 145-in Hampton Red and Double 4.5 Dutch Lap Vinyl Siding Panel
Item # 89001 Model # 139003A

Gutters, white aluminum
Garage Door (2 remotes)
Final Grade

CARPENTRY - Trim & Doors Material/installation: \$6,500.00

Ever True 5.25-in x 12-ft Interior Pine MF Baseboard
Item # 85821 Model # 163E12FBDPM

Window/Door Trim

EverTrue 3.25-in x 8-ft Interior Pine Primed PFJ Window and Door Casing
Item # 33670 Model # 445 8FJPM D

Doors

ReliaBilt Prehung Hollow Core 2-Panel Round Top Interior Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)
Item # 242319 Model # JW137000079

(16) - Schlage Accent Satin Nickel Right-Handed Dummy Door Lever

Item # 108965 Model # F170 V ACC 619

Hardwood 882 sq.: - Great room, Kitchen, Office, (2) halls, powder room, & laundry room \$7,400.00
Style Selections 5-in Natural Handscraped Acacia Hardwood Flooring (32.29-sq ft) Item # 579934 Model # LY025

Floor Grills - (Qty. 18) Accord Select Brooklyn Satin Nickel Steel Floor Register (Rough Opening: 10-in x 4-in; Actual: 11.42-in x 5.37-in)

Item # 544707 Model # AMFRSNBK410

Carpet Approx.: 756 sq.' \$3,500.00

Painting – All paints from Sherwin Williams (2) coats semi-gloss white on all trim. Ceilings are flat bright white and walls are 2 coats Antique white.

Trim Package – Interior H/C doors, 6 panel/window trim, 3” smooth side trim cut in “T” OR corners will be 45 degrees.

Bathroom hardware to be brush nickel faucets and handles.

Bath Room Finishes

Powder Room

(1) Vanity - Style Selections Euro Espresso Integral Single Sink Bathroom Vanity with
Cultured Marble Top (Common: 25-in x 19-in; Actual: 25-in x 18.6-in)

(1) @ Canarm 2-Light Palmer Brushed Nickel Bathroom Vanity Light

Item # 409787 Model # ATG9457788

(1) Moen Oxby Spot Resist Brushed Nickel 2-Handle Widespread WaterSense Bathroom Faucet (Drain Included)

Item # 749678 Model # WS84661SRN

- Tile 3x7 - CELIMA Cordova Beige Ceramic Floor Tile (Common: 12-in x 12-in; Actual: 11.976-in x 11.976-in)

- Item # 638336 Model # 110008450

American Standard Champion 4 White 1.6-GPF (6.06-LPF) 12 Rough-In Round 2-Piece Chair Height Toilet

Item # 615477 Model # 731BA001.020

Guest

(2) @ Canarm 2-Light Palmer Brushed Nickel Bathroom Vanity Light

Item # 409787 Model # ATG9457788

(2) each - Allen & Roth Tennaby White Marble Under mount Single Sink Poplar Bathroom Vanity with Natural Marble Top

(Common: 42-in x 22-in; Actual: 42-in x 22-in)

Item # 761008 Model # 1012VA-42-201

(2) Moen Oxby Spot Resist Brushed Nickel 2-Handle Widespread WaterSense Bathroom Faucet (Drain Included)

Item # 749678 Model # WS84661SRN

- Tile 3x7 - CELIMA Cordova Beige Ceramic Floor Tile (Common: 12-in x 12-in; Actual: 11.976-in x 11.976-in)

- Item # 638336 Model # 110008450

American Standard Champion 4 White 1.6-GPF (6.06-LPF) 12 Rough-In Round 2-Piece Chair Height Toilet

Item # 615477 Model # 731BA001.020

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Moen Boardwalk Spot Resist Brushed Nickel 1-Handle Water Sense Bathtub and Shower Faucet with Single Function Showerhead

Item # 409692 Model # 82830EPSRN

(1) Sterling Ensemble White Fiberglass and Plastic Composite Rectangular Skirted Bathtub with Right-Hand Drain
(Common: 32-in x 60-in; Actual: 20-in x 32-in x 60.25-in)
Item # 788894 Model # 71121122-0

Master

- Tile 5x10 - CELIMA Cordova Beige Ceramic Floor Tile (Common: 12-in x 12-in; Actual: 11.976-in x 11.976-in)
- Item # 638336 Model # 110008450

-Jacuzzi -

Jacuzzi Primo 2-Person White Acrylic Corner Whirlpool Tub (Common: 60-in x 60-in; Actual: 21-in x 60-in x 60-in)
Item # 364262 Model #P5D6060WCR1HXW

iulgShower - VIGO Frameless Showers Stainless Steel Acrylic Floor Round 3-Piece Corner Shower Kit (Actual: 79-in x 40.5-in x 40.5-in)

(1) Moen Boardwalk Spot Resist Brushed Nickel 1-Handle WaterSense Shower Faucet with Single Function Showerhead
Item # 409695 Model # 82835EPSRN

American Standard Champion 4 White 1.6-GPF (6.06-LPF) 12 Rough-In Round 2-Piece Chair Height Toilet
Item # 615477 Model # 731BA001.020

Bellaterra Home White Undermount Double Sink Birch Bathroom Vanity with Natural Marble Top (Common: 60-in x 22-in; Actual: 60-in x 22-in)
Item # 71506 Model # 600168-60W

(2) Canarm 2-Light Palmer Brushed Nickel Bathroom Vanity Light
Item # 409787 Model # ATG9457788

(2) Moen Oxby Spot Resist Brushed Nickel 2-Handle Widespread Water Sense Bathroom Faucet (Drain Included)
Item # 749678 Model # WS84661SRN

(5) Mirrors - \$500.00 (all Rectangle to fit and glued to wall after painting is complete. Double vanity in Master bedroom will receive 2 mirriors separate from eachother. Beveled edge, frameless.

(BASE) Appliances (Lowes) & Kitchen Cabinets/Countertops

Granite top allowance \$6,000.00

Kitchen cabinet allowance \$6,000.00

Item # 26004 Model # 26 SB36 Item # 795989 Model # SB36 Item # 105271 Model # 29 B36 Item # 51395 Model # 36 SB36

American Standard Tulsa 33-in x 22-in Stainless Steel Double-Basin Drop-in or Under mount 1-Hole Residential Kitchen Sink All-In-One Kit
Item # 748621 Model # 20DB.332211C.075

Frigidaire 26-cu ft. Side-By-Side Refrigerator Single (Easy Care Stainless Steel)
Item # 488403 Model # FFHS2611PF

Frigidaire 55-Decibel Built-in Dishwasher (Easy-care Stainless Steel) (Common: 24-in; Actual: 24-in) ENERGY STAR
Item # 689292 Model # LFID2422RF

Frigidaire EasyCare 4.5-cu ft Slide-In Gas Range (EasyCare Stainless Steel) (Common: 30-in; Actual 30-in) Item # 634972
Model # LFGS3025PF

Frigidaire Easy Care 1.6-cu ft Over-The-Range Microwave (Easycare Stainless Steel) (Common: 30-in; Actual: 29.88-in)
Item # 632057 Model # LFMV164QF

Frigidaire Convertible Wall-Mounted Range Hood (Stainless Steel) (Common: 30-in; Actual: 29.875-in) Item # 346103 Model # FHWC3055LS

Laundry Room:

Transform 25-in x 22-in ABS White Freestanding Composite Utility Sink with Drain and Faucet
Item # 651071 Model # QL030

Frigidaire 3.9-cu ft High-Efficiency Stackable Front-Load Washer (White) ENERGY STAR
Item # 709164 Model # FFFW5000QW

Frigidaire 7-cu ft Stackable Gas Dryer (White)
Item # 629995 Model # FFQG5000QW

FANS:

(3) All bedrooms - Harbor Breeze Lake Cypress 52-in Black Iron Downrod or Close Mount Indoor Ceiling Fan with Light Kit and Remote Item # 747615 Model # CPW1413

(2) Living Room & Office - Allen & Roth Castine 52-in Rubbed Bronze Downrod or Close Mount Indoor/Outdoor Ceiling Fan with Light Kit and Remote

Item # 577413 Model # 35207

(1) Lighting for Master Closet, (3) for both halls, and (1) Laundry room

(5) @ \$17.97- each - \$89.85 - Flushed mount lighting from Project Source Fallsbrook 13-in W Dark Oil-Rubbed Bronze Ceiling Flush Mount - Item # 344549 Model # FJ10-031

Builder applies for permits, licenses, schedules, manages trades, conducts thorough inspections, makes sure inspections on technical trades are passed, takes inventory, refunds/exchange(s), shipment and receiving, handling contracts sub-contracted and awarded to the winning bids. Highest priority is to deliver a reasonable quality product for the costs allowed.