

FORREST HOMES

Thank you for choosing Forrest Homes as your builder - we are looking forward to working with you to build a quality home, on time and on budget. This booklet outlines all the specifications you will need to make, along with times frames and budget allowances. Please take the time to fill out each sheet and submit your selections to us by the date indicated.

If we do not receive your specifications in writing, we will proceed with our standard "default" selections, unless we hear otherwise from you. Please keep in mind, receipt of specifications past the indicated date will affect our completion date and carrying costs will add to the final cost of the home.

Some friendly suggestions to keep communication clear and avoid misunderstandings:

1. Please communicate any corrections/changes directly to Forrest Homes rather than to our subcontractors, so that we can keep your costs and deadlines under control, as well as to be sure your needs are understood.
2. Please note that many suppliers require appointments as well as a set of blueprints to look at when you meet.
3. Please order completely with each sitting, i.e., order all hardware in one appointment rather than splitting the order up, as no orders are initiated until they are complete. Partial orders cause confusion and delay completion dates.
4. If you use a supplier other than the ones listed, we ask that you take responsibility for payment and delivery of materials to the worksite.
5. Please submit all changes/corrections in writing on the change order form or via e-mail. No changes can be done until extra costs have been approved and paid for.
6. It's never too late to start punch lists! Written lists of corrections at each step of construction will help the process go more smoothly, and save time as we approach completion.

Thank you for your attention to detail; it helps us give you exactly what you have in mind! Please let us know if there's anything else we can do to make this as pleasant and productive an experience as possible.

PLUMBING

APPOINTMENT REQUIRED / Bring Blueprint

Selection Deadline: _____

Vendors: _____

Contact: _____

Phone: _____

Address: _____

Allowance: _____

See attached default list/Please attach order sheet

Specify:

- Spread on faucets
- Site and shape of Jacuzzi _____
- Faucet finishes _____
- All sink sizes, colors, style _____

Additional Upgrades, if desired:

- Steam bath
- Insta hot
- Water purifiers
- Detergent pump
- Sprayers

Approved By: _____

Date: _____

FLOORING

Selection Deadline: _____

1. Downstairs Flooring:

Vendors: _____

Contact: _____

Phone: _____

Address: _____

Type of Wood: (oak, pine, etc.) _____

Stain Color: _____

Top-Coat-polyurethane: gloss, semi gloss, or satin

Notes: _____

2. Upstairs Flooring _____ Selection Deadline: _____

Carpet _____

Wood _____

Stain Color _____

Finish _____

Notes: _____

Default Selection _____

Upstairs: Refinished pine sub floor

Downstairs: 2 1/4" Red Oak Select Grade
 Installed on 2x4's Screeds in Tar.

Approved By: _____

Date: _____

FLOORING

APPOINTMENT REQUIRED

Selection Deadline: _____

3. Carpet

Vendors: _____

Contact: _____

Phone: _____

Address: _____

Allowance: _____

Specify:

Carpet to be laid where:

Carpet

Brand: _____

Style: _____

Color: _____

Cost: _____

Notes: (any accessories or specific instructions)

Note:

Allowance includes: Carpet, Pad, Shipping, Installation, and Tax.

Approved By: _____

Date: _____

FIREPLACE

Specification Deadline: _____

Please specify material and attach diagram of fireplace design, including

Height of hearth off of floor

Width of hearth

Wood Trim on fireplace mantle and surround

Other/Notes _____

Approved By: _____

Date: _____

Default:
Exterior stone to extend width of fireplace and raised off of floor; Trim to include finger-groove molding "legs" on each side with painted wooden mantle.

ELECTRICAL

Specification Deadline: _____

- 1. Please review blueprints carefully for location and number of switches, fixtures, telephone jacks, plugs, and cable outlets.

Attach a photocopy of electrical blueprint with notations of any additions, deletions, or changes in location of electrical wiring.

Default: As shown on plan.

- 2. Security System Specification Deadline: _____

Number of Security pads _____

Locations _____

Preferred Security Service Provider _____

- 3. Stereo Speakers Specification Deadline: _____

Brand, model number _____

Location _____

Other/Notes _____

Approved By: _____

Date: _____

LIGHTING

APPOINTMENT REQUIRED / Bring Blueprint

Selection Deadline: _____

Vendors: _____

Contact: _____

Phone: _____

Address: _____

Allowance: _____

Selection to include:

- All room and closet fixtures
- Ceiling fans
- Under counter lights
- Exterior front light
- Over cabinet lighting
- Exterior flood lights
- Fluorescent garage lights
- Quarters lighting
- Doorbell
- Chimes
- Dimmers
- Smoke detectors
- Bulbs

Please attach list of fixtures.

Approved By: _____

Date: _____

HARDWARE

APPOINTMENT REQUIRED / Bring Blueprint

Selection Deadline: _____

Vendors: _____

Contact: _____

Phone: _____

Address: _____

Allowance: _____

Selections Needed:

- All Interior door knobs
- All dummy door knobs
- Exterior door knobs
- Mailbox plate or mailbox
- Swinging door plate
- Kitchen knobs and pulls
- Bathrooms knobs and pulls
- Quarters knobs and pulls
- Study, family room, butler pantry pulls knobs
- Closet cabinetry knobs and pulls
- Door stops - hinge or baseboard-specify
- All bathroom accessories-towel bars, towel holder, towel rings, tissue holders
- Drawer glides (regular or full extension)
other:

Default Selections: Satin nickel standards

Approved By: _____

Date: _____

PAINT - INTERIOR

Selection Deadline: _____

Vendors: _____

Address: _____

Allowance: Includes 1 Wall color – light / Shade of White
 1 Ceiling color – light / Shade of White
 1 Trim color – light / Shade of White
 1 Exterior trim / Shade of White

Please Specify:

Wall color _____

Wall finish flat satin semi-gloss

Ceiling color

Ceiling finish flat satin semi-gloss

Interior Trim color

Trim finish flat satin semi-gloss

Please note: These factors will add cost above paint allowance:

- * Different brand paint
- * Deep or saturated colors
- * Multiple colors throughout house
- * Paint samples can be put up @ \$60 each

Default Selection:

Walls: Bone-Flat
Ceiling: Acoustic White, Flat
Trim: Acoustic White, Semi-gloss

Approved By: _____

Date: _____

INTERIOR STAIN

Selection Deadline: _____

Specify:

Front Door: Stain color

* (Generally to match floor; please provide a sample if otherwise.)

Exterior Front Porch Beaded board ceiling

Banister: Stain color

* (Generally to match floor; please provide a sample if otherwise.)

Paneling/Cabinetry/Other

* Please provide sample

Sealer Finish

Gloss

Semi Gloss

Satin

Default stain color: To match floor

Approved By: _____

Date: _____

PAINT - EXTERIOR

Selection Deadline: _____

1. Trim: (Allowance includes 1 ext. trim color.)

Vendor: _____

Address: _____

 Color _____

2. Stucco Color

Vendor: _____

 Color _____

Please note:

- We are happy to match paint colors on existing houses if you provide addresses.

- We can do up to 5 samples on your house at no extra charge if the samples are put up at the same time. Additional trips to apply samples will cost \$100 each.

- To select KM Stucco colors, request the "Precision" Stucco paint notebook.

Approved By: _____

Date: _____

METAL ROOF

Selection Deadline: _____

Specification needed: _____

Color: _____

* Upgrade available for additional charge:

- Metal Roof over back porch

Please specify any desired Upgrade

Front Porch default choice: Galvanized Metal

Back Porch default choice: Matching Shingles

Approved By: _____

Date: _____

TILE / LIMESTONE

APPOINTMENT REQUIRED / Bring Blueprint

Selection Deadline: _____

Vendor:

- 1. _____
Contact: _____
Phone: _____
Address: _____
Allowance: _____

- 2. Master Tile (secondary baths, laundry room, front porch) _____
Telephone: _____
Address: _____
Allowance: _____

Selection: (please attach order sheets/layout diagrams)

- Kitchen backsplash (Default: 12x12 tiles to match granite)
- Master bath floor (Default: Vintage classic limestone, 16x16)
- Master bath shower (Default: Vintage classic limestone, 16x16)
- Master bath tub deck and backsplash (Default: Vintage classic limestone, 16x16)
- Trim

- Secondary bath floor (default: 4x4 white tile laid on a square grid)
- Secondary bath shower wall (default: 4x4 white tile laid on a square grid to height of 7')
- Laundry room floor (default: 6x6 white tile laid on a square grid)
- Front porch (default 12x12 multi-color slate)

Note: Liners, Borders, Special Designs, will be charged as extras. Sealers will be charged as extra.

Approved By: _____ Date: _____

CEMENT FLATWORK

Specification Deadline: _____

Please let us know by _____ . If you have a specific design in mind for the driveway, front walk, or back patio. We will otherwise generally conform to the blueprint.

* Upgrade available for an additional charge:

Brick or Stone/Tile/Slate/Pave edging for walkway, driveway, patio.

Please specify: _____

WALLPAPER

Specification Deadline: _____

Please let us know by _____ , whether you plan to install wallpaper, and where. If wallpaper locations are not specified, walls will be textured for paint. And changes to allow wallpaper will be at Homeowners expense.

Approved By: _____

Date: _____

WOOD TRIM / CABINETS

Specification Deadline: _____

Kitchen Cabinets

Standard doors

Custom doors _____

Paint grade

Stain grade

Standard hinge

Custom hinge _____

Trim package Downstairs

Standard _____

Other _____

Trim package Upstairs

Standard _____

Other _____

Notes: _____

Approved By: _____

Date: _____

COUNTERTOPS

APPOINTMENT REQUIRED / Bring Blueprint

Selection Deadline: _____

Granite (Kitchen and Powder Room)

Vendors:

1.

2.

3.

4.

(1). Kitchen Counters Allowance: _____

Please Specify:

Granite Selection _____

Edge Finish _____

(2). Powder Room Allowance: _____

Granite Selection _____

Edge Finish _____

Approved By: _____

Date: _____

CULTURED MARBLE (Secondary baths)

Vendor:

Please Specify:

Color _____ (Default: White)

Bowl _____ (Default: Plain Oval)

Edge Finish _____ (Default: Bullnose)

Faucet Spread _____ (Default: 4" Center)

Other/Notes _____

Laminate (Laundry Room)

Color _____ (Default: White)

Other/Notes _____

Approved By: _____

Date: _____

GLASS

Specification Deadline: _____

Vendor:

Standard

1. Butlers Pantry ÷ clear glass on upper cabinet doors
2. Powder Room Shower Door ÷ clear safety glass with chrome frame
3. Master Bath Shower Door ÷ clear safety glass with chrome frame
4. Framed mirror over all bathroom sinks except powder room

* Upgrades Available for additional charge

Decorative/patterned/obscure glass

Designer shower doors

Semi frameless

or

Frameless

Glass enclosures for secondary bath

Other/Notes: _____

Approved By: _____

Date: _____

APPLIANCES

APPOINTMENT REQUIRED

Selection Deadline: _____

Vendor:

(1) _____

Address: _____

Contact: _____

Phone: _____

(2) _____

Address: _____

Contact: _____

Phone: _____

Allowance: _____

Please Specify:(attach order sheet)

Oven

Cook top

Microwave

Vent hood/downdraft

Refrigerator

Dishwasher

Trash Compactor

Wine Cooler

Other/Notes: _____

Approved By: _____

Date: _____

FENCING / GATES:

Specification Deadline: _____

Allowance: _____

Generally, fencing allowance includes new 8' cedar fence without cap board around permittable perimeter of backyard. Where older, serviceable fencing is already present, we use that and add new fence only as necessary. See Builder to determine location and proposed plan. If Owner desires, old fence can be removed at additional cost. Price includes permit.

* Upgrades available for additional charge:

Wrought Iron Fence

Wrought Iron gate automatic opener.

Please specify any desired upgrades: _____

Approved By: _____

Date: _____

LANDSCAPING

APPOINTMENT REQUIRED / Bring Blueprint

Plan Deadline: _____

Vendors: _____

Phone: _____

Allowance: _____

Please attach plan

Please Note: The City of West University requires inch-for-inch replacement of most trees removed for construction and/or landscaping purposes. If the inches cannot be replaced in the landscaping plan, The City of West University requires the homeowner to pay The City of West University \$100 per remaining, unreplaced inch (measured 1 foot above ground, diameter.) See Builder for replacement inches required.

* If Homeowners uses their Landscaper, Drawing Plan must be followed.

Patios/Decks are not allowed unless approved by the City of W. U. additional permitting may be required.

Sprinkler System: Upgrade; priced bases on landscaping plan requirements.

Install Sprinkler System

Do not install Sprinkler System

Approved By: _____

Date: _____

CHANGE ORDER

Date_____

Description

Estimated delay_____

Cost_____

Approved By:_____

Date:_____