

SPECIFICATIONS AND ALLOWANCES

TREES

- If any trees require removal after lot clearing, their removal will be at the Owners expense.
- Owners wishing additional trees taken out will pay for their removal.
- *Contractor will not be responsible for the livelihood of any trees during or after construction.*
- If trees are located in the close proximity of the House, it is the Owner responsibility to provide root protection for the foundation.
- ***Contractor assumes no liability for any damages, foundation movement, soil shifting, due to trees, or the removal of trees. Removal of trees and the presence of trees can have severe adverse impact on the foundation.***

FOUNDATION

- Foundation as designed by Professional Engineers.
- Three thousand P.S.I. concrete used for extra strength.
- Contractor requires that Owner's Professional engineer to inspect and certify foundation prior to pouring concrete.
- Pre-treatment of slab for termites is provided.
- FOUNDATION TYPE
 - Structural Slab with Piers
 - Slab on Grade with Piers
 - Stiffened Slab (Waffle Slab) no Piers
 - True Pier and beam with crawl space
 - Post Tension

*If the house is purchased prior to the foundation stage, the Buyer/Owner will contract and hire a Professional Engineer to recommend a foundation type and design for this particular lot. A Professional Engineer is required to perform an inspection of all site work, tree removal, drainage, and installation of all aspects of the foundation. Buyer/Owners' Engineers/Consultants shall notify Seller/Contractor of any non-compliance immediately and prior to the completion of the work, so that the non-compliance can be remedied or the work can be stopped at Seller/Contractor's option. If the inspector, architect or engineer fails to reject the work to be inspected and notify the Contractor/Seller of such rejection immediately, the work shall be deemed to be in accordance with the plans and the Contractor/Seller is released from any further obligation or liability. Failure to consult, or analyze the design within the time allowed shall constitute a waiver of the Buyer/Owner's right to object and the Buyer/Owner will be deemed to have accepted the property as constructed.

*If conditions are encountered at the property which are 1) subsurface or otherwise concealed physical conditions or 2) unknown physical conditions of an unusual nature or which differ materially from those ordinarily found to exist and generally recognized as inherent in construction of residences in the locale of the Property, then the Contract Sum or Contract Time, or both, shall be equitably adjusted or the Seller/Contractor may, at its option, stop the Work until such time as an equitable adjustment has been agreed upon. Buyer/Owner's engineer shall be engaged to approve any modifications requested with respect to the concealed condition and shall release the Seller/Contractor from any further liability.

FOUNDATION MAINTENANCE NOTE

- The presence of trees near a residence is considered to be a potential contributing factor to foundation distress. It is recommended that trees not be planted closer than half the canopy diameter of the mature tree, typically 20 feet from foundations.
- Positive drainage away from the foundation should be provided to promote rapid runoff of surface water.
- It is the Owners responsibility to conduct a yearly observation of foundations and flat work and do any maintenance necessary to improve drainage and minimize infiltrations of water from rain and lawn watering.

FRAMING

- Door Height
 - 8' downstairs
 - 6' 8" door upstairs
 - 7' doors upstairs
- Ceiling Height
 - Approximately 10 foot flat ceilings downstairs
 - Approximately 9 foot flat ceilings downstairs
 - 9 foot flat ceiling upstairs
 - 8 foot flat ceilings upstairs
 - Garage ceiling height may not be the same as house.
 - Gambrel and vaulted ceilings per plans
 - All showers will have a ceiling height of approximately 7'6".
- Contractor reserves the right to position electrical boxes and fixtures, plumbing fixtures and HVAC grills and registers without relocation of framing members.
- Structural design by Professional Engineer
- LUMBER
 - Wall Frame Construction: 2 x 4 or 2 x 6 stud grade fir studs on 16" centers.
 - Floor Joist & Headers: #2 grade yellow pine lumber
 - Ceiling Joist & Rafters: #3 grade yellow pine lumber.
 - Plates, Blocking & Bracing: utility fir
 - Bottom Sole Plate: #2 treated yellow pine.
- EXTERIOR SHEATHING: PER PLANS
 - Brick House
 - Structural grade thermoply Alumna sheathing
 - 3/8" CDX plywood sealed with House Wrap
 - 1/2" CDX plywood sealed with House Wrap
 - 7/16" OSB plywood sealed with House Wrap
 - Stucco House: 1/2" CDX plywood sealed with two layers of felt paper

- Secondary story floor joist
 - 2 x 4 open web truss framed
 - 2 x 12 #2 grade yellow pine lumbar (of as specified Professional Engineer)
- Second Floor sub-flooring
 - 1-1/8" Sturdi Floor tongue and groove plywood which is nailed and glued.
 - 3/4" Sturdi Floor tongue and groove plywood which is nailed and glued.
 - 2 x 6 tongue and groove pine #2
- Cornice Detail per plans
 - Soffit material
 - 1/4" Hardi Sorrit
 - 3/8" AC exterior plywood
 - Continuous Soffit Vents
 - All siding to be Hardi Plank material
 - All dormers shall be constructed of Hardi Plank material
- **ALL EXTERIORWOOD (including windows and doors) REQUIRES REGULAR MAINTENANCE, PAINTING AND CAULKING. NEW WOOD MAY REQUIRE CAULKING AND PAINTING ON A YEARLY BASIS.** Upon closing/occupancy the Seller/Contractor has no further responsibility or obligation for any wood work, window or doors, including but not limited or paint, wood rot, mildew and caulking.
 - If the house is purchased prior to the framing stage the Owner is required to perform a framing inspection by a Professional Engineer prior to the commencement of sheetrock installation. Buyer/Owners' Engineers/Consultants shall notify Seller/Contractor of any non-compliance immediately and prior to the installation of the sheetrock, so that the non-compliance can be remedied or the work can be stopped at Seller/Contractor's option. If the inspector, architect or engineer fails to reject the work to be inspected and notify the Contractor/Seller of such rejection immediately, the work shall be deemed to be in accordance with the plans and the Contractor/Seller is released from any further obligation or liability. Failure to consult, or analyze within the time allowed shall constitute a waiver of the Buyer/Owner's right to object and the Buyer/Owner will be deemed to have accepted the property as constructed. If the inspector should require any additional work over and above applicable building codes, it will be at the Buyer/Owner's expense. IF the extra work requires additional days, the contract time will be extended and a per diem rate will be accessed.

THIRD FLOOR

- Not Applicable
- Rough Framed but unfinished
- Finished our similar to second floor specifications (NO bath)
- Finished our similar to second floor specifications (with full bath)
- The third floor arrangement and size is Conceptual and may change as depicted by Engineering Design and roof rafter layout.
- Horizontal and vertical furr downs will be added as necessary in order to make room for mechanical equipment.
- Sub-flooring to be 1 1/8 T & G Plywood.
- Plumb 3" stub out and cap only for future bath.
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WINDOWS AND EXTERIOR DOORS

- WINDOWS on the Front elevation: PER PLANS
 - Double hung standard size metal clad wood windows per plans with single glazed glass.
 - Double hung standard size wood window per plan with single glazed glass
 - Vinyl white windows with double glazed glass
 - Aluminum white windows with integral sash with single glazed glass
- WINDOWS on the read side elevations: PER PLANS
 - Double hung standard size metal clad wood windows per plans with single glazed glass
 - Double hung standard size wood windows per plan with single glazed glass
 - Vinyl white windows with double glazed glass
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 - Aluminum white windows with integral sash with single glazed glass
 - Window screens available at additional cost (If allowed, please refer to Deed Restrictions)
- EXTERIOR SHUTTERS: PER PLANS
 - Exterior shutters (if depicted on plans) to be standard size (15" x 7' max) and made of Polystyrene.
 - Option Mahogany Shutters, \$ _____ extra. Please note these shutters will require regular maintenance including but not limited to re-caulking and re-painting to avoid deterioration due to the elements.
- EXTERIOR DOORS
 - Standard size exterior French doors to be metal, one light single glazed glass
 - Divided lite wood exterior doors, single glazed glass
 - Front Door: Raised panel Mahogany
 - OTHER

*** ALL EXTERIOR WOOD (including windows and doors) REQUIRES REGULAR MAINTENANCE, PAINTING AND CAULKING. NEW WOOD, WINDOWS AND DOORS MAY REQUIRE CAULKING AND PAINTING ON A YEARLY BASIS. UPON OCCUPANCY, CONTRACTOR/SELLER HAS NO FURTHER OBLIGATIONS REGARDING PAINTING, SHRINKAGE, ROTTING, MILDEW, ETC. OF AL EXTERIOR WOOD, WINDOWS, FRENCH DOORS, SHUTTERS, ETC.**

ROOFING

- SHINGLES
 - Fiberglass composition single: 25 year warranty by manufactured (Weatherwood Blend)
 - Fiberglass composition single: 30 year warranty by manufacturer
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- DECKING
 - 1/2" CDX plywood decking with 15# felt paper

- 7/16" OSB plywood decking with 15# felt paper
- All flashing, valley metal and drip edge to be galvanized metal
- Hi-Point series #5 ridge vents used to ventilate attic wherever possible

HOUSE EXTERIOR: BRICK OR STUCCO

- BRICK/STONE
 - SELECTION: _____
 - Option White mortar
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 - Design per plans. Forrest to provide corresponding labor.
 - Steel Lintels will be printed with rust resistant paint and painted black or dark red.
 - Brick mailboxes NOT included.
 - All overages for brick material and labor shall be paid directly to brick supplier.
- STUCCO
 - House and Garage to be Masonry Stucco (see elevations).
 - Stucco design per plans.
 - One base color for stucco with additional stucco trim color.

INSULATION

- Exterior walls of improved living areas are insulated with fiberglass batt insulation to a thickness of 3-5/8" which yields an R-Value of 13.
- Exterior walls of improved living areas that back up to attic space (Hot Walls) are insulated with fiberglass batt insulation to a thickness of 6" which yields an R-Value of 19.
- Ceiling in improved living areas are insulated with batt fiberglass insulation to a thickness of 14" which yields an R-Value of 30.
- Sloped ceilings, attic under decking and garage ceiling with living areas overhead are insulated with fiberglass batt insulation to a thickness of 6", which yields a R-Value of 19.
- All exterior openings sealed with Poli-Seal Urethane Sealant.
- Areas containing plumbing drainpipes are sound insulated with 3" batt insulation (R-11).
- Insulated water pipes on outside walls.
- Sound insulation in Powder and Utility room walls with 3" batt insulation (R-11).

A/C & HEAT

- _____ High Efficiency units (SEER 10+) zoned systems.
- _____ Super High Efficiency units (SEER 12) zones systems
- Gas heating (80% A.F.U.E. gas furnace with warm surface igniter)
- Insulated flex ducts with adjustable white plastic registers.
- Contractor/Seller shall have the authority to locate the placement of registers and all mechanical equipment.
- If house has finished out third floor:
 - HVSC for third floor to come off second floor unit
 - Separate system control for third floor, which controls airflow between second and third floor available at an additional cost of \$850.00.
 - Zone Perfect System which has a separate thermostat to control temperature between second and third floor available at an additional cost of \$1250.00
 - Separate (10+ SEER) all electric HVAC system available for third floor at an additional cost of \$2,500.00
- * Seller/Contractor makes no representation that the HVAC for the third floor is adequate for cooling or heating. Buyer/Owner must verify with Air Conditioning contractor that the system is adequate for their use and living requirements.

ELECTRICAL

- House is wired per National Electric Code.
- All copper wire in house. Service and feeder wire may be aluminum per code.
- All service panels will be Square D.
- If Owner/Buyer desires additional outlet, switches or lights, they will be at an additional expense.
- Decora white rocker light switches with standard white wall receptacles and face plates.
- Kitchen only shall have under-cabinet lighting.
- Contractor/Seller shall have the authority to determine the location of electrical service meters, circuit breaker panels, and point of attachment.
- House will be serviced by:
 - Overhead electric power
 - Underground electric service available for an additional \$ _____ per linear foot.
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FORREST HOMES CUSTOM LIGHT FIXTURES:

- **Area Lighting:** Recessed cans to be installed per plans.
- **Dining Room:** A ceiling fixture will be provided for the dining room. If Buyer/Owner wishes to custom select dining room light fixtures, credit will be given for the standard light fixture. If the Owner is providing the fixture, it must be delivered to the Electrician at the electrical trim stage and Buyer/Owner will be responsible for any extra cost required by the electrician for installation. Forrest Homes considers the Buyer/Owner fully responsible for all electrical fixtures they select and provide. Any delays encountered due to the Buyers/Owners inability to make selections or provide delivery of their light fixtures will result in

the Electrician "plating over" the outlet for electrical inspection and the Buyer/Owner will be responsible for paying a \$150.00 charge for the Electrician's time and labor to return.

- **Fireplace:** one recessed adjustable accent light.
- **Bath Vanities:** medium diameter recessed cans with deep black baffle trim to be installed per plans or wall mount (see plans).
- **Rear Garage:** *if applicable: energy efficient 50 watt HPS bronze *Caretaker* adjustable floodlight with integral photocell.
- **Bedrooms:** Wired for ceiling fans in all bedrooms. (Fan w/light kit in bedroom only). Contractor/Seller will install Owner/Buyers ceiling fans and Buyer/Owner will pay the Electrician directly an additional \$50.00 per fixture but will not warrant them. Credit will be given for replaced ceiling fixture.

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- **Floor plugs:** (see plans for location)
- Price includes wiring for Cable TV jacks and telephone jacks per plans (five pair wire used for telephone wiring, special wiring). Buyer/Owner is aware that they are responsible for contracting and paying fees to the phone and the cable companies for activating telephone and cable service.
- Contractor/Seller not responsible for installing refrigerators, ice makers, washers, dryers, externally mounted blower motors for cook-tops or owner provided (used) electrical fixtures.
- Ceramic tile back splash will be installed above Kitchen countertop. Special outlet location request must be made at time of electrical rough.

KITCHEN APPLIANCES

- **FORREST HOMES KITCHEN APPLIANCE PACKAGE:** to include microwave, dishwasher, single oven, cook-top and cook-top vent system or range.
- Contractor/Seller to install white Kitchen appliances : (See Attachment "KA")
 - G.E. Premium Package
 - G.E. Standard Package
 - G.E. Custom Package
 - G.E. Standard Forrest Package with gas cook-top
 - \$ _____ Allowance
- Owner/Buyer to pay for installation of refrigerators, freezers, washers, dryers, externally mounted blower motors for cook-tops of any appliance which requires special installation.
- If Owner/Buyer elects to custom select Kitchen appliances, a credit of \$ _____ will be given for the amount of the Kitchen appliance package. Selections can only be made from appliances that will fit the same cut out size listed above. The cut outs must be the same.
- **Any overages for appliances and/or installation shall be paid directly to the supplier.**

PLUMBING

- Kitchen
 - Price Pfister (34-4lw) single handle white sink faucet with Americast white sink.
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- Powder Room
 - Raphael (1A-ZY-30-3-BB) OR Hardin Solid polished brass 8" widespread lever handle on white Pedestal sink.
 - Raphael Chrome 8" widespread levers handle on white Pedestal sink.
 - Price Pfister brass 8" widespread lever handle on white Pedestal sink.
 - Price Pfister Chrome and Brass 8" widespread lever handle on white Pedestal sink.
 - Price Pfister Chrome 8" widespread lever handle on whit Pedestal sink.
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- Master bath
 - Raphael or Hardin (1A-ZY-30-3-BB) Solid polished brass 8" widespread lever handles for sinks and tub (5E-ZZ-30-3-BB), 2 handle Solid polished brass shower controller (PB4T-ZZ-30-3-BB).
 - Raphael or Hardin Chrome 8" widespread lever handles for sinks and tub, 2 handle Chrome shower controller.
 - Price Pfister Polished Brass 8" widespread lever handles for sinks and tub. Single handle Brass shower controller.
 - Price Pfister Chrome 8" widespread lever handles for sinks and tub. Single handle Chrome shower controller.
 - Raphael or Hardin Chrome 8" widespread lever handles for sinks and tub, 2 handle Chrome shower controller.
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- Secondary baths

- Price Pfister (J89-85L) chrome single handle tub and shower controller & chrome single handle lavatory faucet (42-LMC).
- Raphael or Hardin Chrome 8" widespread lever handles for sink, 2 handle Chrome shower and tub controller.
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- Acrylic white sink in utility room with chrome faucet (if depicted on plans).
- Acrylic bar sink with brass faucet (if depicted on plans).
- _____ each _____ gallon gas water heater (s) _____.
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- Master Bath Tub: PER PLANS
 - 72" x 42" white acrylic whirlpool tub
- OR
 - 60" x 42" white acrylic whirlpool tub
- Secondary baths to have 5' white steel tubs.
- Also included are: copper water lines; PVC drain and vent pipes; black steel gas lines; 40 mil flexible PVC pan liner for utility room.
- Gas run to cook top, water heater, furnaces, dryer, and fireplace.
- Gas lines run to coach lights at additional cost (lights and installation to be paid for by Buyer/Owner).
- Floor drains for ice makers are NOT included.
- Contractor/Seller shall have the authority to locate the placement of gas meters and sewer and water lines.
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SECURITY

- House is Pre-wired for security. Pre-wire includes wiring only to all house first story windows, second story house accessible windows and all house operable doors. Two keypads, one motion detector, & siren are also wired for.
- Forrest Custom Security Trim Out Package is available at an additional cost of \$1,000.00 and includes activation of pre-wired equipment.
- Fire detection is not part of security system.
- Individual Smoke Detectors are installed per code.
- It is the Owner/Buyer's responsibility to monitor the security system and make sure it is working properly.

INTERIOR TRIM

- Forrest Homes "A" trim package (paint grade)
- Forest Homes "B" trim package (paint grade)
- DOWNSTAIRS:
 - Doors (paint grade)
 - 8 foot 1-3/8" solid wood doors
 - 8 foot tall 1-3/8" solid core Masonite six panel smooth doors
 - Ceiling mold (paint grade)
 - Three piece: two crown mold and one inverted base mold.
 - Two piece: one crown and one inverted base mold.
 - All door and cased openings and rectangular unless otherwise noted.
 - 3-1/2" casing on windows and doors (paint grade). No casings on Aluminum windows.
- UPSTAIRS:
 - Doors (paint grade)
 - 6'-8" tall 1-3/8" hollow core Masonite six panel smooth doors.
 - 7-foot tall 1-3/8" solid core Masonite six panel smooth doors.
 - Ceiling mold: single crown mold (paint grade).
 - Window and door casing (paint grade). No casing on Aluminum windows.
 - 2-1/2" casing on windows and doors.
 - 3-1/2" casing on windows and doors.
 - All door and cased openings are rectangular unless otherwise noted.
- All upper and lower cabinet sections to be job built paint grade birch veneer cabinets with plain front doors w/single lip mold unless otherwise noted in these specifications.
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- Cabinets:
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- Contractor/Seller reserves the right to use MDF products where available.
- Kitchen to have job built raised panels cabinet doors.

- - Lodge on Maple
 - Specialty cabinets and appliance panels shall be at an extra cost.
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 - - * **Cabinets cannot be changed once house has been started.**
 - Painted wood base used throughout including all areas with tile, but not limited to these areas.
 - Utility room and closets per plans. Any additional built-ins of cabinets shall be at an additional cost.
 - Main stairway:
 - Stained oak treads and painted risers: Paint grade poplar 5015 balusters and stained handrail.
 - Carpet treads and risers: Paint grade poplar 5015 balusters and stained handrail.
 - Secondary Stairway (if applicable): Carpeted treads and risers
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WALLPAPER

*No Wallpaper allowance is provided in the price of the House.

PAINT

- All sheetrock is screwed in the center of each sheet versus nailed to help minimize seams and nail pops.
- Minor imperfections may exist in texturing and paint and will be considered acceptable.
- Exterior:
 - Kelly Moore A-100 Latex Acrylic Primer of ICI equivalent.
 - Kelly Moore Super Paint Satin House Paint or ICI equivalent (one color; additional color on shutters if applicable).
 - Steel Lintels will be primed/painted with DTM Acrylic Gloss Enamel B66B11.
- Interior:
 - All walls and ceilings are rolled textured.
 - Wall and ceiling paint: Kelly Moore Pro Mar Hi-Holdout Latex Primer B28WY200 or ICI equivalent.
 - Final cost wall paint: Kelly Moore Pro Mar 400 Latex Flat Wall Paint or ICI equivalent.
 - One Color
 - Two Colors
 - Three Colors
 - Wood trim & doors (one color: dark colors will be at extra cost)
 - Kelly Moore Pro Mar 200 Alkyd Semi-Gloss B34 Series or ICI equivalent.
 - OR
 - Kelly Moore Semi-Gloss Latex Hard-shell Enamel B31WJ601 or ICI equivalent.
 - Deep colors and enamel or latex enamel walls are extra and may accentuate minor imperfections in the sheetrock
(Contractor/Seller will not assume liability for these items.)

HARDWARE

- *CUSTOMER HARDWARE PACKAGE*
- Hardware selections to include, but not limited to: interior and exterior door locks & dead bolts, mastering of locks, cabinets knobs & pulls, door stops, mail boxes, push plates, ball catches, house numbers, brass hinges, door closers, adjustable shelf hardware, full-extension or heavy-duty drawer slides and Bathroom accessories.
- Contractor/Seller will provide Youngdale #4 cabinet hinges and Grant #338 drawer guides for all job built cabinets.
- Chrome finish shall be installed in all secondary bath(s).
- **DOOR HARDWARE:**
 - Entrance Handle Set, Key Locks, interior Passage & Privacy door locks
- **BATH ACCESSORIES:**
 - Master:

• One Paper Holder	Satin Nickel Finish
• One Towel Ring	Satin Nickel Finish
• Two Towel Bars	24" Satin Nickel Finish
 - Power:

• One Paper Holder	Satin Nickel Finish
• One Towel Bar	18" Satin Nickel Finish
 - Secondary Bath(s):

• One Paper Holder	Chrome
• One Towel Bar	24" Chrome
• One Towel Ring	Chrome
- Only operable doors will have hardware installed on them.
- If any hardware requires special installation, an additional cost will be charged to Buyer/Owner. (I.e. retractable doors)
- If Owner/Buyer desires any mortised locks, hardware supplier will install them and Owner/Buyer is fully responsible for all cost and warranty.

TILE

- Ceramic tile will go up approximately 7' from floor behind secondary tubs.
 - All showers will have a ceiling height of approximately 7'6" and have ceramic tile installed on the walls and the flooring will be:
 - Ceramic tile flooring
 - Molded fiberglass shower pan

- Special tile borders, insets and designs will cost more.
- 12" tile above Master Bath Tub and 4" Master Shower jamb trim
 - Ceramic Tile
 - Marble Tile
- The Master tub face
 - Ceramic Tile
 - Marble Tile
 - White acrylic trim
- The Secondary bath tub surrounds
 - White 4 x 4 ceramic tile
 - White 6 x 6 ceramic tile
 - One row diagonal 4 x 4 ceramic tile trim
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- MARBLE
 - Marble has no warranty on suitability, performance, and durability of appearance.
 - Green and white colored Marble Tile and marbles with factory applied reinforcing require epoxy setting systems (cost of the epoxy will be an extra).
 - Bullnose and polished edges on Marble tile are also extras.
- Tile to be selected from CONTRACTORS TILE SELECTIONS.
- Ceramic tile back splash will be installed above Kitchen counter top. Electrical outlets and switches will be placed approximately 8" above counter top. Special outlet location request must be made at time of electrical rough.

COUNTER TOPS

- Kitchen
 - Corian (Cameo white with waterfall edge) with ceramic tile backsplash and white Americast sink.
 - Slab granite with under mount sink (Granite allowance _____ total installed including labor, material tax, freight, and edging etc.)
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- Master bath
 - Cultured marble With integral sink
 - Marble tile with drop in sink (Tile allowance _____ total installed including labor, material tax, freight, and edging etc.)
 - Corian (Cameo white) with under mount white porcelain sink
 - Slab Marble with under mount sink (Marble allowance _____ total installed labor, material tax, freight, and edging etc.)
- Powder room
 - White Pedestal sink
 - Marble tile and drop in sink (Tile allowance _____ total installed including labor, material tax, freight and edging etc.)
 - Slab Marble and under mount sink (Marble allowance _____ total installed including labor, material tax, freight, and edging etc.)
- Secondary baths
 - Cultured marble With integral sink
 - Corian (Cameo white) with under mount white porcelain sink
- Utility room: white Formica with full backsplash (if counter depicted on plans).
- Bar
 - Slab Marble with drop sink (Marble allowance _____ total installed including labor, material tax, freight, and edging etc.)
 - Formica with drop in sink
- Tile to be selected from CONTRACTORS TILE SELECTIONS

FLOORING

- Downstairs:
 - Stained plain sawn red oak placed on 2 x 4 screeds set in tar, except as noted on plans.
 - One stain coat and two coats of oil modified polyurethane are included.
 - If for any reason Buyer/Owner wishes additional coats, it will be at Buyer/Owners expense.
 - Dark stain, raised grain, and bleached hardwood floors add to construction time and will cost more.
 - Powder room flooring _____ tile to be installed.
- Upstairs:
- Upstairs Bedrooms
 - Carpet
 - Stained oak or Pine wood flooring
- Upstairs Hall
 - Carpet
 - Stained oak or pine wood flooring
- Thick set Ceramic tile in Utility room and in all Secondary Bathroom tub and commode areas.
- Master Bathroom flooring
 - Ceramic tile, if Buyer/Owner elects to upgrade to marble tile, additional \$1,000.00 for additional time and extra labor will be charged.
 - Marble tile
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- The Secondary bath tub flooring
 - White 6 x 6 ceramic tile with white grout
 - White 8 x 8 ceramic tile with bone grout
 - Optional upgrade to marble tile, additional \$1,000.00 for delays and extra labor will be charged.
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- The Utility room flooring

- White 8 x 8 ceramic tile with white grout
- Bone 8 x 8 ceramic tile with bone grout
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- CARPET: To be Selected from CONTRACTORS Carpet Selection. (One color selection only.)
 - Carpet in all bedroom, dressing areas (area in front of lavatory) and closets.
 - Carpet borders, multi-colors and padless carpets will cost more.
 - Carpet allowance to include, but not limited to carpet, pad, installation, sound board, floating and stair labor.
 - Carpet Allowance for Carpet material, labor, and pad
 - \$13 per Sq. Yd.
 - \$18 per Sq. Yd.

MIRRORS

- Master Bath mirror to be 60" high with wood trim.
- Secondary bath mirror(s) to be 48" tall & extend across vanity top.
- No mirror provided for Powder room.

FIREPLACE

- Pre-fab fireplace(s)
 - Pre-fab Wood burning
 - Gas Log
 - Gas Log direct vent with glass front
- Fireplace flush hearth and surrounds: *CONTRACTORS TILE SELECTIONS*
 - Ceramic tile
 - Marble tile
 - Stone
- Chimney per plans

FLATWORK

- Pavers on front steps.
- Pavestone drive and sidewalk.
- Broom finished concrete driveway,
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- Actual design of steps may change depending on final grade of yard.
- Contractor/Seller not responsible for repairing city curbs or streets.
- Most brick is not suitable for flatwork applications and contractor shall not be held liable for brick finish used for this purpose.
- Pavers to be selected from *FORREST PAVER SELECTIONS*

LANDSCAPE

- Landscape allowance _____
- Fence allowance _____

GARAGE

- Garage finished w/sheet rock and one coat latex paint but no texture.
- No built-ins or cabinets included.
- Pre-painted standard color steel overhead door with garage door opener and two remote transmitters included. There will be an additional charge for painting the door and Seller/Contractor will not warrant paint after closing/occupancy.
- Garage door to have maximum width of 16 feet.
- Contractor is not responsible for transition or incline from the street to garage floor elevation for the clearance of vehicle's undercarriage.

GUTTERS

- Aluminum 5" continuous gutters with 3" x 4" downspouts and splash blocks are included.
- Gutters are pre-painted. If Owner/buyer desires to paint gutters, an additional charge will be assessed.
- Underground gutter drains, catch basins and area drain lines
 - Available at additional cost if required to get yard to drain or required by local municipalities.
 - Included in base price

ALLOWANCES

- All prices shown include tax.
- **"Installed"** items include Labor & Material.
- Contractor/Seller to install "Material only" items (see note under Kitchen appliances).
- *The Contractor/Seller makes no representation whatsoever that the allowance amounts stated herein are adequate to purchase the allowance items desired by the Owner, and the Owner assumes all risks regarding the adequacy of the allowance amounts.*

MISCELLANEOUS

** Price does not include any financing charges, points, or closing costs.

**Utilities during construction shall be paid for by Seller. Utilities must be transferred into Buyer/Owners name by the closing or experience loss of service due to termination by Seller. Buyer/Owner is the only party capable of transferring/creating new service.

- **All changes to the plans and specifications will be handled through a Change Order.** The project manager will prepare a Change Order to describe work to be performed. Any additional cost will be identified and any construction delays will be addressed. **There will be no credits for deletions.** Buyer/Owner to pay for all changes & extra prior to commencement of work. **There will be no changes (additions or deletions) after the execution of the contract without a signed change order. Contractor/Seller reserves the right to deny or cancel a Change order.**
- **If a change order is agreed to after the contract, there is a \$75 processing fee for a price quote on the first 2 requests and \$200 for each request thereafter. IF you accept the price, the change order must be fully executed and payment remitted at the signing of the Change Order.**
- Buyer/Owner agrees not to direct subcontractors in work performed.
- Buyer/Owner also agrees all communication to subcontractors will be directed through you Forrest personal builder's voice mail.
- Furthermore, Forrest reserves the right to charge Buyer/Owner for any delay which occurs due to Buyer/Owner involvement.
- Contractor/Seller reserves the right to make substitutions provided they exceed or equal the current Specification.
- Contractor/Seller to provide **TEN YEAR LIMITED BUILDER'S WARRANTY.** This warranty does not extend to work of Sub-contractors chosen by the Owner/Buyer or to the work of design professionals, including the architect, structural engineer and geotechnical engineer. The General Contractor/Seller does warrant or guarantee the work such persons.

- Notwithstanding anything to the contrary, it is expressly agreed that all agreement(s) shall be in writing.
- Owner/Buyer to make sure all verbal understandings with Buyer/Seller to be incorporated into the contract; verbal agreement is not valid.
- In order for Owner/Buyer to receive cash reimbursements of allowance items, Contractor/Seller must have received the payment for the stage in which the allowance item is located.
- Any payment made to the Owner/Buyer by the Contractor/Seller shall be the Friday following five (5) business days after the Owner/Buyer submits such written application for payment to the Contractor.
- *In the event of any conflict between the construction specifications and the plans, the construction specifications shall control and govern.*
- *Owner/Buyer assumes all responsibilities associated with contracting for work for extras and for overages.*

SELECTIONS: All selections are to be made by _____ or Forrest will install Forrest's _____ package. **Any delay due to the Owner/Buyer not making their selection by the above date, Owner/Buyer agrees to pay a \$75.00 per day penalty.**