

GENERAL SPECIFICATIONS

FOREST POINTE

1. Custom oak cabinets in kitchen and baths, laminate countertops in kitchen, cultured marble tops in baths.
2. Totally finished and painted garage. Garage door opener standard. 16' garage door.
3. Ventless gas fireplace with logs.
4. All vinyl, no maintenance siding on exterior of house, plus some brick veneer accent, see plans for details.
5. 25-year architectural shingles.
6. Crawl space foundation. 160 square foot pressure treated wood deck and 42" wide sidewalk from driveway to front door.
7. Gas heat, gas water heater. (Independent heating and cooling systems upstairs and downstairs in all 2 story plans)
8. Smooth Top Range, disposal, range hood, dishwasher standard, all by Kenmore. (Appliance package A)
9. Landscape areas of lot disturbed by construction. Seed and straw, 1 row of bushes in bed of pine needles across front of house.
10. Vinyl flooring in kitchen, baths, breakfast, laundry. Carpet in remaining areas.
11. Some tray or vaulted ceilings in all plans.
12. 6 panel fiberglass front door by Stanley.
13. Elegant, colonial 6 panel interior doors.
14. All plans with separate shower with glass door and garden tub. All plans with double sink vanity tops in master bath.
15. Insulation "R" Values: Floors 19, Walls 13, Ceilings 30.
16. Smooth ceilings.

Allowances: Carpet \$16.50/square yard installed, Interior Vinyl \$17.50/square yard installed, Lights \$1000, Wallpaper \$0, Duron flat latex wall paint (one color throughout)

Available upgrades:

Deck to screen porch:	\$4800	Crown moulding:	\$5.00/linear foot
Whirlpool tub:	\$1400	Additional concrete:	\$7.50/square foot
Cantilevered bay window:	\$900		
Additional heated footage	\$60/square foot		

*See Cabinet and Flooring vendors for additional upgrade possibilities.

*See Castlegate for Appliances upgrade possibilities.

Items 1 – 16 may not be eliminated or substituted.

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