



VANDERBILT HOMES

HOMES OF DISTINCTION

SCHEDULE A SPECIFICATIONS AND ALLOWANCES

3324 Plan, Single Story

4 Bedrooms

3 Bathrooms

Formal Living Room and Great Room

Formal Dining Room and Kitchen Nook

The following is a brief description of materials and allowances for the above plan.

Air Conditioning and Heating

- 1 – 2.5 ton split system, gas/electric, 90% AFUE / 14 SEER / R8 ducting.
- 1 – 3.5 ton split system, gas/electric, 90% AFUE / 14 SEER / R8 ducting.
- 6 – Exhaust Fan Systems: Low Sone / High efficiency
- 1 - Dryer vent installed through exterior wall.
- 1 - 7” kitchen hood exhaust duct thru roof.

Alarm

- Builders standard alarm system
- 3 keypads.
- Motion sensor
- Inside Alarm
- Outside Alarm
- Vaulted – Alarmed inside closet

Appliances – Allowance of **\$12,500.00** – Price includes installation

Cabinets and Hardware

- Cabinet doors to be solid raised panel with buyer’s choice of design from builders 8 standard choices.
- Interior of cabinets to be finished with white melamine.
- Kitchen counter tops to be granite. See *Tile – Granite - Marble* allowance.
- Cabinet hardware allowance of **\$3.00** per door or drawer.
- Back splashes to be designer tile. See *Tile – Granite - Marble* allowance.

Concrete

- Concrete foundation installed per plans and specifications.
- Concrete Flatwork Included:
 - Front porch per plans
 - Front walk from front porch to city sidewalk.
 - Driveway from garage to city sidewalk.
 - City sidewalk and driveway approach.
 - Extend back patio to columns.

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- Bull nose on steps, and special finishes on front walk will be an extra charge.
- Interior doors will be hollow core, Camen 2 panel doors, 8' tall.
- Door hardware will be Kwik-Set or equal.
- Front door allowance of \$1,000.00 for pair of doors. If doors are upgraded, there will also be an additional charge for special finish.
- Triple Crown Molding will be installed in following rooms:
 - Entry
 - Great Room
 - Dining room
 - Living room
 - Kitchen.
- Single Crown Molding will be installed in following rooms:
 - Master bedroom
 - Master bathroom.
 - Main Hallway
- Windowsills will be finished with wood (MDF) and painted.
- Door jambs, trim, crown and base will be finished with wood or MDF, builder's choice.
- Builder does not warranty any materials buyer has installed.
- Living Room: French doors, one light (paint grade) with glass over doors will be installed.

Doors - Garage

- 1 – 16'x8', 25-gauge, 2" thick panel rollup door with screw drive opener.
- 1 – 9'x8', 25-gauge, 2" thick panel rollup door with screw drive opener.
- Garage doors will have windows in top panel, with decorator trim accents.

Electrical and Lights

- Light, switches and plugs installed per plan.
- Light and Fan allowance of **\$5,500.00**. Buyer to supply all light fixtures.
- Can lights per plan are included, fluorescent lights to be supplied by buyer.) Wiring for over and under cabinet lighting in kitchen is included.

Exterior Walls

- All exterior walls will be framed with 2x6 Doug Fir or better.

Fireplace(s)

- 1 - 42" gas burning fireplace installed in great room. Pre-cast hearth and mantel will be installed at great room fireplace. Buyer to approve design of mantels before construction.

Fencing

- Builder's standard 6' tall cedar fencing will be installed on 3 sides of house.
- Builders standard 3'gate will be installed on both sides of house

Flooring – Carpet

- Allowance of **\$6,000.00** is included in price. (Carpet, pad and installation).
- Builder does not warranty wood flooring installed by buyer.

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Garage

- Finished 3-car garage with 8' tall, sectional rollup doors. Windows will be installed in top panel of rollup up doors. (see Doors – Garage)

Glass - Windows – Dual Pane, vinyl framed, low E glass.

Glass – Mirrors and Enclosures

- Beveled glass mirrors over vanities, from counter to ceiling.
- Frameless shower doors will be installed at master shower and extra (kitchen) bath shower and hall shower.

Hardware, Finish

- **\$500.00** allowance for all finish hardware excluding doors and cabinet hardware. Buyer to purchase towel bars etc, and deliver to job site, builder to install per buyers direction.

Insulation

- R-19 batt insulation will be installed in all exterior walls.
- R-38 blown insulation will be installed in attic.
- Garage walls and ceiling **will not be** insulated.
- Interior walls **will not be** insulated.
- Wall between master bedroom and bedroom #2 will be insulated. Balance of interior walls **will not be** insulated.

Landscaping

- Allowance of **\$9,000.00** is included for front yard landscape. Lot will be finished graded and underground drainage will be installed from back to front yard.

Masonry – Masonry installed per elevations

Painting

- Cabinets will be stained to buyer's choice of color, (cabinet material must accept stain choice.)
- Interior walls to be painted one color, flat finish. Doors and trim to be painted one color, gloss finish.
- Exterior walls to be painted with Elastomeric paint, buyer's choice of color.

Plumbing

- Builder's standard plumbing fixtures.
- **\$500** allowance for kitchen sink.
- Buyer may choose to supply faucets, sinks and or toilets, (no credit for fixtures supplied by buyer). There may be an additional charge for installation of fixtures supplied by buyer. Builder does not warranty fixtures supplied by buyer)
- 2 - 50 gallon water heater(s).
- Kitchen Island to have small prep sink.
- Master shower to have 1 showerhead.

Pool – Not included

Roofing – Builders standard S or flat tile will be installed.

Sheetrock

- ½ drywall with rounded corners. Sheetrock will be finished with builders standard stipple texture.

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Sound System & Video – Voice Data Pre-wire

Security Camera

- Pre-wire for Security Camera at front door.

Surround Sound System

- Pre-wire for a pair of front and rear speakers for a potential surround sound system.
- Pre-wire for powered subwoofer.

Video/Voice/Data Distribution

- Provide an expanded 48” distribution box.
- HDTV Pre-wire w/6 RG6 runs to structured wiring can
- Provide 5 multi-media outlets (2 RG6 and 2 CAT5e at each wall plate).
- Provide CAT5e wiring up to 4 phone locations. Install a standard phone plate at each location.
- Install a multi-media wall plate at each location and install the necessary quick port inserts.
- Provide a 7 port 10/100 cable/DSL ready network router for computer network connectivity.
- Terminate the CAT5e wiring at the wall plate and within the distribution box (router).

Whole House Audio Pre-wire

- Pre-wire for a pair of speakers and a future volume control in 4 rooms.

Stucco – Stucco finish will be **smooth trowel texture**. Stucco will be painted with Elastomeric paint finish.

Tile - Granite – Marble

- Allowance of \$27,500.00 for tile, granite, marble and installation. Tile in showers and tubs will be installed to top of windows. Any cost for rounded and or curved edges and or cabinet changes due to tile, granite and marble, will be paid for out of Tile – Granite - Marble allowance.

Warranty

Builder will supply Buyer with a 2-10 Home Buyers Warranty.

Builder will supply Buyer with a “ Homeowner Information & Warranties” binder.

Disclaimer - Plans

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