

# BROOKSHIRE

1760 SQ. FT.



Type: Ranch Bedrooms: 3 Size: 1760 Bathrooms: 2



Images may vary from base house.



# BROOKSHIRE

1760 SQ. FT.

**Building Permit** – Construction Insurance

**Garage** – 22'x24'

**Excavating** – Dig/backfill/rough grade (with existing soil on lot)

**Driveway** – Blacktop - 18'x55'

**Foundation** – Full basement w/Egress window, Tarring & footing drains w/ pump, Radon venting (No fan included)

**Frame Lumber** – S.P.F. & Hem Fir - 2x6 Exterior House walls w/ 7/16" o.s.b. sheathing

**Rafters** – Trusses-24"o.c. Gable – 7/12 pitch / Cathedral ceiling in Great Room & Entry

**Siding** – Double 4 "Vinyl

**Soffits & Fascias** – Aluminum & vinyl overhangs

**Windows** – Casement – Vinyl / Low-E

**Exterior Doors** – Steel insulated & Wood

Front door – 3/0 (6 panel) w/side-light

House service door – 3/0 (6 panel)

Rear house – 6/0 vinyl slider

**Garage overhead** – 16'x7' Steel insulated – panel

**Electric** – 200 amp service per code/smoke & carbon dioxide detectors per code / 4-cable jacks

**Plumbing** – 2 baths w/ fiberglass tub & shower / 40 gal sidedraft W-H / S-laundry tub

**Heating** – Gas forced air 90% plus furnace, A/C, aluminum gutters & downspouts / dryer vent

**Fireplace** – 42" standard direct vent

**Fireplace front** – 6' wide brick to ceiling w/wood mantle

**Roofing** – 15# black paper / Dimensional shingles 30 year /gutter apron / ice & water shield per code

**Insulation** – Ceiling R-49 blown / R-19 walls - including sill box

**Plaster** – House & garage complete sand finish

**Concrete Flatwork** – basement / garage / front sidewalk / 12'x14' wood deck

**Mirrors** – 60"x42" / 30"x42"

**Bath accessories** – 2-towel bars & 2-paper holders (chrome)

**Carpenter labor** – Frame & trim complete

**Interior mill work** – Oak trim & oak flush doors or Painted 6 panel doors w/ colonial trim

**Interior stair railing** – Oak w/Metal spindles

**Closet shelving** – Vinyl covered steel

**Cabinets & vanity tops** – \$8,700.00 allowance

**Exterior misc. painting** – 1 coat latex

**Interior painting** – 1 coat latex walls only

**Interior mill work finishing** – 1-coat stain / 2-coats of finish

**Allowances** – Floor covering - \$4,400.00 / Electric fixtures - \$1,500.00 / Appliances - \$1,350.00 /

NOTE – Base price does not include lot/well-septic/ Impact fees/city sewer or water hook ups/ tree removal /curb cut / city sidewalks / etc.

NOTE: Model homes may vary from standard features. Please note that this schematic is for your convenience only for approximate room sizes and what a home possibly may or may not contain. Some options listed or not listed in model homes may have an extra charge. Please check with builder for verification of standard and optional features. Be sure your contact contains all items listed exactly as you want them and know if there is an additional charge for what you want.

