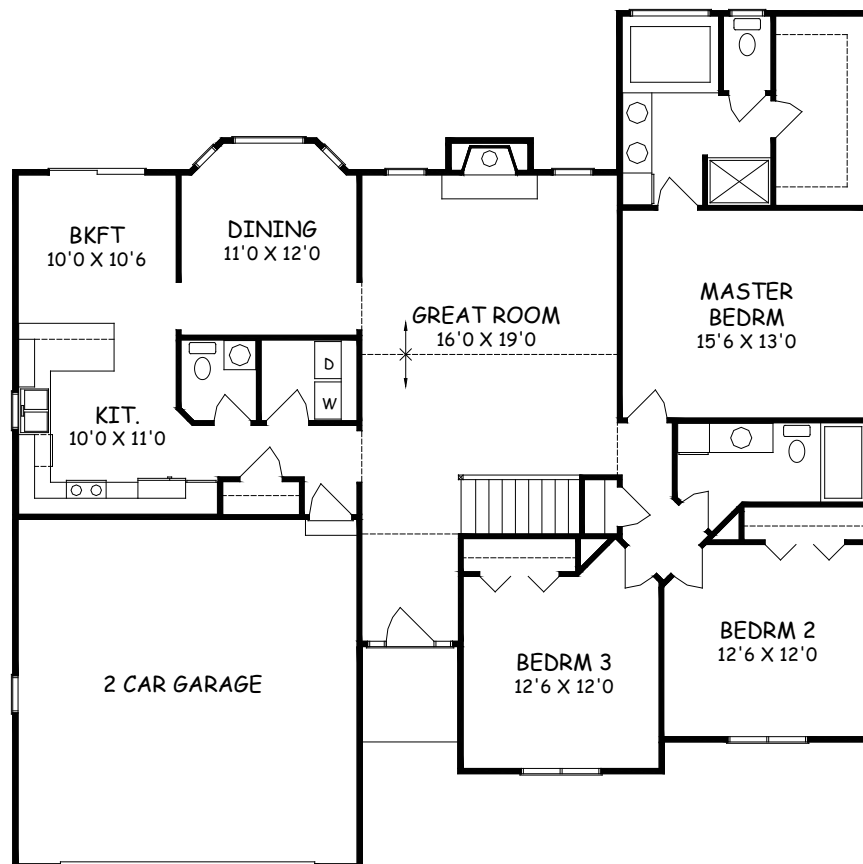


ERIN RIDGE

1804 SQ. FT.



Type: Ranch Bedrooms: 3 Size: 1804 Bathrooms: 2-1/2



Images may vary from base house.



ERIN RIDGE

1804 SQ. FT.

Building Permit – Construction Insurance

Garage – 22'x22'

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. sheeting

Rafters – Trusses-24"o.c. Gable – 8/12 & 6/12 pitch / Cathedral ceiling in Great Room

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-lights

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 – 2-1/2 baths w/ fiberglass tubs w/ shower /50 gal sidedraft W-H / whirlpool tub

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

Fireplace – 42" standard direct vent

Fireplace front – Wood surround w/ ceramic

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 / 11'x12' wood deck

Mirrors – 60"x42" / 48"x42" / 24"x42"

Bath accessories – 3-towel bars & 3-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 – 1/2 wall w/ wood cap

Closet shelving – Vinyl covered steel

Cabinets & vanity tops – \$11,200.00 allowance

Exterior misc. painting – 1 coat latex

Interior painting – 1 coat latex walls only

Interior mill work finishing – Factory finish oak or Painted

Allowances – Floor covering - \$4,510.00 / Electric fixtures - \$1,500.00 / Appliances - \$1,350.00 /

Ceramic - Whirlpool area - \$500.00 / Fireplace ceramic - \$300.00

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.

