

Master Selection Sheet

Master Selection Sheet #1

Selection Examples

Z Arrisbrook

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000.00 - Administrative

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00.05 Architectural Design

Requested By: Pre-Construction Selections

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Architectural design: Builder, on behalf of client, to engage outside architectural firm to provide custom architectural design as may be required by municipality or as required by owner for scope of project.

	Choice	Price
#1	Architectural Design allowance included	TBD
#2	Architectural design excluded	\$0.00

00.10 Building Permits

Requested By: Permits

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Builder shall complete permit applications and make submissions to municipality for all building and mechanical permits required. An allowance has been included in this agreement for the permit fees. Independent municipal review costs will be billed to client as needed for storm water management and engineering review.

	Choice	Price
#1	Exclude permits costs from agreement	-\$3,000.00
#2	Include allowance for permits	\$0.00
	Allowance	\$3,000.00

00.15 General Construction Administrative Items

Requested By: Pre-Construction Selections

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Home to be cleaned by a professional cleaning service. Final detailed cleaning to be performed prior to final walkthrough with Builder representative.

Dumpsters to be provided as necessary to store and remove debris.

Portable Bathroom Facilities shall be maintained on site in good condition for duration of project.

	Choice	Price
#1	General Administrative Items	\$0.00

00.20 Home Orientation

Requested By: Pre-Construction Selections

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Orientation of home relative to approved plans (per plans or reverse of plans which is mirror image of plans with garage on opposite side of home from approved plans)

	Choice	Price
#1	Per Plans	\$0.00
#2	Reverse of Plans	TBD

00.30 Survey work and Engineering

Requested By: Pre-Construction Selections

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Project may require a property survey identifying boundaries, locations of existing structures, setbacks and areas of impervious coverage. Survey work includes field work and development of survey plan which is then used as necessary to provide data for any engineering work that may be required by municipality for grading and storm water management.

Choice	Price
#1 Exclude Survey and Engineering	\$0.00
#2 Exclude Engineering	\$0.00
#3 As Built as Required	TBD
#4 Include Survey and Engineering Work as Defined	\$0.00

010.00 - Site Work and Excavation

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10.10 Demolition-Abandon Well

Requested By: Pre-Construction Selections

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Abandonment of wells which are disclosed prior to agreement are included in agreement. Abandonment of wells is required if wells are no longer to be used. Wells would be grouted closed, any well heads would be cut down below grade and any electrical to be abandoned properly.

Pa Department of Environmental Protection issues minimum standards for abandonment and each county Health Department oversees the regulations.

<http://www.dep.state.pa.us/dep.../GrdMonitor-chap7.htm>

Choice	Price
I do not want this selection	\$0.00
#1 Abandon non-disclosed/hidden well per county standards and provide certification of well abandonment.	TBD

10.15 Demolition-Removal of underground storage tank (UST)

Requested By: Pre-Construction Selections

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Removal of previously disclosed tanks are included in agreement. UST's are typically an old underground heating oil tank that may or may not be in use. Old oil tanks can eventually rust out and heating oil can leak into the surrounding soils. Removal and "closure" of existing UST's requires emptying tank, excavation, removal and testing of soils to determine if there is contamination. Standard removal includes presumption of an intact tank and testing to be favorable. Leaking of tanks can require removal and specialized disposal of contaminated soils.

<http://www.elibrary.dep.state...0030/253-4500-601.pdf>

Choice	Price
I do not want this selection	\$0.00
#1 Remove undisclosed/hidden underground storage tank including necessary pumping and test soils as required. Price excludes any soil removal. Price includes backfill as necessary.	TBD

10.20 Demolition-Structural Demolition

Requested By: Pre-Construction Selections

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Demolition of work area as defined per agreement and architectural plans and as defined by selections below. Area impacted to be protected as necessary, debris removed and disposed of.

Demolition can be as minor as adding plastic sheating to protect unaffected areas and removing wall finished or walls to complete removal of an existing structure.

The Environmental Protection Agency does have regulations regarding certain aspects of demolition work which need to be followed.

Choice	Price
#1 Demo to be confined to interior spaces as per plans	\$0.00
#2 Demo interior and exterior spaces per plans	\$0.00
#3 Demo entire structure	\$0.00
#4 Demo driveway, sidewalks, etc.	\$0.00
#5 Demo is excluded from agreement	\$0.00

10.25 Electric Utility Service

Requested By: Pre-Construction Selections

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Electric Utility Service is the connection from outside of property, either above or under ground, to property itself.

Costs for standard selections pertaining to the specific project included in Agreement.

	Choice	Price
#1	Builder to connect to existing electrical panel	\$0.00
#2	Builder to supply new electrical subpanel to provide additional circuits for new work	\$0.00
#3	Builder to replace existing electrical breaker panel with new 42 space 200 amp breaker panel.	\$0.00
#4	Builder to supply new underground service entry cable including trenching and new 200 amp breaker panel.	\$0.00
#5	Builder to supply new underground service entry cable including trenching and new 400 amp breaker panel (2@ 200 amp)	\$0.00

 [Electrical Package Options](#)

10.30 Erosion and Sediment Controls

Requested By: Pre-Construction Selections

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Install silt fencing, straw bales and required temporary sediment controls on property per site development plans. Installation includes maintenance of installed systems for duration of project and removal upon final stabilization (new grass is at least 75% grown) of property. Systems are designed for typical storm events and extraordinary storm events may cause failure of systems requiring repairs. Repairs to temporary systems caused by extraordinary storms are not included in agreement.

	Choice	Price
#1	Temporary Construction Erosion and Sediment Controls	\$0.00
#2	Sediment and erosion controls excluded	\$0.00



Example of a silt fence

10.35 Excavation

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Strip topsoil and stockpile on property. Excavate for foundation to plan bottom per architectural drawings and all excavated soils to be stockpiled for use during back fill. Unsuitable soil conditions at or above plan bottom are unknowns and can not be budgeted for prior to excavation. ie. Rock, soft clays, sinkholes, etc. Builder will back fill foundation with existing excavated soils. Excess soils shall be graded out on property. Expenses for hauling off-site of any excess soils is excluded from agreement. Contractor shall spread existing topsoil on disturbed areas. Once topsoil is placed, builder shall rake seed and stabilize yard with straw. Once seeded, it is owners responsibility to irrigate, fertilize, and maintain yard. Additional topsoil required due to lack of existing topsoil generated on-site is not included in agreement.

Exclusions from Agreement:

- Rock
- De-watering
- Unsuitable or unstable soil conditions
- Hidden/Undisclosed wells, tanks, pits, etc.
- Hauling expenses except as related to demolition.

	Choice	Price
#1	Excavation as defined in proposal	\$0.00

10.40 Installation of #4 Stone Tire scrubber Construction Entrance

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Builder to install Construction entrance per site development plans. This will be where all construction vehicles will enter and leave the property during the project. Typically, a construction entrance is a driveway entrance built with 4" -6" rocks which, when driven over by vehicles, tumbles around and aids in removal of soils stuck to tires prior to entrance on streets. Small vehicles are not intended to be able to navigate across construction entrances and can easily get stuck in these construction entrances.

Choice	Price
#1 Installation of #4 Stone Tire scrubber Construction Entrance	\$0.00

10.45 Permanent Stormwater Management System

Requested By: Pre-Construction Selections

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Installation of engineered storm water management system per approved plans. Storm water management system is required when new impervious areas are added or changed and subject to municipal requirements. Storm water management systems can include swales, above ground or underground basins, rain gardens, and various other systems to help retain or infiltrate water. Final engineering design is required to accurately price systems. System prices can vary from a few thousand dollars to \$50,000+ by design.

Choice	Price
#1 Permanent Stormwater Management System Installation	\$0.00
#2 Stormwater is excluded from agreement/not required	\$0.00
#3 Stormwater Management system is budgeted and builder shall update pricing upon approval of final engineering designs.	\$0.00

10.50 Private Well Water Service

Requested By: Pre-Construction Selections

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Standard selections are included in agreement based on site conditions. A typical water well can extend from 100 feet to 400+ feet into the ground depending upon the ground structure and underground aquifers. (basically underground lakes in the rock and soil structure below us). Once the well is drilled, a 6" diameter pipe is extended down as necessary to protect the well walls from caving in. (well casing) This 6" pipe extends approximately 12" above the finished ground. A submersible pump is dropped down into the well below the water level to a point to allow for proper operation of system. (the water level in a 200 foot well might rise in the well hole 100 or more feet so a pump in a 200 foot well might be set at 130 feet). Wiring is run from the home to the well along with the water conveyance piping and additional bladder pressure tank and controls are placed in basement/crawl space as required inside the home. Standard well systems are set to regulate the water pressure inside the home between approximately 40 psi (pounds per square inch) to 60 psi. Installation of wells is regulated by Pa DEP and inspection and permitting is handled by the local county Health Department. Once wells are installed, water is chlorinated and tested for minerals and contaminants per State requirements. Certain minerals (like iron) can be in the water and are allowable by law. Some owners prefer to add water softeners or scrubbers to remove additional minerals but this can not be determined until water is tested. Standard well installations presume that the water is acceptable to state requirements.

Choice	Price
#1 Not Applicable, No well/no changes to well or connecting lines.	\$0.00
#2 Builder to re-connect and re-use existing well. Builder will outsource water quality test as per county quality standards. Water quality treatment priced separately and excluded from this agreement. Function of existing pump and well is owners responsibility.	\$0.00
#3 New well drilled and installed with new pump, standard controls, bladder tank, and connections. Allowance is carried at \$6,500 for all work described.	\$0.00

10.55 Private Well Water upgrade to VFD constant water pressure well

Requested By: Pre-Construction Selections

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Constant water pressure VFD (variable frequency drive) upgrade for well including pump and controls. Standard wells typically oscillate from approximately 40 psi (pounds per square inch) of water pressure to 60 psi as the water pump turns on and off during the normal course of operation. VFD controls allow for a specialized control and motor system which will allow for almost constant pressure at all times.

Choice	Price
I do not want this selection	\$0.00
#1 Constant water pressure VFD upgrade for well including pump and controls.	\$2,960.00

10.60 Propane/Natural Gas Utility Service

Requested By: Pre-Construction Selections

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Price for Standard Selections based on site conditions to be included in Agreement. Propane/Natural Gas is often used to provide heat, hot water, gas cooking, gas drying and can be extended for outdoor grilles.

	Choice	Price
#1	Builder to tie into existing natural gas supply	\$0.00
#2	Builder to supply and install underground propane tank and connections. Owner to sign service agreement with Propane supplier.	\$0.00
#3	Builder to excavate, screen, and backfill owner supplied propane tank. All exterior connections to be coordinated by owner and their propane supplier.	\$1,280.00
#4	Builder to connect to existing fuel supply inside home at service entry	\$0.00
#5	Not Applicable	\$0.00

10.65 Property Clearing

Requested By: Pre-Construction Selections

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Property clearing includes removal of trees/brush from property within limits of disturbance and as defined for removal on site development plans. Stumps to be ground or removed per Builder discretion and debris removed from property. Live trees which are not called out for removal shall remain. Dead trees outside of limit of disturbance can not be removed by builder. Builder to use discretion in winter months regarding live/dead trees within limit of disturbance.

	Choice	Price
#1	Property Clearing	\$0.00
#2	No property clearing necessary.	\$0.00
#3	Exclude property clearing	\$0.00

10.70 Public Water Service Connection

Requested By: Pre-Construction Selections

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Public Water service connection is the connection of the current system at the street to the outside of the property.

Price for selection to be included in agreement.

	Choice	Price
#1	Builder will not be disturbing existing water service and can not warrant water service issues	\$0.00
#2	Builder to replace existing water service using 180 PSI Poly pipe or L Copper minimum 3/4" per Water Authority up to existing service.	\$0.00
#3	Builder to install new water service using 180 PSI Poly pipe or L Copper minimum 3/4" per water authority requirements. Price includes tap fees and connection to main water service.	\$0.00
#4	Not Applicable. Property has well.	\$0.00

10.75 Sewage/septic utility connection

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Sewage utility connection is the connection of the current public sewage at street level to the outside of the property. Septic connection is running new connection from the existing septic unit to the outside of the house.

Price for selection to be included in agreement.

	Choice	Price
#1	Builder will not be disturbing existing sewer/grinding pump or septic system and cannot warrant any issues with the above.	\$0.00
#2	Builder to connect to existing sewer/septic or grinding pump system. Builders responsibility only lies with newly installed systems up to point of connection.	\$0.00
#3	Builder to replace existing sewer/septic/grinding pump system with schedule 35 or Schedule 40 PVC pipe or as per local authority requirements	\$0.00
#4	Builder to install new sewer/septic/grinding pump system per system design and authority requirements	\$0.00

20.05 Foundation Stakeout

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Provide survey stakes for layout of foundation and building setbacks as required and per design. This is necessary for new construction and some renovations. Some municipalities require certain information to ensure that any appenditures are within the allowable building space as permitted by local laws.

	Choice	Price
#1	Foundation Stakeout	\$0.00
#2	Exclude foundation statkeout	\$0.00

20.10 Foundation Installation

Requested By: Pre-Construction Selections

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Install foundation per plans including:
 Excavate as necessary, form and pour poured concrete footings per architectural plans and IRC (International Residential Construction Code).
 Install minimum 4" clean stone and perimeter drain system connected to sump pit or day lighted if grade allows.

Install foundation per plan
 Install watchdog or equivalent water proofing membrane.

See mfg data below

<http://www.tremcobarriersoluti...91WPvsDPspecsheets.pdf>

	Choice	Price
#1	8" Masonry Block Foundation	\$0.00
#2	10" Masonry Block Foundation	\$0.00
#3	12" Masonry Block Foundation	\$0.00
#4	8" Poured Concrete Foundation	\$0.00
#5	10" Poured Concrete Foundation	\$0.00

20.11 Waterproofing membranes

Requested By: Pre-Construction Selections

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Waterproofing
 Watchdog waterproofing Membrane on exterior walls below grade (excluding exterior garage walls)

<http://www.tremcobarriersoluti...91WPvsDPspecsheets.pdf>

	Choice	Price
#1	Standard "Watchdog" waterproofing Membrane with 10 year warranty	\$0.00
#2	Delta MS airgap Membrane, 10 yr warranty with additional exterior drain system	TBD
#3	Tuff & Dri 30 yr manufacturers warranty with additional interior and exterior drain tile systems	TBD

20.15 Foundation Basement wall height

Requested By: Pre-Construction Selections

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Standard basement wall height is 8 foot which provides for approximately 7'9" from basement floor to bottom of floor joists and approximately 7'1" from basement floor to ductwork and bottom of 8" high steel beams. (Taller steel beams which may be required based on span of basement columns may encroach lower into space)

Crawl space height varies with grade conditions.

	Choice	Price
#1	9' high and 10" minimum thickness basement wall height.	TBD
#2	10' high and 12" minimum thickness basement wall height	TBD
#3	Upgrade from crawl space to basement	TBD

20.20 Basement Windows and Doors

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Requested By: Pre-Construction Selections

Code requires a window or door in all lower level areas to provide for escape in case of emergency. Builder to provide Bowman Kemp or equivalent sliding window with window well and grate in compliance with code or at grade windows which comply with code if the topography allows.

	Choice	Price
#1	Selections as defined	\$0.00
#2	Concrete walk up stairs with railings	TBD
#3	Bilco concrete stairs and door system	TBD
#4	Walkout door and window package with retaining wall as required.	TBD
#5	Additional lower level windows	TBD



Bowman Kemp Window Well System

20.25 Interior and Exterior Concrete

Requested By: Foundation

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Basement and Garage Concrete floors to be 4" concrete over minimum 4" stone with 6 mil poly vapor barrier membrane.

Porches to be 3500 psi air entrained concrete, minimum 4" with reinforcing bars as required and tied into structure as necessary.

	Choice	Price
#1	Concrete Flatwork per selection information	\$0.00
#2	Blue stone flagstone front main porch	TBD
#3	Brick front main porch	TBD
#4	Blue stone flagstone auxilliary porch(s)	TBD
#5	Brick auxilliary porch (s)	TBD



Example of a blue stone porch



Example of a brick porch

030.00 - Roof System & Materials

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30.05 Roofing Specification and Shingle Selection

Requested By: Foundation

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30 year architectural shingle (Tamco, GAF Timberline, or Certaineed Landmark) over #15 felt paper with ice and water shield at eaves, and valleys per code with drip edge. Ridge venting to be cobra or equivalent venting.

<http://www.tamco.com/Residenti...natedAsphalt/Heritage>
www.certainteed.com/products/roofing/308747
www.gaf.com/

Color selection to be entered below

Choice	Price
#1 Color selection to be entered	\$0.00



Tamco Shingled Roof Example

30.10 Metal roof on porch, Bay, pent

Requested By: Foundation

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Substitute standing seam metal roof at specific areas designated on plans or by client selection.

To view the selections for this product please follow this link:
<http://www.drexmet.com/Products-and-Profiles.html>

Choice	Price
#1 Standing seam metal roof with color selction	TBD



Metal roof example

30.15 Skylights

Requested By: Foundation

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Skylights-Velux skylights 2'x4' deck mounted with Velux flashing kit. Tunnel size at skylight predecated on roof slope and location in home and flaired open where possible.

To view skylight selections please follow this link:

http://skylights.veluxusa.com/...light/deck_mounted/fs

Choice	Price
#1 Velux deck mounted skylight with flashing kit/each	\$856.25



Example of a Velux Skylite

040.00 - Structural and Framing

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040.65 Recessed Medicine Cabinet

Requested By: Foundation

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Recessed medicine cabinets can come in various sizes and be installed in place of the mirror or on a side wall adjacent to mirror. For proper fit, the framing needs to be completed to accept medine cabinet

Choice	Price
#1 12"x36" recessed medicine cabinet on side wall per bath	TBD
#2 20"x30" medicine cabinet on side wall per bath	TBD
#3 Alternate selection for medicine cabinet per bath	TBD



16" W Medicine Cabinet
Example



20" W Medicine Cabinet
Example

40.05 Framing and Lumber Specifications

Requested By: Pre-Construction Selections

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All lumber and framing materials sized and spaced per approved construction drawings. All materials, where applicable, to be kiln dried.

Floor sheathing to be 3/4" structural tongue and groove Oriented Strand Board installed per code.

Wall and roof sheathing to be 1/2" nom. (7/16) oriented strand board installed per code using H clips where applicable.

The 1st piece of wood installed on the foundation (sill plate) is installed with foam barrier sealer to help with air infiltration at the foundation level, and the 1st piece of wood is typically a chemically treated lumber to minimize the risk of decay where in contact with the foundation. Walls are typically 2x6 dimensional lumber and garage exterior walls may be 2x4 per designs. Floor and roof systems are designed and sized depending upon the distance between supports.

Choice	Price
#1 Lumber and framing per specifications	\$0.00
#2 Substitute OSB with plywood	\$0.00

40.10 Floor Framing System

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Floor framing to be dimensional lumber or as called out on approved plans.

Choice	Price
#1 Structural floor system per approved plans	\$0.00
#2 Upgrade to I Level TJI floor joists in lieu of standard.	TBD

40.15 Floor Sheathing (Subfloor)

Requested By: Pre-Construction Selections

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The floor sheathing or subfloor is the material that is put down to hold the final flooring materials.

Floor sheathing materials installed per plans and drawings.

For information regarding the Avantec floor sheathing please follow this link:

<http://www.advantechperforms.com/>

Choice	Price
#1 Floor framing per plans	\$0.00
#2 Upgrade to I-Gold floor sheathing	TBD
#3 Upgrade to Avantec floor sheathing with 50 year warranty	TBD



Example of floor sheathing
(subfloor)

40.20 First Floor Ceiling Height

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Requested By: Pre-Construction Selections

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9' 1st floor Ceiling height (nominal) which is standard 9' 1 1/8" at rough prior to installation of finish flooring and drywall.

	Choice	Price
#1	9' First floor ceiling height standard	\$0.00
#2	10' nominal first floor ceiling height	TBD

40.25 Second Floor Ceiling Height

Requested By: Pre-Construction Selections

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2nd floor ceiling height to be 8' nominal which is standard 8' 1 1/8" prior to installation of finish flooring and drywall.

	Choice	Price
#1	Second floor ceiling height standard 8'	\$0.00
#2	Second floor ceiling height upgrade to 9'	TBD

40.30 Roof Framing

Requested By: Pre-Construction Selections

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Roof trusses to be engineered and built to specifications on construction drawings and spaced 24" on center.

	Choice	Price
#1	Roof Trusses per plans	\$0.00

40.35 Interior Columns

Requested By: Pre-Construction Selections

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Interior structural or decorative columns added per homeowner request.

	Choice	Price
	I do not want this selection	\$0.00
#1	Structural or decorative columns	TBD



Round Column Example



Square Column Example



Example of interior columns

40.40 Arched Openings

Requested By: Pre-Construction Selections

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Modify standard cased opening to custom arched opening with rounded drywall corners

	Choice	Price
#1	Modify cased opening to custom arch/each	\$562.38

40.45 Attic Access/Third Floor Access

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Attic Access/Third floor access per construction drawings. Certain types of framing and design methods allow for different types of use and storage in the 3rd floor area. Most attics are not designed for 3rd floor storage so this is an item that would be best addressed prior to construction. Often heating and air conditioning systems are in attics so ease of access is more ideal for maintenance and system repairs.

	Choice	Price
	I do not want this selection	\$0.00
#1	Full Stairs	\$0.00

#2	Pull Down Stairs	\$0.00
#3	Access Panel	\$0.00

40.50 Bonus Room

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Bonus room above garage per construction drawings. Finished with drywall, trim to match remaining second floor, switches and plugs per code, standard carpet and padding, recessed lights, (1) CATV outlet, (1) phone/data outlet, and door hardware to match remaining house.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

40.50 Cathedral , Vaulted, or Tray Ceiling

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The choice of either a cathedral, tray, or vaulted ceiling will be determined during the planning process. Cathedral and Vaulted ceilings are usually seen in great rooms where there is no second floor. Tray ceilings can be in any room, such as a dining room or bedroom.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD



cathedral ceiling Example.jpg



Tray Ceiling shown with 2 piece crown at tray ceiling and tray with chair rail box at ceiling.jpg



Tray Ceiling Example



Vaulted ceiling example

40.60 Finished Lower Level Space

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Framed per plan. Insulate and drywall per code.

Painted drywall, 3 1/4" base molding, switches and plugs per code. Recessed lights (1 per 100 sf of finished space), carpet and padding on stairs and floor.

Bathroom includes white tile flooring, oak or maple vanity with cultured marble sink and counter, three light vanity light, mirror, ventilation fan, and a pro flow or Kohler standard height toilet. Bath can be a powder room or full bath and adds a 5' tub/shower combination which includes a 6x6 white tile surround or stall shower.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

050.00 - Windows, Exterior Doors, Garage doors

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50.05 Windows

Requested By: Pre-Construction Selections

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Our preferred vendors are Tague Lumber and Shone Lumber.

Our preferred wood window is Andersen 200 series.
www.andersonwindows.com

Our preferred vinyl window is Jeld-Wen.
www.jeld-wen.com

Tague Design Showroom is located at

181 Lancaster Ave
 Malvern, PA 19355

(610) 640-4180
Fax: (610) 640-4240

Store Hours:
Monday – Friday: 8:30 a.m. – 5:00 p.m.
Wednesday: 8:30 a.m. – 7:00 p.m.
Saturday: 10:00 a.m. – 3:00 p.m.
Closed Sunday

Please call ahead for an appointment.

Shone Lumber Retail Store in Stanton, Delaware

Store Hours:
Monday – Friday: 7:00 a.m. to 5:00 p.m.
Saturday: 7:30 a.m. to 1:00 p.m.

Phone: (302) 998-3357

	Choice	Price
#1	Andersen 200 series windows standard (selection prior to agreement)	\$0.00
#2	Jeld-Wen vinyl windows standard (selection prior to agreement)	\$0.00
#3	Andersen 400 series- priced to plan	TBD
#4	Pella custom windows-priced to plan	TBD
#5	Jeld-Wen Builders clad wood window-priced to plan	TBD



Anderson 200 Series Tilt-Wash
Example



Jeld-Wen Vinyl Window Example

50.10 Exterior Doors

Requested By: Pre-Construction Selections

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All exterior entry doors to be included as called out on architectural drawings and included in agreement.

Where doors are not defined on plans, front entry door to be Therma-tru fiberglass with steel sidelites per plan.
Secondary doors to be Therma-tru half glass 2 panel 9 lite steel door.

Entrance door from garage to home to be steel 6 panel 20 minute fire rated door, per code. When interior door style is changed, this door is not included in change and matching style of fire door is to be verified prior to final selection.

Exterior patio doors to be Therma-tru, single active 15 lite steel door.

Exterior sliding / gliding doors to match window selection.

Example: Andersen doors with Andersen windows and Jeld-Wen vinyl slider with Jeld-Wen Vinyl windows.

Our Preferred Vendor is Tague Lumber.

181 Lancaster Ave.
Malvern, Pa 19355
(610) 640-4180
Fax: (610) 640-4240

Store Hours:
Monday – Friday: 8:30 a.m. – 5:00 p.m.
Wednesday: 8:30 a.m. – 7:00 p.m.
Saturday: 10:00 a.m.–3:00 p.m.
Closed Sunday

Please call ahead for an appointment.

	Choice	Price
#1	All doors per plan and selection information	\$0.00



15 Lite Door Example



9 Lite Door Example



9 lite 2 panel door example

50.12 Garage Service Door

Requested By: Foundation

[Edit Master Item](#)
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Garage Service door is 6 panel steel door and is required to comply with a certain level of fire protection from garage to home. (Steel door with wood frame and rated "20 minute fire door")
 When interior door style is modified, this door needs to be considered to be modified as well and confirmation of availability of matching style needs to be verified.

Choice	Price
#1 6 panel Steel 20 minute fire door	\$0.00
#2 Custom panel size to match interior door style	TBD



Steel 6 panel door.jpg

50.15 Garage doors

Requested By: Framing

[Edit Master Item](#)
[Delete Master Item](#)

Garage doors to be Wayne Dalton 9100 series steel formed in place insulation reinforced panel. Panel rated at R-8 insulation rating.

<http://www.wayne-dalton.com/steel-garage-door-9100.html>

Standard garage door sizing is 9x7 for 8' 1st floor ceilings and 9x8 for 9' 1st floor ceilings. Double door sizing is 16' wide standard.

Door panels include square glass panel on upper most panel of door.

Choice	Price
#1 Garage door panel selection-ranch and colonial	\$0.00
#2 Modify panel selection to other than ranch or panel	TBD
#3 Custom Glass panels in lieu of rectangular glass	TBD
#4 Add decorative hardware, strap and hinge hardware	TBD
#5 Garage door openers	TBD



9100 Series Garage Door

50.20 Garage Door Opener

[Edit Master Item](#)
[Delete Master Item](#)

1/2 Chain driven opener with 2 remote controls. (1) opener per door.

Choice	Price
I do not want this selection	\$0.00
#1 Each opener	\$395.00

50.25 Garage Wall Finishing

[Edit Master Item](#)
[Delete Master Item](#)

Garage walls finished to level 3 drywall finish. Walls to be 1/2" Typex drywall and

ceilings to be 5/8" Typex (a more fire resistant drywall than standard drywall) drywall minimum. Walls and ceilings may require additional layers or different thickness of drywall to comply with any local municipal codes which supersede the International Residential Code.

Choice	Price
#1 Standard Level 3 Garage walls finished	\$0.00

060.00 - Exterior Finishes & Colors

[Back to top](#)

60.05 Primary Siding Material

Requested By: Foundation

[Edit Master Item](#)
[Delete Master Item](#)

Pre finished Hardie Plank lap siding in select cedar mill pattern in location per construction drawings. 7" exposure, 5/16" thickness in choice of standard colors.

<http://www.jameshardie.com/home...rdieplankLapSiding.py>

Choice	Price
#1 Color selection to be entered	\$0.00

60.10 Exterior Trim

[Edit Master Item](#)
[Delete Master Item](#)

Rakes, Eaves, and soffits to be wood framed and capped with aluminum and vinyl. Window and door trim, where included, shall be Azek or equivalent PVC trim. (a synthetic trim which looks like smooth wood, holds paint well, and is inert so will not decay like traditional wood trim)

The moulding immediately adjacent to doors (brick mould) and door jambs to be wood.

Garage door openings and entry porch details are typically trimmed with Azek or equivalent per architectural drawings.

www.azek.com

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

60.15 Gutters

[Edit Master Item](#)
[Delete Master Item](#)

Seamless 5" "K" style gutters with 2"x3" downspouts and splash blocks at base where downspout exits at foundation.

Splash blocks are a poly or concrete base to receive the water as it exits the downspout and aid in minimizing erosion and moving the water away from the foundation.

When stormwater management systems are installed, often underground piping will be used to convey the roof water to the stormwater management system. Where this occurs, the downspout will drop into a 4" PVC pipe that will extend water to the required location.

Standard colors for gutters are as follows:

White, Cream, Egg Shell, Ivory, Pearl Gray, Wicker, Clay, Sand Castle, Royal Brown, and Musket Brown.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD



5" "k" style gutter example



Example of a splash block

60.20 Shutters

[Edit Master Item](#)
[Delete Master Item](#)

14" vinyl 2 panel shutters in quantities per construction drawings. Shutters are installed at front elevation when window and facade architecture are designed for shutters.

Choose color and style:

Louvered or raised panel

Color : as per color selection available

Shutters can be accented by adding faux shutter hardware including faux hinges and shutter dogs.

Choice	Price
I do not want this selection	\$0.00
#1 Panel shutters per plans-color selection here	\$0.00
#2 Panel shutters with faux hardware	TBD
#3 Louvered shutters per plans-color selection here	\$0.00
#4 Louvered shutters with faux hardware	TBD



Standard Black Shutter



Standard Bordeaux Shutter



Standard Musket Brown Shutter



Standard Colonial Green Shutter



Standard Wedgwood Blue Shutter



Example of shutter dog and hinge

60.25 Stone-Cultured and Real

[Edit Master Item](#)
[Delete Master Item](#)

Stone Accents per construction drawings on home.

Enter style and stone color. Please note that ledgerstone or other drystack styles carry an additional price.

Cultured stone is installed in a manner similar to stucco and requires special attention to ensure the home is protected from water intrusion.

Once home is wrapped in tyvek (or equiv), a weep screed is installed at the foundation line (which will show once stone is applied) and an additional layer of asphalt impregnated felt paper is installed as a "bond breaker" to allow for free passage of absorbed water to run down outside the home and exit properly.

<http://pinnaclestoneproducts.com>

www.plygemstone.com

www.QuarryCut.com

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD



Stone Example



Stone Example

60.30 Stucco

[Edit Master Item](#)
[Delete Master Item](#)

Stucco to be installed as called out for in architectural drawings. Color selection

for the stucco may be chosen from the Penn Crete colors below.

Stucco application requires certain steps to ensure that absorbed rain water does not infiltrate the home.

Once the tyvek (or equiv) home wrap is installed, a weep screed (which will show up as a white horizontal line at the point where the sill plate meets the foundation) and an additional layer of asphalt impregnated felt is installed as a "bond breaker" to allow for a drainage path for absorbed water to drain to exterior. Once installed, self-furring stucco wire is installed (also called chicken wire but heavier than traditional chicken wire), 2 base coats of stucco are applied and one finish coat of stucco is applied.

Stucco is a porous cement product and small hairline cracks will occur.

The industry now recommends that all stucco be painted with elastomeric paint and that all joints where stucco meets other items be caulked and maintained. We will caulk the stucco however application of stucco paint should be done by the owner within a year or so after move-in to help extend the longevity of the system.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD



[Penn Crete Stucco Colors](#)

070.00 - HVAC

[Back to top](#)

70.05 HVAC

[Edit Master Item](#)
[Delete Master Item](#)

Typical HVAC (Heating, Ventilation, Air Conditioning) System is forced air (ductwork which conveys heated or cooled air from main unit to each room). A natural gas or propane forced hot air system is specified to be installed.

Some homes require only 1 system and some require 2 systems. Some homes are inbetween and can be designed with zone dampering systems with 1 zone which allows for 1 furnace with separate controls for 1st and 2nd floor.

Final design will be predicated upon size of home, client preferences, and system requirements. An HVAC design (called Load Calculations) is completed to determine heating and cooling demand.

Basement areas are typically planned to be conditioned as part of the 1st floor system and if future finishing is desired, the 1st floor system may need to be enlarged slightly to comply with law.

System locations to be set at best location for system performance.

Some different items to consider to improve air quality or for better efficiency of energy dollars:

- 1) Humidifiers
- 2) Dehumidifiers
- 3) Geothermal Systems (aka Ground Source Heat Pump)
- 4) Solar Energy
- 5) Radiant heat

Choice	Price
Choice to be entered	\$0.00

70.10 Furnance /Heater

[Edit Master Item](#)
[Delete Master Item](#)

The minimum allowable efficiency of a furnace is 90%. (of \$1 of fuel used, 90 cents goes to heating and 10 cents of energy is exhausted).

Choice	Price
--------	-------

#1	90% system RUUD or equivalent Furnace.	\$0.00
#2	95% system RUUD or equivalent with Variable Speed blower	TBD
#3	98% system RUUD or equivalent with 2 stage furnace and variable speed blower	TBD
#4	Geo Thermal (ground source) heat pump system.	TBD
#5	Boiler with Hot water radiators or radiant heating	TBD

70.15 Air Conditioner

[Edit Master Item](#)
[Delete Master Item](#)

Air Conditioning systems include an outdoor compressor, piping and an indoor coil which sits atop the furnace and utilizes the blower from the furnace to circulate air through the ductwork. The standard efficiency Air Conditioner is 13 SEER (Seasonal Energy Efficiency Ratio)
 For more information on what SEER is:

http://en.wikipedia.org/wiki/Seasonal_energy_efficiency_ratio

The higher the number the more efficient the system.

	Choice	Price
#1	13 SEER RUUD or equivalent air conditioning	\$0.00
#2	15 SEER RUUD or equivalent air conditioning	TBD
#3	18 SEER RUUD or equivalent air conditioning	TBD

080.00 - Fireplaces

[Back to top](#)

80.05 Fireplace (Natural Gas)

[Edit Master Item](#)
[Delete Master Item](#)

A natural gas fired fireplace is included in this agreement.

Our preferred vendor for fireplaces is Fireside Hearth and Home.

You can read about the company at: www.fireside.com.

Unless otherwise specified, a natural gas fireplace will include a slate surround and flush hearth to floor and a painted wood mantle.

There are many configurations of fireplace trims including brick, tile, stone, marble, etc. depending on style and preferences.

Hearth can be elevated and finished to match the surround.

	Choice	Price
	Choice to be entered	TBD



[Natural Gas fireplace example.jpg](#)

80.10 Fireplace (Propane)

[Edit Master Item](#)
[Delete Master Item](#)

A propane fired fireplace is included in this agreement.

Our preferred vendor for fireplaces is Fireside Hearth and Home.

You can read about the company at: www.fireside.com.

Unless otherwise specified, a propane fireplace includes a slate surround with flush hearth to floor and a painted wood mantle.

There are many configurations of fireplace trims including brick, tile, stone, marble, etc. depending on style and preferences.

Hearth can be elevated and finished to match the surround.

Choice	Price
Choice to be entered	TBD



Example of Floor to ceiling Direct vent fireplace

80.15 Fireplace (Full Masonry)

[Edit Master Item](#)
[Delete Master Item](#)

Full masonry fireplace per plans is included in this agreement. Masonry fireplace includes stucco on the outside of the chimney and stone on the interior 5 feet high with a wooden mantle beam. Hearth is flush to floor.

Choice	Price
I do not want this selection	\$0.00
#1 Extend stone from floor to ceiling	TBD
#2 Raise hearth to 18" height.	TBD

80.20 Fireplace Shelf Mantle, Hand Hewn Barn beam or smooth wood beam shelf mantle on Stone or Brick facade.

[Edit Master Item](#)
[Delete Master Item](#)

Stone and brick facades include a fireplace shelf mantle. With stone and brick facades, a wood beam can add to the styling of the fireplace wall. Hand hewn barn beams have an interesting character and can have carved holes and pin holes from original construction. Smooth beams are new and have a more sleek and updated style.

Choice	Price
I do not want this selection	\$0.00
#1 Fireplace Shelf Mantle	\$0.00
#2 Hand Hewn antique Barn Beam	TBD
#3 Smooth box beam	TBD



Fireplace shelf mantel.jpg



Hand hewn barn beam Mantel.jpg



Box beam with brackets.jpg

80.25 Fireplace Accessories

[Edit Master Item](#)
[Delete Master Item](#)

Fireplace accessories such as fan kits, decorative doors and inserts are available. Our preferred vendor for fireplaces is Fireside Hearth and Home. You can read about the company at: www.fireside.com.

Choice	Price
I do not want this selection	\$0.00
#1 Fan Kit	TBD
#2 Decorative Doors	TBD
#3 Inserts	TBD

090.00 - Stairs and Railings

[Back to top](#)

90.05 Primary Stairs to Second Level

[Edit Master Item](#)
[Delete Master Item](#)

Oak stair treads with white painted pine risers.

Traditional series painted white balluster with traditional series stained Newel posts and stained handrails.

Railings are standard.

Link for stair railings:
http://hhmillworks.com/products/stair_parts

Choice	Price
I do not want this selection	\$0.00
#1 Upgrade newel posts to larger square type	TBD
#2 Upgrade spindles to wrought iron design	TBD



6010 Rail picture shown with mushroom top newel and standard balusters.jpg

90.10 Interior Stairs to Basement

[Edit Master Item](#)
[Delete Master Item](#)

Pine box stairs to basement from first floor per plans. Paint grade or to be covered in carpet if lower level is finished.

Hand rail will be installed on wall in stair area, per code.
 If lower level is finished, a 6010 oak handrail shall be installed. If the lower level is unfinished, a pine oval handrail shall be installed.

Choice	Price
Choice to be entered	TBD



6010 handrail.jpg



Oval handrail Example.jpg

100.00 - Electrical and Light Fixtures

[Back to top](#)

100.05 House Power

[Edit Master Item](#)
[Delete Master Item](#)

House electrical service to be 200 Ampere (one 200 Ampere panel). Location of panel to be determined in conjunction with exterior meter placement.

400 Ampere service is an option and may be required with certain homes when the electric service demand determines such.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

100.10 Interior and Exterior Light Fixtures

[Edit Master Item](#)
[Delete Master Item](#)

Home lighting plan is to be developed by builder and approved by owners prior to construction. Types and locations of lights for interior and exterior of home will be determined at that time.

When framing is complete, homeowner may walk house with electrician and decide final lighting locations before electrical pre-wire. A lighting fixture list will be developed from this walk through.

An allowance is included for homeowner to select lights based upon the fixture list that is compiled.

Our preferred vender is Home Lighting of Frazer.

You can read more about them at www.homelightinginc.com

The showroom is located at:
520 Lancaster Avenue
Malvern, Pa 19355
(610) 647-2325

Showroom Hours:

Monday – Friday: 9:00 a.m. – 7:30 p.m.

Saturday: 10:00 a.m. – 6:00 p.m.

Sunday: 12:00 p.m. – 5:00 p.m.

NOTE: Light fixtures which need to be ordered may take several months to receive and may not be available at time of final electric which can require temporary fixtures to be installed and a return trip by electrician after completion of home.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

100.15 Exterior GFI Outlets

[Edit Master Item](#)

[Delete Master Item](#)

(3) exterior GFI outlets are included in the cost of the home. Exact location can be determined by owners prior to installation at electrical walkthrough. GFI's do need to be located in proximity to exterior air conditioning compressors, and front and rear doors.

Choice	Price
I do not want this selection	\$0.00
#1 Add (1) additional GFI outlet	TBD

100.20 Phone/Cable/Data Lines

[Edit Master Item](#)

[Delete Master Item](#)

(3) CAT-5 ports, (3) RG6 CATV jacks.

All locations to be indicated on home plan prior to construction and field verified by owners and builder prior to drywall at scheduled electrical walkthrough.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

100.25 Security System

[Edit Master Item](#)

[Delete Master Item](#)

To be designed and selected with consultant per owners request.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

100.30 Home Technology Hub

[Edit Master Item](#)

[Delete Master Item](#)

Phone and cable runs terminated at technology hub in location to be determined by owners. May exclude data and wiring for home sound system.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

100.35 Surround Sound Audio

[Edit Master Item](#)

[Delete Master Item](#)

Wire for a 5 speaker surround sound system in family room location.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

110.00- Drywall and Insulation

[Back to top](#)

110.05 Drywall

[Edit Master Item](#)
[Delete Master Item](#)

All drywall to be installed with screws in field, primeter nails, taped and finished to a level 4 finish.
Bath and all wet areas to include moisture resitant drywall. All tile areas to be cement board.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

110.10 Foundation Wall Insulation

[Edit Master Item](#)
[Delete Master Item](#)

R-11 foil or vinyl backed insulation on interior below grade walls.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

110.15 Wall Batt Insulation

[Edit Master Item](#)
[Delete Master Item](#)

R-19 Fiberglass Batt insulation in exterior above grade walls.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

110.20 Attic Insulation

[Edit Master Item](#)
[Delete Master Item](#)

R-38 Blown insulation between ceilings and attic/roof spaces.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

110.25 Foam-Energy sealant package

[Edit Master Item](#)
[Delete Master Item](#)

Exterior penetrations and certain penetrations in the home are sealed to prevent drafts and air movement throughout the home. The spray foams used are approved for this use.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

110.30 Foam-Garage Ceiling

[Edit Master Item](#)
[Delete Master Item](#)

Spray foam entire envelope of garage ceiling where there is lining space above.

Choice	Price
I do not want this selection	\$0.00

Choice to be entered

TBD

110.35 BIBS Walls
[Edit Master Item](#)
[Delete Master Item](#)

Blow in Blanket Insulation System which is a system of blowing insulation into the wall cavity behind a mesh barrier. This allows the insulation to fully fill the cavity and increase the R-value (resistance to heat flow) of the home.

See the link below for more information
<http://www.bibs.com/?page=BIBSLiterature>

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

120.00 - Plumbing and Gas[Back to top](#)**120.05 Lower Level Bath Rough Ins**

Requested By: Pre-Construction Selections

[Edit Master Item](#)
[Delete Master Item](#)

Under-concrete drain piping and venting as required for future bath in lower level. Includes sump pit or gravity drain as required per sewer elevations. Rough ins exclude pump, supply lines, and fixtures and final connections.

Choice	Price
#1 No lower level rough in	\$0.00
#2 2 pc bath rough in (powder room)	TBD
#3 3 pc bath rough in (full bath shower or tub)	TBD

120.10 Plumbing Fixtures
[Edit Master Item](#)
[Delete Master Item](#)

Our preferred vendor for light fixtures is Ferguson.

Read more about the company at: www.ferguson.com.

King of Prussia Showroom
 302 Hansen Access Road
 King of Prussia, Pa 19406
 (610) 337-8856
 Fax: (610) 337-3751

Showroom Hours:
 Monday - Friday: 9:00 a.m. - 5:00 p.m.
 Saturday: 10:00 a.m. - 5:00 p.m.
 Closed Sunday

Included in your contract are the following plumbing selections and locations: All locations are per blueprint.

Master Bathroom:
 Moen Brantford collection widespread vanity faucets at sink locations.
 Moen Brantford shower faucet with handheld shower on a slide bar.
 Moen Brantford Roman tub faucet at tub.

Secondary Bathrooms:
 Moen Brantford centerset lav faucets at sink locations
 Moen Brantford tub/shower faucet in tub area.

Laundry room:
 Mustee wall mounted utility tub with Moen Chateau faucet in chrome.

Powder room:
 Kohler Wellworth collection elongated, comfort height toilet and pedestal.
 Moen Brantford centerset lav faucet.

Kitchen
 Double bowl stainless steel sink
 Faucet allowance of \$400.00
 Garabage disposal, if allowed

All plumbing collections are in brushed nickel.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

120.15 Included Plumbing Fixtures

[Edit Master Item](#)
[Delete Master Item](#)

The plumbing fixtures are included with the home and are not part of the allowance:

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

120.25 Hot Water Heater

[Edit Master Item](#)
[Delete Master Item](#)

60/62 Gallon Bradford White quick recovery gas-fired hot water heater is, for most applications, enough hot water for family use without being overly wasteful by having too much water being maintained at temperature 24 hrs/day. Some applications will require less and some more.

Instant/On Demand propane or natural gas water heaters are available as well and do not use a storage tank as they heat the water as required.

Choice	Price
#1 60 Gallon Bradford White Gas Water Heater	\$0.00
#2 50 Gallon Bradford White Gas Water Heater	TBD
#3 75 Gallon Bradford White Gas Water Heater	TBD
#4 On Demand 98% Navien Water Heater	TBD

130.00- Interior trim, doors and hardware

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130.05 Included Trim

[Edit Master Item](#)
[Delete Master Item](#)

Home trim package includes: 5 1/4" OG base boards on 1st level, 3 1/4" OG base boards on 2nd level, 3 1/4" BD casing on doors on 1st level, 2 1/4" BE casing on doors and windows on 2nd level, window finish includes a 2 1/4" skirt and a wooden sill; all paint grade material.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

130.10 Interior Doors

[Edit Master Item](#)
[Delete Master Item](#)

All interior doors to be solid and painted masonite doors.

Hollow core doors in all closets.

Choose door selection from the attached sheet below; please note that some doors are available in both wood-textured and smooth; unless indicated, the smooth door will be installed.

<http://consumer.schlage.com/Pr...aspx?ModelNumber=F10 PLY 619>

<http://consumer.schlage.com/Pr...aspx?ModelNumber=F10 SIE 619>

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD



Masonite Cheyenne 2 Panel
Plank Smooth Door



6 Panel Masonite Molded Panel

130.15 Optional Decorative Molding

[Edit Master Item](#)
[Delete Master Item](#)

Decorative molding to be discussed and specified prior to framing beginning. Allowance is for material and labor.

To view options for decorative molding click the following link:
www.fypon.com

Our Preferred Vendor is Tague Lumber.

181 Lancaster Ave.
Malvern, Pa 19355
(610) 640-4180
Fax: (610) 640-4240

Store Hours:
Monday - Friday: 8:30 a.m. - 5:00 p.m.
Wednesday: 8:30 a.m. - 7:00 p.m.
Saturday: 10:00 a.m.-3:00 p.m.
Closed Sunday

Please call ahead for an appointment.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

130.20 Coffered Ceilings

[Edit Master Item](#)
[Delete Master Item](#)

A coffered ceiling may be added to accent some rooms. It would be wood framed, painted white with 1 piece crown molding in interior of coffered spaces.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD



Example of a Coffered Ceiling

130.25 Interior Door Hardware

[Edit Master Item](#)
[Delete Master Item](#)

Our preferred vendor is Schlage. Dexter model for the interior and exterior door hardware. Style and finish to be determined.

Our preferred locksets are:

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD



[Schlage Plymouth Door Knob in Antique Pewter](#)

[Oil Rubbed Bronze Siera Door Knob](#)

[Aged Bronze Accent Door Lever](#)

[Antique Brass Flair Door Lever](#)

140.00 - Appliances

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140.05 Appliance Selection

[Edit Master Item](#)
[Delete Master Item](#)

An appliance allowance is included in this contract for your home. The allowance covers appliances throughout the home in areas such as:
 *Kitchen
 *Butlers pantry if applicable
 *Bar if applicable
 *Kitchenette if applicable
 *Does not include Washer/Dryer

When provided, please review the spreadsheet which will include models, finished, locations, and pricing of your selected appliances.

Price includes delivery, taxes, and installation.

Our preferred vendor is Kieffer's Appliances.

Our sales representative is Rob Zinsmeister. His contact number is (610) 476- 2143.

The Kieffer's Superstore is located at:
 785 Sunneytown Pike
 Lansdale, Pa 19446
 (215) 699-3522
 Fax: (215) 699-0570

Choice	Price
I do not want this selection	\$0.00
#1 Appliance Package 1	TBD
#2 Appliance Package 2	TBD
#3 Appliance Package 3	TBD

150.00 - Cabinetry, Countertops and Hardware

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150.05 Cabinetry- Kitchen

[Edit Master Item](#)
[Delete Master Item](#)

Our preferred cabinet line is Armstrong cabinetry.

<http://www.armstrong.com/rescabam/na/cabinets/en/us/>

Cabinetry allowance is for all kitchen cabinetry to include butlers pantry, if applicable. Allowance is based off preliminary kitchen design. It includes cabinets, hardware, interior accessories, tax, and delivery.

Our preferred vendor for Custom kitchen design is:

Custom Woodworking
 3400 Horseshoe Pike
 Honey Brook, PA 19344
 Phone: 610-273-2907
 Fax: 610-273-2625

You can visit their site at :<http://www.cabinetsbycw.com/>

Choice	Price
Choice to be entered	TBD
Allowance	\$25,000.00



Example of a Custom built in



Example of custom cabinets

150.10 Cabinetry- Bathroom

[Edit Master Item](#)
[Delete Master Item](#)

Our preferred cabinet line is Armstrong cabinetry.

<http://www.armstrong.com/rescabam/na/cabinets/en/us/>

Cabinetry allowance is for all bathroom cabinetry to include medicine cabinets, linen cabinets, and laundry room cabinets, if applicable. Allowance is based off blue print design. It includes cabinets, hardware, interior accessories, tax, and delivery.

Our preferred vendor for Custom bathroom design is:

Custom Woodworking
 3400 Horseshoe Pike
 Honey Brook, PA 19344
 Phone: 610-273-2907
 Fax: 610-273-2625

You can visit their site at :<http://www.cabinetsbycw.com/>

Choice	Price
Choice to be entered	TBD
Allowance	\$8,000.00

150.15 Cabinetry Installation

[Edit Master Item](#)
[Delete Master Item](#)

An allowance amount for installation of all selected cabinetry to be installed in kitchen, bathrooms, butlers pantry, laundry rooms, media rooms has been included. Based on the complication of the design, additional install fees may apply.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD
Allowance	\$4,000.00

150.20 Granite countertops

[Edit Master Item](#)
[Delete Master Item](#)

Our preferred vendor is Asco Granite.

You can read more about the company at: <http://ascogranite.com>.

The showroom is located at:
 306 Commerce Drive
 Exton, Pa 19341
 (610) 524-5200
 Fax:(610) 524-5268

Showroom Hours:
 Monday -Friday: 9:00 a.m. - 6:00 p.m.
 Saturday: 9:00 a.m.- 4:00 p.m.

Allowance is for granite countertops throughout the home such as:

- *Kitchen
- *Kitchen Island
- *Select Bath Vanities
- *Added decorative touches in niches or knee walls

When provided, please review and verify attached spreadsheet for location, colors, edging, and pricing of the granite selections.

Tax, delivery, and installation included.

Choice	Price
Choice to be entered	TBD



IMG_0622.jpg

 Sample of Granite

150.25 Cultured Marble Vanitiy Tops/ Other Tops

[Edit Master Item](#)
[Delete Master Item](#)

All secondary bathrooms will have a cultured marble top with integrated sink as per plan design. There is a standard selection of colors available for you to choose from.

Our preferred cultured marble tops is Rynone.

You can read more about the company at: www.rynone.com.

Laundry room tops are typically laminate and come in an array of colors.

Choice	Price
Choice to be entered	TBD

160.00 - Flooring and tile

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160.05 Flooring- Carpet

[Edit Master Item](#)
[Delete Master Item](#)

The flooring allowance of \$25 square yard includes carpet, padding, and installation labor for carpet.

Our typical carpet is Mohawk and the collection is Hidden Treasure. It is a 48 oz nylon product and is installed over 8 lb. padding in your choice of colors that are available.

Choice	Price
Choice to be entered	TBD

160.10 Flooring Hardwood

[Edit Master Item](#)
[Delete Master Item](#)

We will install 2 1/4" red oak common hardwood over red rosin paper in all areas to receive hardwood. We will sand in place the hardwood and stain with a Minwax stain selection. We will then seal with three coats of Polyurethane to finish hardwood on site.

Choice	Price
Choice to be entered	TBD

160.15 Flooring-Tile

[Edit Master Item](#)
[Delete Master Item](#)

The tile allowance for materials only is \$5 sq ft. Tile sizes are selected by homeowner for all designated tile areas. Tile to include not only the flooring in bathrooms but also shower and tub surrounds. Tile allowance will cover any additional accessories which may include corner shelves in showers, soap dishes in tub areas and niches in both areas. All allowances are figured off blue prints.

Choice	Price
Choice to be entered	TBD

160.20 Flooring- Vinyl

[Edit Master Item](#)
[Delete Master Item](#)

The flooring allowance includes material and installation labor for all vinyl.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

190.00 - Bath Accessories

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190.05 Bath Hardware and Mirrors

[Edit Master Item](#)
[Delete Master Item](#)

Included in this contract is a towel bar and toilet paper holder that will match the finish of the plumbing selections in each bathroom. Locations will be determined by homeowner and marked on wall prior to installation. A rectangular mirror will be installed over every sink in all bathrooms.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

190.10 Shelving

[Edit Master Item](#)
[Delete Master Item](#)

Included in this agreement is standard white wire shelving that will be installed in all bedroom, bathroom and hall closets.

Pantry shelves will be painted white MDF and will be configured according to blue prints. There are typically three shelves in a kitchen pantry.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

200.00 - Paint Finishes and colors

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200.05 Interior Paint Specifications

[Edit Master Item](#)
[Delete Master Item](#)

All painted drywall to receive one coat of primer and one coat of latex flat enamel paint which is typically sprayed on then back spotted. 1 standard wall color is included. Trim to be painted in semigloss white. Ceilings to be flat white.

Finish schedule showing choice of any custom colors in rooms must be selected prior to the completion of rough-in stage.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

210.00 - Driveway

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210.05 Driveway

[Edit Master Item](#)
[Delete Master Item](#)

The finished driveway is included in this contract.

Driveway stone base and asphalt finish course included per specifications. Exact size and layout of driveway to be designed by builder to support proper site grading and approved by homeowner.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

220.05 Deck Selections

[Edit Master Item](#)
[Delete Master Item](#)

4" concrete porch slab. Exterior columns to be painted composite 8' tapered round. Porch roof header to be polyboard wrapped 2x10's padded to match width of top of columns. Ceilings to be white vinyl soffit.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

220.10 Landscaping Package

[Edit Master Item](#)
[Delete Master Item](#)

Tree and shrub landscape package to be designed with owner input.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

220.15 Fine Grade and Permanent Seeding

[Edit Master Item](#)
[Delete Master Item](#)

Fine grading of disturbed areas as well as seeding and stabilization are included in the cost of the home.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

220.20 Lead Walk

[Edit Master Item](#)
[Delete Master Item](#)

3' wide flat concrete lead walk from driveway to front porch steps is included.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

230.00 - Miscellaneous

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230.10 Electric Service

[Edit Master Item](#)
[Delete Master Item](#)

Connection to public electric service is included. Line from public service to home service panel is included.

Electric service is assumed to be in road adjacent to property line. Trenching required beyond area of road adjacent to property line is not included. Hookup fees and any required deposit for normal residential use account setup is not included.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

230.15 Cable, Phone, Internet Provider

[Edit Master Item](#)
[Delete Master Item](#)

Builder will coordinate the underground installation of Comcast & Verizon in conjunction with the electrical installation. It is the homeowners responsibility to arrange the respective hook up after they take possession of the home.

Choice	Price
I do not want this selection	\$0.00
Choice to be entered	TBD

 [Add New Selection Item to Master Selection Sheet](#)

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