

Magnolia

5 Bedrooms, 4 Baths & 2 Half baths, and 3-Car Garage
4209 Heated Square Feet
Waterfront on Doctors Lake
Priced with Construction-Permanent Loan

Kitchen

Large Kitchen with Island Open to Great Room & Huge Pantry
Staggered Maple Cabinets with 42" Uppers, Granite Tops, and Undermount Stainless Steel Sink
GE Profile Stainless Steel / Black Appliances, Cook top and Separated Microwave / Oven Tower

Baths

Large Master Shower with Dual Shower heads and Glass Shower door
Maple Cabinets with Cultured Marble Vanity Tops
Cultured Marble Master Tub
Upgraded Delta Plumbing Fixtures
Upgraded Nickel Plumbing Fixtures in MBA
Tile on all Bath Floors, Shower and Tub Walls
Upgraded Dens Shield Tile Backer in Showers and Tubs

Interior Features

In Greatroom, 42" Gas F/P w/ Custom Mantle
Structured Wiring throughout with Audio Prewire package
Upgraded Trim – Baseboards, Crown, Fiberglass Exterior Doors, etc.
Tile Floors in Gallery, Kitchen, Nook, Laundry, Hall to Garage, and all Baths
Large Walk-in Master Closet
Upstairs Media room Large enough for Billiard's or Theater Room
Two Electric Water Heaters
Laundry Cabinet with Drop-in Sink
Decora Switches

Exterior / Structural Features

Structurally Engineered Wood Framed [16" OC instead of 24" OC]
"Top of the Line" Termidor termite pretreat with Replacement Bond
30-Year Architectural Shingles
R-30 Batt and Blow Ceilings, and Mix of R-11 & R-19 Wall Insulation
Two Upgraded 13 SEER HVAC Units and 50 Gal Electric Water Heaters
Panel Steel Garage Doors/Openers w/ Exterior Key Pad
Synthetic Elastomeric Finish over Cementitious Finish [Upgraded from Std Stucco Finish]
Landscape Package with Irrigation System
Preplumbed for Future Summer Kitchen
Balcony

J.A. LONG, INC

HOME SPECIFICATIONS (EST. 40)

FOR

Linda Bayles

10/22/2008

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ROUGH ESTIMATE BASED OFF 1ST & 2ND FLOOR HANDOUT

ALL ALLOWANCES INCLUDE TAX

LIVING AREA:	• HOUSE AREA (SQ FT) UNDER ROOF AS PRICED:	5192
	• HEATED AREA (SQ FT)	4209
	• GARAGE AREA (SQ FT)	711
	• TOTAL PORCHES (SQ FT)	136
	• TOTAL BALCONIES (SQ FT)	136
SITE PLANNING:	• BUILDER SURVEYS TREES, STAKES, & CLEARS PER OWNERS INSTRUCTIONS	
	• ALLOWANCE FOR SITE TESTING (LOT COMPACTION, SOIL SAMPLES) -	\$0.00
	• ALLOWANCE FOR LOT PREPARATION (SPREADING, CLEARING, FILL, AND ETC)	\$5,000
FOUNDATION	• TERMIDOR TERMITE REPAIR AND RETREATMENT BOND INCLUDED	
	• 3000 PSI CONCRETE WITH FIBRE	
	• FOUNDATION PAD COMPACTION 12" BELOW SLAB & FOOTERS PRIOR TO SLAB POUR	
	• ENGINEERING LAB ON-SITE DURING FOUNDATION POUR TO TEST CONCRETE SLUMP AND AGE IN TRUCK	
	• MONOLITHIC POUR 12" ABOVE GRADE	
	• 10" ANCHOR BOLTS & 5/8" REBAR UPGRADE STANDARD IN PERIMETER	
FRAMING	• WOOD: 2 X 4 EXTERIOR WALLS 16" O.C; 2 X 6 OVER 10' NOMINAL ROOM HEIGHT	
	• SILL SEAM FOAM UNDER PLATES	
	• TRUSSES AS REQUIRED FOR LARGER SPANS	
	• ROOF DECKING: 7/16" ORIENTED STRAND BOARD DECKING WITH CLIPS	
	• BUILDER RESERVES RIGHT TO VARY FRAMING FROM PLAN - HVAC, PLUMBING, WINDOWS, STRUCTURE, ETC MAY NOT WORK ACCORDING TO THE PLAN; NO CREDIT TO BE GIVEN IF CHANGES REQUIRED	
WINDOWS	• SINGLE HUNG ALUMINUM WHITE FRAME AND DOUBLE INSULATED GLASS	
	• POLYSEALED	
ROOFING	• 30-YEAR ARCHITECTURAL SHINGLES	
	• TORCHDOWN (BLACK ROOF MEMBRANE - LOOKS UNFINISHED) ON ALL BALCONIES TO PREVENT LEAKING)	

FIREPLACE / GAS	<ul style="list-style-type: none"> • 42" GAS VENTLESS IN GREAT ROOM • PREPIPE GAS LINE TO EXTERIOR - PLEASE CONTACT GAS SUPPLIER FOR TANK & STARTUP • ALLOWANCE FOR GAS PACKAGE NOT INCLUDED 	\$0.00
HEATING & AC	<ul style="list-style-type: none"> • MULTIPLE DUCT BOARD AIR SUPPLIES & RETURNS WITH FLEXIBLE DROPS • AIR-AIR HIGH EFFICIENCY HEAT PUMP(S) • DIGITAL THERMOSTAT(S) • DRYER VENT THROUGH WALL OR ROOF • HOOD VENT IN KITCHEN, VENTING FOR ALL EXHAUST FANS (PER CODE NOT PER PLAN) 	13 SEER
PLUMBING	<ul style="list-style-type: none"> • (DELTA CHROME FIXTURES OR EQUAL IF NOT SPECIFIED) • MBA SINK FAUCET(S): D4578SSLHP, DH278SS LELAND STAINLESS STEEL 4" SPREAD • MBA TUB FIXTURES: DT2778SSLHP, DR2707, DH678SS LELAND STAINLESS STEEL (TUB OVER FLOW & DRAIN) STAINLESS STEEL • MBA SHOWER FIXTURES: DT14278SSLHP, DR10000IP, DH778SS • DOWN 1/2 BATH VANITY FAUCET: D4578SSLHP, DH278SS STAINLESS STEEL • OTHER VANITY FAUCETS: D2578LHP, DH278 CHROME • TUB/SHOWER FAUCETS: DT14478LHP, DR10000IP, DH778 LELAND CHROME • PEDESTAL SINK DOWNSTAIRS BATH • CULTURED MARBLE MASTER TUB OR DROP IN ACRYLIC TUB [ADD \$800] • CAST IRON WHITE TUB IN OTHER BATH(S) • SUNKEN SHOWER(S) IN DOWNSTAIRS BATHROOM(S) (PREVENTS SHOWER PAN LEAKING) • ACRYLIC SHOWER UNITS IN UPBATHS • ELONGATED WHITE WATER CLOSETS • UNDERMOUNT STAINLESS STEEL SINK (SINK PROVIDED BY TOPS COMPANY AND COST INCLUDED IN CABINET ALLOWANCE) • KITCHEN FAUCET: D172 (STAINLESS STEEL) • WALL HUNG LAUNDRY SINK IN UTILITY ROOM • WATER HEATERS: TWO 50 GALLON ELECTRIC CPVC WATER LINES / PVC WASTE • FOUR EXTERIOR HOSE BIBS • PREPLUMB FOR FUTURE SUMMER KITCHEN ON PORCH 	
ELECTRIC	<ul style="list-style-type: none"> • COPPER WIRING EXCEPT SERVICE AND HIGH AMP • WHITE DECORA SWITCHES • CEILING FANS INSTALLED (INCLUDES LABOR ONLY) • INCLUDES 18 RECESS CANS SUPPLIED BY ELECTRICIAN • WIRE FIREPLACE TO ENABLE SWITCH • SMOKE DETECTORS AND EXHAUST FANS PER CODE • PREWIRE FOR FUTURE SUMMER KITCHEN DEDICATED CIRCUIT 	7

- SWITCHES, LIGHTS, PLUGS, ETC WILL NOT BE MOVED ONCE INSTALLED WITHOUT A CHARGE [IF YOU HAVE AN EXACT DESIRED LOCATIONS IT MUST BE DIMENSIONED ON THE ELECTRIC PLAN
- POWER OUTLETS ARE LOCATED PER CODE ANY MAY VARY FROM THE ACTUAL ELECTRIC PLAN. IF A SPECIFIC LOCATION IS REQUESTED, THEN IT MUST BE NOTATED ON THE PLAN; ALSO SWITCHES MAY HAVE TO BE RELOCATED FROM PLAN BECAUSE OF STRUCTURE, DOORS, ETC. BUILDER RESERVES RIGHT TO MOVE OUTLET AND SWITCH LOCATIONS
- PLEASE SPECIFY ANY SPECIAL AMPERAGE REQUIREMENTS ON ELECTRIC PLAN (POOLS, HOT TUBS, HIGH VOLTAGE STEREO, ETC)

LOW VOLTAGE	<ul style="list-style-type: none"> • TOTAL CABLE TV & TELEPHONE PREWIRE LOCATIONS • ALLOWANCE FOR SECURITY PREWIRE (MAT'L & LABOR) If buyer chooses own security company for trim out, builder will not be responsible for any line repairs • ALLOWANCE FOR AUDIO PREWIRING • ALLOWANCE FOR CENTRAL VACUUM • ALLOWANCE FOR INTERCOM OR OTHER SPECIALTY 	<p>16</p> <p>\$400</p> <p>\$0.00</p> <p>\$0.00</p> <p>\$0.00</p>
LIGHTING	<ul style="list-style-type: none"> • ALLOWANCE (MATERIALS & DELIVERY) FOR LIGHTING FIXTURES ALSO INCLUDES CEILING FANS, EXTERIOR SPOTS, UNDERCABINET LIGHTS, & ALL BULBS [DOES NOT INCLUDE RECESS CANS] <i>(WARNING: LIGHTING COMPANIES TYPICALLY HAVE RESTOCKING FEES OR WILL NOT TAKE BACK ITEMS INSTALLED)</i> • PLEASE INFORM J.A. LONG OF ANY SPECIALIZED LIGHTING. CHARGES WILL BE INCURRED IF MULTIPLE TRIPS ARE REQUIRED BY ELECTRICIANS BECAUSE OF MISSING FIXTURES, OR FIXTURE PARTS • J.A. LONG IS NOT RESPONSIBLE FOR REPLACING OR FIXING ANY FIXTURES IF SUPPLIED BY ANYONE OTHER THAN APPROVED SUPPLIERS, UL LISTED ONLY 	<p>\$5,500</p>
CORNICE	<ul style="list-style-type: none"> • UPGRADED VINYL SOFFITS, VINYL PORCH CEILINGS, & ALUMINUM FASCIA 	
EXTERIOR FINISH	<ul style="list-style-type: none"> • CEMENTITIOUS COATING WITH POLYMER ELASTOMERIC TOP COATING, POLYMER BASE, PLUS • COLUMNS: CEMENTITIOUS COATING WITH POLYMER ELASTOMERIC TOP COATING, POLYMER BASE, PLUS 	
INSULATION	<ul style="list-style-type: none"> • R- 30 ON CEILING, FIBERGLASS BLOW AND BATT FOR BETTER SEAL AND THICKNESS • R - 11 ON WALL FIBERGLASS BATT; R-19 IF WALLS ARE 2 X 6 	
DRYWALL	<ul style="list-style-type: none"> • GYPSUM BOARD 1/2" WALLS & CEILING • UPGRADED DENS SHIELD IN SHOWER AREAS • KNOCKDOWN CEILING INCLUDED • 7 TO 10 BULL NOSE DRYWALL CORNERS NEAR ENTRY 	
GARAGE DOORS	<ul style="list-style-type: none"> • ONE 8' X 7' AND ONE 16' X 7' UNINSULATED PANEL STEEL (WITHOUT WINDOWS) • GARAGE DOOR OPERATORS • GARAGE DOOR OPENER(S) 	<p>2</p> <p>3</p>

- ONE EXTERNAL KEYPAD

TRIM

- (ALL MATERIAL PAINT GRADE)
- INTERIOR LOCKSETS: KWICKSET
- FRONT DOOR LOCKSET: ONE KWICKSET HANDLE SET WITH FINISH WARRANTY (SHINY BRASS FIXTURES AND HARDWARE NOT WARRANTED)
- FRONT DOOR ALLOWANCE (MAT'L): DOUBLE INSULATED GLASS DOORS PER PLAN WITH DEADBOLTS; \$2,500
- REAR EXTERIOR DOORS: 8' FIBERGLASS WITH 1-LIGHT GLASS INSERT
- OTHER EXTERIOR DOORS: 6' 8" FIBERGLASS
- INTERIOR DOORS: CREMONA STYLE MASONITE
- MASTER BEDROOM: ONE PIECE CROWN @ PERIMETER OF ROOM
- GREAT ROOM: TWO PIECE CROWN @ PERIMETER OF ROOM
- DINING: TWO PIECE CROWN @ PERIMETER OF ROOM
- DINING: PREMIUM CHAIR RAIL & PICTURE FRAMES
- KITCHEN: ONE PIECE CROWN @ PERIMETER OF ROOM
- LARGE CASING AND TALL BASEBOARDS IN DINING, GREAT ROOM, KITCHEN, MBR, DOWN HALLS, MASTER BEDROOM, LOFT, AND MEDIA
- SMALL CASING AND SMALL BASEBOARDS AT ALL OTHER LOCATIONS
- STANDARD WOOD MANTLE OR FIREPLACE SURROUND
- STAIRS & UPSTAIRS OVERLOOKS- METAL SPINDLES & OAK HANDRAIL) \$0
- WOOD WINDOW SILLS
- SHELVING ALL VINYL COATED WIRE
- EXTERIOR BALCONY RAIL NOT ATTACHED TO TOP OF BALCONY SURFACE (MAY ONLY BE ATTACHED TO VERTICAL FACE OF COLUMNS AND/OR VERTICAL FACE OF BALCONY TO PREVENT FUTURE LEAKS- ALLOWANCE (MAT'L & LABOR) \$1,625

CABINETRY & SOLID SURFACE TOPS

- ALLOWANCE (MAT'L & LABOR) FOR KITCHEN CABINETS, TOPS, & SINK; BATH VANITIES; AND LAUNDRY CABINETS & TOPS IF APPLICABLE; *SEE MARBLE FOR BATH TOPS*
- *IF GRANITE SELECTED - NATURAL STONE PRODUCT, ACTUAL TOPS MAY VARY FROM SAMPLES PROVIDED* \$20,000

APPLIANCE

- ALLOWANCE (MAT'L) FOR APPLIANCES (*DOES NOT INCLUDE FRIDGE SINCE MUST BE INSTALLED AFTER CLOSING DUE TO INSURANCE POLICIES*) \$3,400

PAINTING

- ONE PREMIUM FLAT PAINT WALL COLOR - STANDARD COLOR RANGE (DARKER COLORS WHICH DON'T TOUCH UP AS WELL WILL COST EXTRA)
- PREMIUM ACRYLIC ENAMEL ON TRIM PRIME WITH TWO COATS (DOES NOT INCLUDED STAINING)

WALLPAPER & DECORATING

- ALLOWANCE (MATERIAL & LABOR) \$0.00

CERAMIC TILE	<ul style="list-style-type: none"> • MAIN FLOORING CERAMIC TILE (18 X 18) ALLOWANCE (MAT'L) IN KITCHEN, HALL TO MBR, HALL TO GARAGE, PANTRY, LAUNDRY \$2.55 / SF • MASTER BATH OPEN AREA CERAMIC TILE ALLOWANCE (MAT'L) \$2.55 / SF • MASTER BATH SHOWER WALL & FLOOR CERAMIC TILE ALLOWANCE (MAT'L) [UP TO 7' ABOVE FLOOR] \$2.55 / SF • ALLOWANCE (MAT'L) FOR OTHER SHOWER & BATH FLOORS & WALLS: (UP TO 7' ABOVE SHOWER FLOOR OR STANDARD TUB) \$2.55 / SF • OTHER BATH FLOOR TILE ALLOWANCE (MAT'L) \$2.55 / SF • FIREPLACE SURROUND ALLOWANCE (MAT'L) \$2.55 / SF • CERAMIC SOAP DISHES & TOILET PAPER HOLDERS STANDARD • ALLOWANCE FOR BATH DESIGNS / SPECIALTIES \$1,000 • ALL TILE RUN STRAIGHT UNLESS OTHERWISE NOTED (DIAGONAL COSTS EXTRA) • <i>IF A NATURAL STONE PRODUCT SELECTED - ACTUAL STONE COLOR MAY VARY FROM SAMPLES PROVIDED & CHANGE ORDER REQUIRED BECAUSE OF HIGHER LABOR & MATERIAL COSTS ASSOCIATED W/ STONE</i> • <i>SEE FLOORING FOR OTHER FLOORING MATERIAL ALLOWANCES</i>
MARBLE VANITIES & SILLS	<ul style="list-style-type: none"> • CULTURED MARBLE VANITY TOPS WITH INTEGRAL SINKS IN BATHS (EXCLUDING BATHS WITH PEDESTALS) • MARBLE TUB IN MASTER BATH • OPTIONAL WHIRLPOOL PUMP (\$1200 ADD)
MIRRORS/ SHELVING	<ul style="list-style-type: none"> • 42" TALL MIRRORS AT ALL VANITY TOPS • WHITE VENTILATED SHELVING ALLOW (MAT'L & LABOR) \$1,200 • BEVELED MIRROR OVER PEDESTAL SINK • OTHER OPTIONAL BEVELED MIRRORS • MEDICINE CABINETS PER PLAN • OPTIONAL SHOWER/TUB DOORS AND ENCLOSURES [NOT INCLUDED!]
FLOORING	<ul style="list-style-type: none"> • ALLOWANCES INCLUDE LABOR & MATERIAL FOR ROOMS NOT INCLUDED AS CERAMIC TILE ALLOWANCES • WOOD ALLOWANCE (MAT'L & LABOR) NOT INCLUDED 0.00 • CARPET ALLOWANCE (MAT'L & LABOR) IN ONE COLOR / YARD IN ALL ROOMS NOT INCLUDED AS TILE OR WOOD \$20.00 • STAIRS CARPETED • ALL PORCHES ARE BRUSHED CONCRETE (NOT STAINED) • BALCONIES - TORCHDOWN (BLACK ROOF MEMBRANE - LOOKS UNFINISHED) TO PREVENT LEAKING - ADDITIONAL FOR TILE AND/OR OTHER DECORATION • <i>WARNING: BERBER CARPET MAY SHOW SEAMS</i> • <i>SEE CERAMIC TILE FOR TILE FLOOR AREAS AND ALLOWANCES</i>
DRIVEWAY, WALKS, & CONCRETE	<ul style="list-style-type: none"> • CONCRETE DRIVEWAY & WALKWAY & PAD AREAS (SQ FT) [AREA DETERMINED BY THE AMOUNT OF CONCRETE POURED FROM TRUCKS] 1500 • PICTURE FRAME EDGES INCLUDED

	<ul style="list-style-type: none"> • ALLOWANCE (MAT'L & LABOR) FOR PREMIUM DRIVEWAY FINISH • CONCRETE CRACKS NOT WARRANTED PER BONDED BUILDERS STANDARDS • COSMETIC DEFECTS OF CONCRETE OR PAVERS NOT WARRANTED PER BONDED BUILDERS STANDARDS ON DRIVEWAYS, PORCHES, WALKS, ETC 	\$0.00
LANDSCAPING	<ul style="list-style-type: none"> • ALLOWANCE (MAT'L & LABOR) FOR DESIGN, IRRIGATION, SOD, PLANTS, MULCH, FILL, & GRADING • BUILDER PROVIDES POSITIVE GRADE DRAINAGE TO 15' FROM HOUSE IF TREES ALLOW; SWALES ON SIDES OF PROPERTY WHEN ADJACENT LOT (DRAINS NOT INCLUDED); AFTER RAIN, YARD MAY PUDDLE BECAUSE OF GROUND SATURATION, SUB SOIL CONTENT, INDENTIONS NEAR TREES (FILL CAN WEAKEN EXISTING TREES) AND YARD FLAT SPOTS • TREES NOT WARRANTED ; PLANTS 30 DAYS - PLANTS, TREES, AND SOD NOT WARRANTED AGAINST ANIMAL DAMAGE (EXAMPLE: DEER EATING LEAVES) • LANDSCAPING ALLOWANCE SUPERSEDES NEIGHBORHOOD REQUIREMENTS (E.G.. IF A REQUIRED AMOUNT OF PLANTS AND/OR AMOUNT OF SOD REQUIRES EXTRA MONIES, CLIENT IS RESPONSIBLE FOR OVERAGE) • BUYER IS RESPONSIBLE FOR NATURAL SITE TREES DURING BUILDING PROCESS - REMOVAL WILL DEDUCTED FROM LANDSCAPING ALLOWANCE 	\$8,000
GUTTERS	<ul style="list-style-type: none"> • ALLOWANCE (MAT'L & LABOR): INSTALLED AT DOORS AND OVER AC 	\$0.00
SUMMER KITCHEN	<ul style="list-style-type: none"> • ROUGH ONLY 	
WARRANTY	<ul style="list-style-type: none"> • BONDED BUILDER 10-YEAR STRUCTURAL 	
FINANCING	<ul style="list-style-type: none"> • CONSTRUCTION PERM 	
<hr/>		
OTHER OPTIONS (NOT INCLUDED)	<ul style="list-style-type: none"> • LOT COST & EXTRA COST ASSOCIATED WITH LOT SUCH AS HOUSE TEAR DOWN & HAUL OFF, NEW SEPTIC, DRAIN FIELD, WELL & WELL PUMP, ETC) • NO IMPACT FEES INCLUDED IN COST SINCE TEAR DOWN EXISTING HOME (CALLED COUNTY TO CONFIRM) • CLAW FOOT MASTER TUB • BODY SPRAYS & MULTIPLE BODY SPRAYS IN MASTER SHOWER • FINISH SUMMER KITCHEN • 	

IMPORTANT NOTES • Price is only valid for 30 days from the date listed

- If the lot is closed by the builder, closing & carry costs will be added into the final price
- If delays occur because of late homeowner selections and/or homeowner supplied items a daily charge may be assessed. Also, a daily charge may be assessed for a final closing delay. Per contract, closing is required within two weeks of passed county final inspection.
- Only items listed on the specs or the plan are included in your home [Items discussed, but not listed are not included!]
- Items listed as "optional" on plans or specs are not included unless otherwise noted
- Building details per J.A. Long preferences along with local practices and customs unless specifically detailed in Home Specifications
- Per Bonded Builder guidelines, builder has right to repair discrepancies rather than replace
- Because of subcontractor and supplier availability, J.A. Long does not guarantee brand as seen in Model or previously built homes (Examples: Windows, Fireplaces, HVAC units, etc)
- Please finalize plan and location of electrical, plumbing, kitchen cabinets, appliances, etc prior to final plans since changing location will require a change order
- If plans must be submitted to an Architectural Review Committee (ARC), Buyer is responsible for extra costs incurred from ARC required changes.
- J.A. LONG is not responsible for damaged or stolen and does not warranty owner supplied items

BUYER

DATE

BUYER

DATE

BUILDER

DATE