

The Tuckerman Home Group, Inc.
Custom Homes of Excellence

"The Baker" 3535 Square feet living space total

ADDRESS: 4680 Chantry Drive

SALE PRICE: \$ 524,800.00

SPECIALTY ITEMS:

First floor master suite with 10 foot ceilings
Large walk-out lot
13-course lower-level with full bathroom rough-in
Two dishwashers in the kitchen
Huge walk-in-closet with island dresser
Two 2-sided fireplaces with tile and wood surrounds
Low maintenance stone and stucco exterior
Second floor laundry room
Large computer carrell with two workstations
Extra wide (four foot) staircase to all three levels
Built-on-site Master shower enclosure with glass tile, rain-maker head and massage jets
Oversized whirlpool tub
Kohler plumbing fixtures throughout
His and Her vanities and storage areas
Two foyer coat closets
Two-story great room with wood paneling and wall of windows
Functional mud room and storage area with "cubbies" and shelving

PERMITS:

Building: all included
Sewer: all included
Water: all included
Zoning: all included

ARCHITECTURE/DRAWINGS: all included

INTERIOR DECORATING: provided and additional hours for Client prior to Parade

FOUNDATION:

Wall Footings:	Width:	16" - 20"	Thickness:	8" - 12"
Wall Materials:	Concrete block:	8"	Courses:	13
Footing Drains:	Interior and channeled into sump crock- pumped to storm sewer			
Foundation Partitioning:	Full bath rough-in; walk-out with 6' door and 3' x 5' window			
Sewer:	Tap per site plan			
Exterior Waterproofing:	Tuff-N-Dry: applied to basement (20 year warranty)			
	Interior foundation wall painting			

CONCRETE SLAB AREAS:

Basement Floor: 4" of gravel covered with 6 mil plastic; 4" of concrete
Garage Floor: 4" of gravel; 4" of concrete

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EXTERIOR SELECTIONS:

Roof:	Certainteed	Weight:	30 year	Color:	Weathered Wood
Stone:	River Valley	Color:	Buff		
Stain:	Glidden	Color:	Navajo White	Trim:	Navajo White
Overhangs:	Yes	Material:	Cedar/Plywood	Color:	Navajo White
Facia and Trim:	Yes	Material:	Cedar/Plywood	Color:	Navajo White
Gutters:	Yes- 5"	Aluminum:	Yes-seamless	Color:	Navajo White
Downspouts:	Yes- 5"	Aluminum:	Yes	Color:	Navajo White

EXTERIOR SELECTIONS:

Flashings:	Yes	Metal & Rubber:	Yes	Shroud on front fireplace	
Chimney:	Yes- 2	Material:	Stone	Color:	Buff

FIREPLACE:

Manufacturer:	Heatilator- two sided	Two	Size:	44"	Family Room/Kitchen
				38"	Library/Master Bedroom

CHIMNEY:

Surround and hearth:	Ceramic tile surround	Mantle:	Full surround	Two
Flue lining material:	Galvanized metal			
Fireplace starter:	Automatic with battery back-up			

GARAGE DOOR:

Quantity:	Three bays	Size:	16' x 7' and 8' x 7'
Material:	Insulated steel with glass panels	Paneled:	Yes-headboard
Openers:	Two	Size:	1/2 Horsepower

WINDOWS:

Type:	Pro Shield		
Manufacturer:	Weather Shield	Screens:	Yes- full height
Grid Styles:	6 over 6		

SIDELIGHTS AND TRANSOMS:

Type:	Glass and steel
Grid Styles:	5 vertical each side

EXTERIOR DOORS:

Front Door:	Material:	Fiberglass	Sidelights:	2- 14"
	Style:	Six Panel		
Patio Door:	Material:	Steel	Style:	6' slider
Other Doors:	Material:	Insulated Steel	Style:	6' slider-lower level
Other Doors:	Material:	Insulated Steel	Style:	Half-light-garage

FRAMING:

Floor Joist Size:	2" x 10" or per plan
Floor Spacing:	16" o.c. or per plan
Exterior Wall Size:	2" x 6" and 2" x 4" per plan
Wall Stud Spacing:	16" o.c.
Floor Material:	3/4" OSB plywood
Roof Sheathing:	1/2" OSB plywood
Exterior Wall Sheathing:	1/2" OSB plywood and fiberboard

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Garage and Gable Sheathing: 1/2" OSB plywood and fiberboard

INSULATION:

Ceiling: R-30 minimum
Walls: R-13 to R-19
Airtight insulation package (AIP) Tyvek house wrap and expanding foam and caulking

DRYWALL: 1/2" interior; 5/8" Fire-rated where required by code

Tree-bark texture ceilings

CABINET ALLOWANCE:

N/A
Manufacturer: Homecrest and Haas
Style: Kitchen: **Maple with glaze** Master: **Maple with glaze**
Powder: N/A Baths: Maple with glaze and thermofoil
Laundry: White-thermofoil

INTERIOR TRIM:

Base: **5 1/2"** Material: Ultra Lite
Casing: **3 1/2"** Material: Ultra Lite
Doors: **2 panel- arched top** Material: Masonite
Stairway:
Baluster: **Iron with bell twists** Material: **Iron**
Newel: 3045 Material: Poplar
Rail: 6210 Material: Poplar
Treads: **Stained** Material: Poplar
Risers: **Painted** Material: Poplar
Crown: **5 1/4"** Material: Ultra Lite
Chair Rail: 2 1/2" Dining Room Material: Poplar
Wainscoting: **Yes** **Study & Dining** Material: Poplar
Paneling: **Yes** **Great Room- two-story**
Built-Ins: Stained Study, Master Material: Poplar

FLOORING ALLOWANCE:

Carpet: \$20.00 per square yard installed including pad (builder cost)
Padding: 1/2" rebond- 8 ounce
Ceramic Tile: \$3.00 per square foot- material only (builder cost)
Wood Floor: Yes #1 White Oak- 3"-5" **Entire 1st floor and 2nd floor hallway**

<i>Great Room:</i>	<i>Wood</i>	<i>Study:</i>	<i>Wood</i>	<i>Bedroom 3:</i>	<i>Carpet</i>
<i>Dining Room:</i>	<i>Wood</i>	<i>Gathering:</i>	<i>Tile</i>	<i>Bedroom 4:</i>	<i>Carpet</i>
<i>Informal Eating:</i>	<i>Wood</i>	<i>Laundry/ Mud Hall:</i>	<i>Tile</i>	<i>Owners Bath:</i>	<i>Tile</i>
<i>Foyer:</i>	<i>Wood</i>	<i>Owners Bedroom:</i>	<i>Carpet</i>	<i>Bath 2:</i>	<i>Tile</i>
<i>Kitchen:</i>	<i>Tile</i>	<i>Bedroom 2:</i>	<i>Carpet</i>	<i>Bath 3:</i>	<i>Tile</i>
<i>Hall up:</i>	<i>Wood</i>	<i>Powder Room:</i>	<i>Wood</i>		

DOOR HARDWARE: Better Home Products
Style: Swivel Lever
Color: Brushed chrome

MIRROR ALLOWANCE: Per plan

BATH ACCESSORIES: Per plan

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DECK: Size: **Per plan or 20' x 16'** Material: **Treated with Iron spindles**

IRRIGATION: **Yes** includes all sodded areas and landscaping

COUNTERTOPS: Allowance \$ **8,000.00**

PLUMBING FIXTURES: Allowance Plumbing selected at Carr Plumbing Supply.

*All allowances are at Builder's cost and included taxes and delivery charges.
The above data is subject to errors, omissions or revisions.*