

## **DEVELOPMENT DETAILS:**

### **PROFESSIONAL FEES INCLUDE THE FOLLOWING:**

- 15 copies of architectural drawings for field use
- Structural engineer - foundation drawings
- Civil engineer - topography, layout
- Environmental engineer – health dept. approved sewer and water design
- Realtor fees associated with house transaction

### **BUSINESS MANAGEMENT COSTS INCLUDE THE FOLLOWING:**

- Residential general contractor's license
- Worker's Compensation, General Liability, and Builder's Risk
- Bonding requirements

### **LOT COSTS INCLUDE THE FOLLOWING:**

- Deeded waterfront lot with easement and new 911 address
- Approved water / sewer system design

### **UTILITY COSTS INCLUDE THE FOLLOWING:**

- 300 feet deep well with water line to house
- EZ Flow 1003T septic tank with 180 feet of field lines and a 1 HP Pump

### **SITework COSTS INCLUDE THE FOLLOWING:**

- Remove trees to 10 feet outside of house only
- Cut, shift, and haul off of excess soils
- Approx. 50 feet of 4' high water proofed retaining / foundation wall to support house shed sheet drained water
- Re-work and extend driveway with crushed stone

### **LANDSCAPING COSTS INCLUDE THE FOLLOWING:**

- New bushes (based on developers landscape design and owner's approval)
- New grassing (either sod or seed) at disturbed areas
- Pine straw at natural areas

**BUILDING STRUCTURE COSTS INCLUDE THE FOLLOWING:**

- Foundation design based on architect / engineer recommendations
- Engineered I-Joists on 1<sup>st</sup> and 2<sup>nd</sup> floor with 25/32" plywood decking
- 10x30 Front deck and 4x20 side deck - pressure treated wood deck and rails with steps (\$10 / sqft)
- 225 sqft of pressure treated wood pier per APCO requirements and approval
- Exterior walls to consist of 2x4 studs with R-13 kraft faced batt insulation and painted ½" sheetrock
- Interior walls to consist of 2x4 studs and painted ½" sheetrock walls (with R-11 fiberglass sound batts at master bedroom and bath walls only)
- Ceilings to be ½" sheetrock with smooth finish
- Interior openings to receive 6 panel hollow core masonite pre-hung door units
- Exterior doors to receive 6 panel half glass insulated metal door
- Door hardware to be oil rubbed bronze by Yale
- Walls and ceilings to receive prime coat plus 2 coats of flat washable paint
- Roofing will be made up of 7/16" plywood roof decking, on 2x4 wood rafters, with 1 layer of 15# felt, ice and water shield at roof to wall connections, and 30 year Elk Prestique II architectural asphalt shingles
- Bathroom flooring to be 12"x12" ceramic floor tile (\$10 / sqft material and installation allowance)
- Bedroom flooring to be carpet (\$19 / sqyd material and installation allowance)
- All other flooring to be 5 ply engineered stained hard wood flooring (\$7 / sqft material and installation allowance)
- Paint or stain grade raised panel cabinetry in kitchen and baths
- Cultured marble counter tops in bathrooms
- Granite counter tops in kitchen
- 2000 Series vinyl clad *Anderson* double hung windows with insulated glass
- Master bathroom to be private with powder room opening to hallway
- Remaining bathrooms to receive 5' tub / shower combination units
- 1 lump sum plumbing fixture allowance (\$3,500)
- 2 – 40 gallon electric hot water heaters
- 4 ton HVAC equipment with associated supply and return system
- Refrigerator allowance (\$1,200)
- Dishwasher allowance (\$350)
- Range oven with cook top allowance (\$800)
- Ice maker allowance (\$900)
- 1 lump sum light fixture allowance (\$2,500)
- Electrical wiring per code to include 1 phone and data / cable box per room