



Taliaferro Lot 102 Willowvale Spec Included Features

Architecture

- Plans provided by Binkley Designed
- Plot plan drawing provided by Steve Clifton P.E.

Construction loans and fees

- Closing costs for the construction loan
- Taxes on the lot by the builder
- All permits for construction in Williamson County
- Williamson County privilege tax
- Williamson County education impact fee
- Utilities during construction
- Builders risk and general liability insurance provided

Engineering and surveying

- Footing engineering inspection by a private engineer
- Staking out the building envelope
- Surveyor to pin the building corners for the block layer
- Surveyor to do foundation check to verify correct placement of the foundation

Excavation and grading

Lot Prep

- Excavator scraping of home footprint crawl space
- Cut out and lay in the temporary drive
- Install erosion fencing surrounding the disturbed area during construction
- No rock removal for the foundation is in the estimate. If rock is encountered and has to be removed, it will be at a per hour fee.

Back Fill

- Excavator grading after foundation is complete and before framing to provide water drainage away from the site during construction.
- Grade the crawl space floor and spread 4" of gravel in the crawl.
- Backfill all drain tile around the foundation with gravel.
- All extra good dirt will be used on site.

Rough Grade

- Covering electrical ditches, setting swales, prepping for concrete.
- Grade within 6" of final.

Trenching utilities

- Digging of the electrical trench for underground power from the utility box to the house.
- Digging the water and sewer ditches.
- Installation of water line by plumber.
- STEG system per Williamson County approved plans.
- No rock removal is in the estimate.

Final grade

- Final grading of lot.
- Tie in all swales to direct rainwater away from the house and off the lot

Foundation

Footing

- 3000 psi poured in place concrete up to 16" deep.
- Two rows of #4 rebar in footer
- Chairs and grade stakes.

Block

- 7 course average for the foundation, grade may call for adjustments
- Concrete masonry block
- Mortar and sand
- Core fill block where block is over 6 courses tall

Damp proofing

- Damp proofing of foundation walls below grade on the outside of the foundation
- Black plastic drain tile around the perimeter of the foundation and in the low area of the crawl space.
- Positive drain for crawlspace
- All gutters are piped a minimum of 10' away from the foundation and have pop up drains on the ends
- Termite pre and post treatment.

Gravel

- All gravel needed for construction.
- Minimum 4" under garage slab
- Minimum 4" under all exterior concrete
- Minimum 4" in the crawl space
- Around all slotted drain tile
- Temporary driveway #2 large stone

Lumber and framing

- Ceiling heights per plans. Vaulted ceilings per plan
- LP TGI floor joists or similar
- LP Legacy ¾" tongue and groove subfloors or similar
- LP Techshield roof decking
- Framed rafter roof system.
- Miratec Primed Trim Cornice
- ZIP system on exterior wall sheathing

Windows and Exterior Doors – Allowance - \$48,552

- Henley Supply Marvin Elevate Clad windows Black on White – GBG grids
- Window screens included
- Marvin Clad doors at Front door and Dining Room)
- Marvin Elevate Bi-Parting at Living Room
- Jeld-Wen fiberglass door at Garage
- Doors and windows are professionally installed and flashed by the window supplier and not the framer. Installers are trained to follow specific installation instructions from the manufacturer.
- CHI Carriage style insulated garage door with no glass
- Chamberlain Belt Drive ½ HP Garage door opener

Porch finishes

- 8" Synboard exterior columns on porches per plans
- All columns attached to porch floor and roof with Simpson fastening hardware
- Rails on the porches only if necessary for site grade. If rails are required, they will be cedar and painted.
- 1 x 6 T&G Spruce-Stained ceiling on porches
- Porch floors are broom finished concrete.
- No screened porch included

Roofing

Metal roof

- 24 Gauge metal roofing per plan – Choice of color

Shingle roofing

- Synthetic underlayment
- GAF Timberline Architectural 30-year Shingles
- Ice and Water shield in the valleys, along eaves and at roof to wall transitions

- Aluminum Drip edge, prefinished color
- Ridge venting

Exterior façade

Cement Siding Per Plan

- James Hardie lap cement siding

Brick Per Plan

Associated Masonry Brick

- Steel Lintels
- Standard gray mortar and brown sand
- All Flashings
- Brick washed
- Brick steps on front and back as necessary, 12 included
- Brick is painted

Gutters

- 6" aluminum Gutters and 4" Downspouts
- All gutter drains piped away from house

Mechanical systems

Fireplace

- 42" Ventless Fireplace at Outdoor Living
- 42" Vented Fireplace at Living Room
- Cedar fireplace mantels on both fireplaces
- Slate surround at Living Room fireplace, brick surround at Outdoor Living fireplace

Propane

- House will be on a propane system with a 500-gallon tank.
- Tank will be buried
- Tank is leased at \$299.00 per year, which will include check for safety, including the home appliances every five (5) years
- Lease to be assumed by Buyer upon closing

HVAC

- American Standard equipment or similar
- 14 SEER equipment, 3-ton dual fuel unit on first floor
- 14 SEER equipment, 2.5-ton split heat pump on second floor
- Insulated duct work in unconditioned areas
- Gas piping to range, water heater, furnace on the 1st floor, fireplaces
- Programmable thermostat for each system

Plumbing

- \$18,278 allowance for all plumbing fixtures.
- PEX water lines
- PVC drain lines
- 4 frost free hose bibs

- Whole house pressure reducing valve
- Navien tankless gas water heater included
- Recirculation Systems on hot water line included

Electrical

- Electrical wiring for plugs and switches per code
- \$17,908 light fixture allowance
- 400 Amp electric service
- 43- 6" recessed can lights per plan
- 2 under cabinet lights in the kitchen
- Exterior lights at all exterior doors
- 4 exterior eave lights
- Front, rear and kitchen GFI outlets
- Electric dryer connection
- 2 ceiling fans installed
- 6 Fan/Can in Showers and bathrooms
- Smoke detectors- AC power w battery backup
- Carbon Monoxide Detector
- 6 USB ports – Kitchen Island and all Bedrooms (with standard USB and USB-c ports)
- 1 floor outlet
- 6 dimmer switches

Low voltage

- Structured wiring connects to central distribution.
- 12 total Cable/Ethernet drops
- Pre-Wired w CAT/6 and RG6 wiring
- Ring door bell at front door

Insulation and drywall

Insulation - crawl

- Closed cell spray foam on crawl space walls
- 10 mill poly vapor barrier on ground and walls
- Poly seams taped and sealed
- Crawlspace Dehumidifier

Insulation – Walls and Attic

- R-13 fiberglass batt insulation in 2x4 exterior walls
- R-38 blow in fiberglass insulation in the attic
- R-38 fiberglass batt insulation in sloped ceilings
- Interior caulking of all exterior penetrations to reduce air leakage
- Fire caulking, if needed.
- R-13 sound insulation around all baths, bedrooms and laundry room and office

Drywall

- ½" Drywall board throughout, 5/8" on garage separation wall
- Smooth Finished Walls and Ceilings Throughout

- Water resistant drywall in all wet areas
- Square corners

Interior trim

- Jeld-wen AWD interior doors – Door heights per plan
- 7 1/4" MDF base on the 1st and 2nd floors
- 400 LF wood closet shelving
- 7" One-piece MDF cove crown molding at first floor living areas(excluding closets, laundry room). At 2nd floor hallway and Bonus Room
- 14 LF of built in cubbies
- 12 LF of built in bookcases with cabinets with 4 doors
- Framed stairs with hardwood treads
- Wood rail with painted wood spindles

Cabinets and countertops

Cabinets – \$48,901 Allowance

- Welborne Forrest cabinets from Franklin Kitchens
- 35" tall vanities in baths
- Hardware included on all doors and drawers
- Soft close drawers and doors
- No cabinets in the pantry. Trim carpenter shelving

Countertops - \$18,469 Allowance

- Countertops at \$85 SF allowance
- Includes all cutouts

Glass and hardware

Mirrors – Allowance - \$2,580

Door Hardware – Allowance - \$3,772

- Door bumps
- Choice of colors for door hinges

Bath Accessories – Allowance - \$1,369

- Paper, towel bar and rings, installed

Shower Door

- 7' tall 3/8" heavy duty glass with frameless shower doors on standalone showers
- No shower doors on tub showers in secondary bathrooms

Paint– Sherwin Williams

Paint –exterior

- Paint cornice and any concrete siding
- Stain porch ceiling
- Paint columns and rails
- Paint garage doors

- Exterior doors and windows are clad
- Painted Brick

Paint –interior

- All paint colors and product to be Sherwin Williams
- Primed walls -
- 2 full coats of paint, sprayed and back rolled – SW – Midsouth Flat finish
- 4 standard (neutral) depth wall colors included

Note: Eggshell or Duration matte paint can be used for the walls at a cost of \$2 per SF

Note: Additional standard (neutral) depth paint colors can be selected at a cost of \$250 per color.

Note: Additional deep (dark) colors can be selected at a cost of \$350 per color.

- Ceilings, Closets and Garage Walls Painted one color
- Water based under coater on trim
- 2 coats of trim paint-1 trim color included - SW – Pro Classic Semi Gloss finish

Note: Additional standard (neutral) depth paint colors can be selected at a cost of \$250 per color.

Note: Additional deep (dark) colors can be selected at a cost of \$350 per color.

Flooring

Tile Backsplash

- Kitchen backsplash
- Tile, grout, caulk and delivery allowance \$12 SF

Tile – Floors

- Tile, grout, caulk and delivery allowance \$8 SF
- Schlueter or Ditra waterproofing membrane

Tile – Showers

- Wall tile, grout, caulk and delivery allowance \$9 SF
- Shower Floor Allowance \$15 SF
- ½" Green board, screwed down
- USG waterproofing system for showers
- One 12x12 niche built into framed wall in each shower

Tile –Tub surrounds

- Tub Surround Tile, grout, caulk and delivery allowance \$7.00 SF
- USG waterproofing system for showers
- One 12x12 niche in each tub wall surround

Hardwood

- 9/16" Real Wood Silvian Engineered Pre-Stained flooring
- Installed throughout 1st and 2nd floors, including all bedrooms and closets (except in laundry and baths).

Appliances

- Allowance \$30,007

Clean-up and trash removal

- House will be kept clean throughout the construction process.
- All trash will be removed from the site
- Any rock or trash dirt encountered will be hauled off.
- House will be thoroughly fine cleaned at the end of the construction process.
- Windows will be cleaned inside and out.
- All exterior concrete will be power washed prior to closing.

Concrete flatwork – 3000 psi concrete with fiber mesh

Sidewalks

- 4' Broom finished lead walks from the side driveway to the front porch

Porches

- Broom finished concrete porches

Driveway

- Broom finished concrete driveway at 2,922 square feet

Landscape

- Allowance - \$37,000 allowance for landscaping to be used for grass, plants and irrigation per Landscape Plan to be provided by Builder

Mailbox

- Neighborhood Centralized Mailbox as required by USPS – Address Post to be installed at front of driveway for house identification.