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CHALET/CAPE SERIES TEMPLATE

01/01/2012

Client:		
Address:		Square Feet (heated)
Plan:	Chalet	1450
Location:		

Component	Description	Manufacturer
Site Preparation and Utilites		
Lot Preparation	Cut and remove all trees and stumps in entire building pad area including driveway and utility locations.	
Excavation	Complete excavation for house foundation.	
Septic	Construct complete sand mound system including holding tanks, pumps, alarm, etc.	
Well	Drill 6" cased well, install 32 gal. water tank, and install 3/4 hp pump. Include chlorination.	
Driveway	Install 4" stone 12' wide and up to 75' long for construction access. Top with 2B Modified stone	
Final Grading	Final grading and re-seeding of all disturbed area upon completion (season dependent)	
Foundation		
Footing	20"x10" 3000 PSI poured footing with rebar per code.	
Perimeter Drain	Interior and Exterior Drains. Interior connected to Sump Pump. Exterior to daylight or pumped.	
Foundation	4' x 8" (6 course) concrete block foundation with rebar per code in liveable areas. Exterior of wall is parged.	
Piers	2'x2'x1' poured peirs for colums per plan.	
Basement Windows	Optional	
Slab	2" slab (rough)over vapor barrier	
Columns	None	
Steel	None	

Egress	via hatch	
	Structural	
Joists	2x10x14' Floor Joists 16" o.c. per plan	
Decking	3/4"x4'x8' tongue and groove yp/Sturd-i-floor	
Walls	2x6 Exterior kiln dried with treated plates, per code	
	8' first floor ceilings, 8' second floor ceilings	
Ceilings	Vaulted in Main Living Area - or per plan	
Roof	Trusses or rafters designed to 40 psf snow load with 7/16" OSB	
	roof sheathing	
	Windows and Doors	
Windows	Double Hung, Vinyl United Series (white)	United
	Matching screens included	
Patio Door	6068 French Door, includes deadbolt	United
Laundry Rm Door	Thermatru 2868 Smooth fiberglass	Thermatru
	2 panel with 9 lite glass, primed jamb with brick mold.	
Garage Doors	Optional	
	Siding, Roofing and Exterior	
Siding	Mitten Cambridge vinyl 4.5"horizontal	Mitten
Stone	Environmental Sotnetworks Fieldstone collection	
	mantle height on fireplace face and facade - per plan	
Roof	ELK Raised Profile Architectural shingle, 30 yr. warranty	ELK
	over 15# tar impregnated felt with continuous ice shield.	
	Insulation	
Insulation	R-21 Exterior walls, R-38 Batt in ceiling	
	R-30 in crawl space cieling or R-10 on walls as per code	
	Drywall	
Drywall	Taped, finished and ready for paint. 1/2" drywall throughout	
	livable areas with moisture resistant board in the tub and	
	shower areas. All boards nailed on perimeter and screwed in	
	field.	
	Interior Trim	
Base	9/16"x3 1/4" primed colonial base throughout. Half round	
	provided at hardwood and vinyl floor areas only.	
Sills and aprons	3/4" x 7 1/4" primed sill with primed colonial casing as apron	

Casing	All doors are cased with primed colonial casing	
Doors	Various sizes of 2 panel hardboard primed.	
	90 minute fire core door at garage entrance.	
Stairs	Main stair: Boxed Pine tread with pine riser, primed ballusters, oak	
	newel post and oak rail.	
Hardware	Brushed Nickel knob with privacy lock in bedrooms and	
	bathrooms. Brushed nickel door stops.	
	Paint	
Interior Walls and ceiling	Washable flat, Linen white	
Interior Doors and Trim	Semi gloss, pure white	
Exterior Entry Door	Exterior Semi-gloss, to match shutters or trim	
Exterior Trim Paint	Exterior Semi-gloss, to match siding	
Garage Doors	OPTIONAL	
Stair Rail Stain	Stain with gloss clear to match hardwood or cabinets	
	Cabinets and Tops	
Kitchen	Masterbrand Hammond Oak or Newberry Birch	
	30" upper standard with standard single crown	
Master Bathroom	Kitchen height vanity - color to match kitchen.	
Bathroom 2	Standard height vanity - color to match kitchen.	
Kitchen Tops	Level 1 Laminate Selection - levels according to kitchen selection	Formica
	center.	
Bathroom Tops	Cultured marble level 1 selection with integral bowls, per plan	
Hardware	Standard knob or pull in chrome or brushed chrome	
	Plumbing	
Main Bathroom		
Tub/Shower Combo	Lasco 1 piece acylic 60"	Varies
Valve	Moen Chateau L2353	
Lav. Fixtures	Moen Chateau L4621	
Toilet	Gerber Water Saver elongated G-21-712	
Bathroom 2		
Tub/Shower Combo	Lasco 1 piece acylic 60"	
Valve	Moen Chateau L2353	
Lav. Fixtures	Moen Chateau L4621	
Toilet	Gerber Water Saver elongated G-21-712	
Powder Room		
Pedestal Sink	Gerber La Rive G-22-574	
Lav. Fixture	Moen Chateau L4621	
Toilet	Gerber Water Saver elongated G-21-712	
Utility Room		
Sink	OPTIONAL	

Kitchen		
Sink	Dayton, stainless steel, double bowl, 22x33x6" deep	
Faucet	Moen Chateau 7430	
Misc.		
Water Heater	50 Gallon Electric	
Washer Box	included	
Ice Maker Box	included	
Hose Bibs	2 per plan, 1 front, 1 rear	
Water lines	Aqua Pex	
Shower Enclosure	Optional	
Towel Bars, Toilet Paper Holders	Basic chrome	
Mirrors	1/4" mirrored glass in Master Bath and Bath 2	
	Oval in Powder Room with beveled edge.	
	Electrical	
Service	200 Amp	
Range	Electric	
Dryer	Electric	
Lighting		
Main bath	Portfolio 4 light, brushed nickel FV05-003BSFT	
Bath 2	Portfolio 4 light, brushed nickel FV05-003BSFT	
Pwder Room	Portfolio 4 light, brushed nickel FV05-003BSFT	
Great Room	2 Ceiling Fans (Stainless with light kit) 1 over dining area, 1 over GR	
	52" Harbor Breeze w/ 48" downrod EBDB52 BNK5BC4	
Kitchen	Recessed Can Lighting, per plan	
Laundry Room	Flush Mount, white F3WH01	
Front Door	Portfolio wall mount, black FY06-043	
1st Flr. Hall Lights	recessed, per plan	
2nd Flr. Hall Lights	recessed, per plan	
Master Bedroom	switched outlet with ceiling fan (52" HB CC52WW5C)	
Bedroom 2	switched outlet with ceiling fan (52" HB CC52WW5C)	
Bedroom 3	switched outlet with ceiling fan (52" HB CC52WW5C)	
Smoke Detectors	Per plan and code	
Phone Prewire	4 locations	
CATV Prewire	5 locations	
Switches	White toggle	
Receptacles	White, Standard Round	
Exterior Weatherproof Outlets	2 location, per plan	
	Mechanical	
Heat type	Electric Baseboard	
Cooling Type	Optional	

Thermostat	Locations throughout	
Exhaust Fans	Main Bath, Bath 2	
	Flooring	
Base Carpet	Power Alley, Std. Pile	Varies
Base Pad	7/16"	
Locations	TBD based on plan	
Great Room		
2nd Floor Hall		
Bedroom 2		
Bedroom 3		
Stair Runner		
Vinyl	Congoleum Prelude over 1/4" luan subfloor	
Kitchen		
Main Bath		
Bath 2		
Powder Room		
Utility/Mudroom/Laundry		
	Appliances	
Range	Frigidaire 30" Electic, smooth top, black/Stainless	Kenmore
Dishwasher	Frigidaire black/stainless	
Microwave	Frigidaire Black/Stainless 1.6CF	
Refrigerator	Frigidaire 22 cu. ft. Stainless/Black	
	Other Features	
Living Room Fireplace	42" Wood Burning mantle height stone, stone mantle and stone hearth.	
Deck	All pressure treated lumber, 16" o.c. w/ 4'x4' posts on conc. footings. 5/4"board flooring, 2x2 railing. Included amt. per plan	
Warranty	1 year full builder warranty	

*Specifications may change at any time before or during construction based on availability, quality and performance. L&M reserves the right to substitute any of the above specifications with equal or upgraded components, name brands, designs or appearances without notice.

OPTIONAL ITEMS

Structural		Cost
001	Additional 2' to front of home (adds 56 sq. ft)	\$3,000.00
002	Additional 2' to rear of home (adds 56 sq. ft)	\$3,000.00
003	Additional 6068 French Door in Master Bedroom	\$900.00
004	Additional 6068 Sliding Glass Door in Master Bedroom	\$800.00
005	Additional 5068 Sliding Window in Breakfast Area	\$750.00
006	5068 Twin Double Hung Window ILO Sliding in Breakfast Area	\$150.00

007	Wall of Windows on Front Elevation moves Fireplace to side of home and places French Door in center. Increases front wall to 2x8 construction. Eliminates stone on front façade	\$4,500.00
008	Single Car Garage - 14x20. Attached to Laundry Room side of home Includes 3068 Door into Laundry Room, 1/3 hp door opener 8wx7h steel, non-insulated garage door (white)	\$15,000.00
009	Two Car Garage - 20x20. Attached to Laundry Room side of home Includes 3068 Door into Laundry Room, 1/3 hp door opener 16wx7h steel, non-insulated garage door (white)	\$20,000.00
010	8' Poured Concrete Basement ILO Crawlspace	\$9,500.00
011	9' Poured Concrete Basement ILO Crawlspace	\$11,500.00
Fireplaces		
020	40" Propane Fireplace ILO standard wood burning	\$1,000.00
021	Fan for wood burning or propane unit	\$400.00
022	Bi-Fold Glass doors (black frame)	\$400.00
Decks		
030	10' x 12' Pressure Treated Deck on rear, off of Utility Room	\$2,500.00
031	10' x 28' Pressure Treated Deck on rear, entire width	\$5,600.00
Electrical		
040	Additional Duplex Outlet	\$150.00
041	Additional Phone Outlet	\$150.00
042	Additional CATV Outlet w/ Duplex	\$300.00
043	Additional Recessed Light (on existing switch)	\$200.00
044	Additional Switch	\$150.00
045	One Double Flood Light on Sep. Switch	\$250.00
046	Pair of Double Flood Lights on Sep. Switch	\$450.00
Plumbing		
060	Utility Tub in Laundry Room	\$400.00

061	48" Shower with corner seats ILO 60" Tub/Shower Combo Includes chrome and opaque glass enclosure	\$950.00
062	Grab Bars (ea.)	\$250.00
063	Color Change of porcelain fixtures to bisque	\$250.00
064	Additional Hose Bib	\$250.00
HVAC		
080	Propane Forced Air Furnace and 13 SEER Central Air Unit Includes all ductwork. 1 Zone	\$9,500.00