







WILD W HOMES

217 McKenzie St
Fort Mill, SC 29715
(803)396-8663

Specifications:

Date: January 28, 2011

These specifications are for rough estimate only and may be modified by homeowner or contractor prior to contract signing. A further review of the architectural plans will be necessary for final pricing and specifications.

“Defoors Mill” by Frank Betz

1 st Floor:	1803 sq ft
2 nd Floor:	548 sq ft
Total Heated:	2351 sq ft
Garages:	483 sq ft
Front Porch:	176 sq ft
Rear deck:	100 sq ft

Total price includes the following specifications:

\$214,900.00

Planning:

- York County building permit
- Foundation survey
- Zoning permit
- Storm water permit and engineering allowance
- Sewer tap fee
- Well Permit

Foundation:

- Clearing/site prep: \$2000.00 allowance
- Footers: 256 LF of 18” wide x 10” deep
- Block pier and brick curtain wall foundation. Estimated foundation height 3 ft.
- Termite treatment included
- Below grade waterproofing with foundation strip drains at footer piped to daylight

Framing:

- Conventionally framed per plans. 2x10 floor joists, finger jointed studs. 9ft walls
- ¾” subfloor, ½” osb sheathing on roof and walls

Windows/Doors:

- MW Double-hung vinyl windows. White with screens. Low e
- Front door: Steel 6 panel with 10” sidelights.
- Secondary doors steel
- 1, 16’ x 8’ Steel Garage door. No glass or insulation. Chain drive opener with 2 remotes.

Electrical:

- Wired per current electrical codes
- \$2,000.00 lighting fixture allowance
- 15 recessed lighting fixtures included in bid. Extra recessed lights are \$65 per light.
- 4 wired ceiling fans included in bid. Extra ceiling fans are \$50 per fan

Plumbing:

- Moen faucets and valves
- Fiberglass master shower unit
- 5’ garden tub in master shower
- Water Piping - PEX

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- 2 hose bibs
- Secondary baths are fiberglass tub/shower units
- 50 gallon gas water heater
- Well allowance \$4,300.00
- Sewer tap and tie in

HVAC:

- Estimated 3.0 ton heat pump on main
- Estimated 1.5 ton heat pump on 2nd
- gas locations (water heater, fireplace)

Fireplaces:

- 1, 36" FMI ventless firebox
- 1, 24" gas logs
- Onsite custom paint-grade shelf mantle
- 20 sq ft tile surround

Roofing:

- 30 Year Certaineed Architectural shingles on 15# felt.

Insulation:

- Standard fiberglass insulation
- R30 in ceiling
- R19 in floors
- R13 in walls

Drywall:

- ½" Gypsum wall board throughout
- Screwed and nailed. Finished smooth
- Garage left unfinished.

Exterior Veneer:

- Brick foundation
- Vinyl siding veneer
- Brick veneer accent at garage and Master sitting area.
- Vinyl soffit with aluminum wrapped trim

Cabinetry and Countertops:

- \$8,000.00 Cabinet allowance to include Kitchen and Bathroom vanities.
- Kitchen countertops to be granite Level 1 (basic colors).
- Secondary baths cultured marble.

Interior trim and stairs:

- 2 panel hollow core doors with 3 ¼" 445 casing. Oil rubbed bronze hardware.
- Windows cased in 3 ¼" 445 casing, no stool
- 5 ¼" speed base on main

Floorcoverings:

- #1 grade White oak 3 ¼" hardwood flooring in Foyer, Dining room, Great room, main floor hallways, Breakfast and Kitchen.
- Carpet in all bedrooms and associated closets
- Carpet allowance \$2.00 per square foot.

Tile and Ceramics:

- Tile flooring in Master bath, Bath 2, Bath 3 and laundry.

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- Tile allowance \$2.00 per square foot for material

Interior Finishes:

- Paint: 1 interior paint color for walls. 1 trim color.
- Flat sheen on walls. Semi-gloss on trim and doors.

Door hardware:

- Kwickset hardware in oil rubbed bronze. Deadbolts included on exterior doors. Knobs.
- Door stops

Closet shelving:

- White wire shelving with hanging rod.
- Double row of shelves and hanging rod in master. Single row in all other closets. Stacked shelves in pantry and linen closets.

Bath Hardware:

- Mirrors in bathroom approximate size of vanity, framed.
- Bath hardware to match plumbing fixtures. Towel bars, toilet paper holders and Towel rings.

Appliances:

- \$1,500.00 appliance allowance
- Installation of stove, dishwasher and disposal included.

Site Improvements:

- Final grade included. No additional fill dirt included in price.
- 1470 square feet of exterior concrete: 25' x 30' parking pad, 50' x 12' driveway, 30' x 4' walkway. All exterior concrete to be broom finish.
- Aluminum gutters with downspouts. Color chosen by homeowner.
- \$1,500 Landscape allowance. Includes 20 plant package at front of home only, with pine straw beds. Lawn seeded and sewn with fescue.

Exterior Areas and finishes:

- Front Porch: Concrete. Vinyl ceiling. 4, fluted 4" columns
- Rear Deck: Wood framed. Wood decking boards. One set of steps to grade.
- 1 metal mailbox with paper holder. Black.

Specialty Options.

- 5 phone connections
- 5 cable TV connections
- 3 Computer connections.

Miscellaneous:

- Dumpster utilized for all construction debris. Responsible by Contractor.
- Portable restroom utilized for entire project. Responsible by Contractor.
- Final clean and Pressure wash responsible by Contractor
- Liability Insurance, Workers Comp, and Builders Risk Insurance responsible by Contractor.
- All Utilities paid for by Contractor until closing.
- 1 year warranty on workmanship. 2 year warranty on systems (HVAC, Electrical, Plumbing). 10 year structural warranty.