

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

64 East Broad Street Columbus, Ohio 43215 (614) 232-8700 (614) 232-8701 fax

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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.*