



Focus Building Group, LLC

Buyer: _____

Seller: _____

The Gables at Brickyard Hill The Chateau Design Features

Allowances:

1. Appliance Allowance on file at Bridgeville Appliances - Includes Range, Dishwasher, Microwave Oven.
2. Plumbing Fixture Allowance on file at Nicklas Supply - Includes Kohler sinks and toilets and Moen faucets per blueprint. Ceramic shower included in Master Bath.
3. Lighting Allowance on file at Cardello Electric - Includes Entry, Dining, Kitchen Island, three bathroom fixtures, three ceiling fans and 17 recessed lights. See blueprint for standard recessed lighting locations.
4. Flooring Allowance on file at Paracca - Includes Hardwood or Ceramic (your choice) in Entry, Baths, Kitchen, Breakfast Area, Family Room, Dining Room, Laundry. All other areas are carpet.
5. Kitchen & Bath Cabinet Allowance on file at Ohio Valley Design Center - Standard product or Counter Tops and Cabinets are as shown on blueprints. Choose from a variety of Finishes; 36" cabinets above kitchen counters. All counter tops are laminate with standard edges.
6. Mirrors in Master Bath and Hall Bath supplied by Builder; Powder Room mirror to be supplied by Buyer.
7. Gas Fireplace w/ logs
8. Two Colors Paint – Flat Standard – Additional colors or finishes (ex. Eggshell texture finish) are at additional cost (see options). Note: White is a color.
9. Three phone and three TV cable outlets

Construction Features:

1. 2,315 square feet w/ Morning Room, 2,200 square feet without Morning Room
2. Exterior walls - Faux Stone and Vinyl Siding
3. 12" Partition Wall for Highest Sound, Thermal and Fire Proofing
4. Color Coordinated Aluminum Gutters, Downspouts, Soffit & Fascia
5. Fiberglass Insulated Exterior Doors
6. Low-E Windows
7. Trane® 90% efficiency furnace; Trane® 13 SEER A/C, 50 gal. Gas Hot Water Heater
8. Units without basement include pre-plumbed, in-floor zoned radiant hot water heating tubing. Radiant heating system optional at buyer's expense.
9. 4-1/4" Baseboards
10. Window sills are at Owner's expense
11. Casing on Doors & Windows
12. Icemaker plumbed to refrigerator
13. 9' First Floor Ceilings and 8' Second Floor Ceilings
14. 30-Year Guaranteed Architectural Shingles
15. Basement (if applicable) is Poured Foundation (equivalent to 13-course) unfinished. Finished basements are available to buyer's specifications at additional cost.
16. Cheyenne Style Interior Doors with levered handles
17. Concrete Driveways and Sidewalks; Units without basement have 12' x 16' concrete patio where feasible.
18. Deck: 12' x 16' Wolmanized
19. 8' Clopay® Insulated Garage Doors plus Garage Door Opener with one remote
20. Radon pre-piping
21. Interior and exterior French drain system
22. Exterior basement wall waterproofing system

All information in this document is subject to change without notice.

Prices, allowances and features in effect at time of signing an Agreement of Sale will be binding as part of the Agreement.