

# CARROLL SMITH HOMES

## GENERAL SPECIFICATIONS WESTON HOMEPLACE

		<b>PRICE</b>
<b>1. FOUNDATION:</b>		
A. MATERIAL:	3000 PSI MONOLITHIC SLAB	<b>INCLUDED</b>
B. REINFORCEMENT:	#3 MATT, #5 BEAMS	<b>INCLUDED</b>
C. TREATMENTS:	TERMITE PRETREAT &	<b>INCLUDED</b>
	VAPOR BARRIER AT MATT	<b>INCLUDED</b>
<b>2. WALLS:</b>		
EXTERIOR:	STUD GRADE 2X4 W/ CORNER BRACING	<b>INCLUDED</b>
<b>3. EXTERIOR:</b>		
A. PRIMARY:	STONE & STUCCO	<b>INCLUDED</b>
B. COLOR:	PER OWNER SELECTION	<b>INCLUDED</b>
	<b>5 SETS TO CHOOSE FROM-SEE SAMPLE BOARD AT CENTURY 21 MALSON REAL ESTATE</b>	
<b>4. INSULATION:</b>		
A. WALLS:	R13	<b>INCLUDED</b>
B. CEILING:	R30	<b>INCLUDED</b>
<b>WILLIAMS INSULATION</b>		
<b>5. CEILING &amp; ROOF FRAMING:</b>		
A. GRADE & SPECIES:	#2 YELLOW PINE	<b>INCLUDED</b>
B. LAYOUT:	PER PLAN	<b>INCLUDED</b>
C. ATTIC ACCESS:	PER PLAN	<b>INCLUDED</b>
<b>6. ROOFING:</b>		
A. SHEATHING:	4X8X7/16 OSB	<b>INCLUDED</b>
B. FASTENERS:	NAILS	<b>INCLUDED</b>
C. UNDERLAYMENT:	15 LB FELT	<b>INCLUDED</b>
D. MATERIAL:	30 YEAR DIMENSIONAL	<b>INCLUDED</b>
MAKE:	ATLAS PINNACLE OR EQUAL	<b>INCLUDED</b>
E. SOFFIT:	4X8X7/16 HARDI SOFFIT PANEL	<b>INCLUDED</b>
F. FASCIA:	HARDI PLANK	<b>INCLUDED</b>
G. COLOR:	WEATHERED WOOD	<b>INCLUDED</b>
<b>7. SHEETROCK &amp; TEXTURE</b>		
A. WALLS:	½" SHEETROCK	<b>INCLUDED</b>
B. CEILINGS:	½" SHEETROCK	<b>INCLUDED</b>
C. FASTENERS:	SCREWS/NAILS	<b>INCLUDED</b>
E. TEXTURE:	ON WALLS & CEILINGS	<b>INCLUDED</b>
F. CORNERS:	ROUNDED OUTSIDE CORNER	<b>INCLUDED</b>

<b>8. PAINT:</b>		
A. WALLS:	LATEX	<b>INCLUDED</b>
B. DOORS & TRIM:	ENAMEL	<b>INCLUDED</b>
C. SELECTION:	OWNER SELECTION (2 COLORS)	<b>INCLUDED</b>
	<b>5 SETS TO CHOOSE FROM-SEE</b>	
	<b>SAMPLE BOARD AT</b>	
	<b>CENTURY 21 MALSON REAL ESTATE</b>	
D. CEILING		<b>OPTIONAL</b>
<b>9. DOORS:</b>		
A. FRONT:	METAL SIX-PANEL DOOR	<b>INCLUDED</b>
UPGRADE:	(OPTIONAL ) 1/2 GLASS OR WOOD	<b>\$600.00</b>
B. OTHER EXTERIOR:	METAL SIX-PANEL DOOR	<b>INCLUDED</b>
C. INTERIOR:	SIX PANEL HOLLOW CORE	<b>INCLUDED</b>
D. GARAGE:		
MAKE:	OVERHEAD OR EQUAL	
STYLE:	1/16' X 7'	
OPENER:	CHAIN DRIVE RADIO ACTIVATED	
	WITH OPENER (2)	
<b>FOXWORTH GALBRAITH</b>	<b>CONTACT: <u>JIM ROBINSON</u></b>	
<b>895-4433</b>		
<b>10. INTERIOR TRIM:</b>		
A. PRIMARY TYPE:	PAINT GRADE MDF	<b>INCLUDED</b>
B. STOOL:	5 1/4"	<b>INCLUDED</b>
C. APRON:	2 1/8"	<b>INCLUDED</b>
D. BASE:	3 1/4"	<b>INCLUDED</b>
E. DOOR:	2 1/8"	<b>INCLUDED</b>
<b>11. WINDOWS:</b>		
A. TYPE:	METAL DOUBLE PANE WITH LOW E	<b>INCLUDED</b>
	GLASS (2/2)	
MAKE:	ALENCO OR EQUAL	
TRIM:	THREE WAY WRAP WITH SHEETROCK	
B. SCREEN	FABRIC	<b>INCLUDED</b>
<b>12. FLOORING:</b>		
DEALER:	FOXWORTH	
A. TILE:	FOYER, KITCHEN, UTILITY ROOM,	<b>INCLUDED</b>
	AND BATHROOMS	
ALLOWANCE:	\$5 PER SQ. FT. INSTALLED	
UPGRADE:	TILE THROUGH OUT	<b>\$00.00</b>
B. CARPET:	LIVING ROOM, BEDROOMS,	<b>INCLUDED</b>
	DINING ROOM	
ALLOWANCE:	\$20 PER SQ.YD. INSTALLED	
<b>FOXWORTH GALBRAITH: 895-4433</b>	<b>CONTACT: <u>JIM ROBINSON</u></b>	
<b>HOME DEPOT: 895-8800</b>		

<b>13. PLUMBING:</b>	<b>(STANDARD PACKAGE -- WHELAN)</b>	
A. WATER HEATER:	1-50 GALLON	<b>INCLUDED</b>
B. WATER PIPING:	COPPER IN SLAB	<b>INCLUDED</b>
C. KITCHEN SINK:	STAINLESS STEEL	<b>INCLUDED</b>
D. GARBAGE DISPOSAL		<b>INCLUDED</b>
E. FIXTURES:	KITCHEN SINK, MASTER BATH, 2ND BATHROOM	<b>INCLUDED</b>
MAKE:	MOEN OR EQUAL	
ALLOWANCE:	STANDARD	<b>INCLUDED</b>
F. MASTER SHOWER	TILE	<b>INCLUDED</b>
G. BATH 2 TUB/SHOWER	TILE	<b>INCLUDED</b>
H. TOILET	KOHLER OR EQUAL	<b>INCLUDED</b>
I. HOSE BIBS	PER PLAN	<b>INCLUDED</b>
<b>WHELAN PLUMBING: 257-2104</b>	<b>CONTACT: GYANNE</b>	
<b>14. COUNTERTOPS:</b>		
A. MASTER LAV(S)	FORMICA	<b>INCLUDED</b>
UPGRADE:	GRANITE	<b>\$00.00</b>
B. BATH 2 LAV(S)	FORMICA	<b>INCLUDED</b>
UPGRADE:	GRANITE	<b>\$00.00</b>
C. KITCHEN:	FORMICA	<b>INCLUDED</b>
UPGRADE:	GRANITE	<b>\$00.00</b>
<b>CCI COUNTERTOPS: 792-6967</b>	<b>CONTACT: JEFF</b>	
<b>15. HEAT &amp; A/C:</b>		
A. A/C:	13 SEER	<b>INCLUDED</b>
MAKE:	YORK	
B. HEAT	ELECTRIC HEAT PUMP	<b>INCLUDED</b>
SIZE:	PER PLAN	
<b>UNDERWOODS HEATING &amp; AIR</b>	<b>CONTACT: LEE UNDERWOOD</b>	
<b>896-4083</b>		
<b>16. ELECTRICAL:</b>		
A. SERVICE:	UNDERGROUND	<b>INCLUDED</b>
B. WIRING:	COPPER TO CITY REQUIREMENTS	<b>INCLUDED</b>
C. SWITCHES & PLUGS:	STANDARD-WHITE OR ALMOND TOGGLE	<b>INCLUDED</b>
UPGRADE:	ROCKER SWITCH	<b>\$00.00</b>
D. PRE-WIRE:	CABLE, PHONE, ALL BDRMS, LIVING RM.	<b>INCLUDED</b>
E. FIXTURES:	(INCLUDES-FANS, DOORBELL & SMOKE ALARMS)	
ALLOWANCE:	\$1200.00	<b>INCLUDED</b>
<b>HILL COUNTRY LIGHTING:</b>	<b>CONTACT: KAREN OR MARK</b>	
<b>257-2425</b>		
<b>17. CABINETS:</b>		
TYPE:	CUSTOM	<b>INCLUDED</b>
MAKE:	HARDY CUSTOM CABINETS	
COLOR:	STAIN: LIGHT MED DARK	
UPGRADE	PULLS/KNOBS	<b>\$00.00</b>

<b>18. HARDWARE:</b>		
A. KNOBS & LOCKS:	BPH-LEVER, OIL-RUBBED BRONZE	<b>INCLUDED</b>
UPGRADE:	BRASS, STAINLESS STEEL, ETC.	<b>\$00.00</b>
<b>19. BATH GLASS:</b>		
ALLOWANCE:	42" OVERALL VANITIES	<b>INCLUDED</b>
<b>20. APPLIANCES:</b>		
MAKE:	WHIRLPOOL OR EQUAL	<b>INCLUDED</b>
ALLOWANCE:	\$1200.00	
TYPE:	DISHWASHER, RANGE, BUILT-IN	
	MICROWAVE	
<b>STONE CO. (SA, TX): 000-0000</b>	CONTACT: _____	
<b>LOWE'S: 792-9100</b>		
<b>21. GARAGE FINISH:</b>		
A. WALLS:	SHEETROCK (COMMON WALL)	<b>INCLUDED</b>
	OTHER WAFER BOARD SEALED	
UPGRADE:	SHEET ROCK AND PAINT	<b>\$00.00</b>
B. CEILING:	SHEETROCK – TAPE, FLOAT	<b>INCLUDED</b>
UPGRADE:	PAINTED	<b>\$00.00</b>
<b>22. FLATWORK:</b>		
A. DRIVE:	CONCRETE	<b>INCLUDED</b>
B. WALKS:	CONCRETE	<b>INCLUDED</b>
UPGRADE - PATIOS:	CONCRETE	<b>\$00.00</b>
<b>23. MAILBOX:</b>	STANDARD	<b>INCLUDED</b>
<b>24. FIREPLACE:</b>	<b>PRE-CONSTRUCTION</b>	<b>OPTIONAL</b>
	WITH TILE FACE	<b>\$2500.00</b>
	WITH STONE FACE	<b>\$3000.00</b>
<b>25. LANDSCAPE:</b>		
A. FINE-GRADE:	STANDARD	<b>INCLUDED</b>
UPGRADE:	SOD	<b>*\$00.00</b>
<b>26. RAILING (PORCH)</b>		<b>OPTIONAL</b>
UPGRADE		<b>*\$00.00</b>
<b>27. GUTTERS</b>		<b>OPTIONAL</b>
		<b>*\$00.00</b>
<b>* \$00.00 --DENOTES EXTRA COST</b>	<b>TO BE PAID BY CUSTOMER</b>	