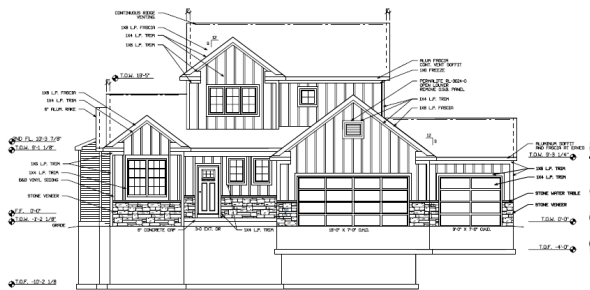


278471

**Lot 4 Crane Circle, Okemos, MI 48864
Residential Active**

\$730,000



Front Elevation
Lot 4 Crane Circle

County: Ingham
City: Okemos
Key: None
Township/Tax Authority: Meridian Twp
Property Sub-Type: Single Family Residence
Association Name: Sanctuary HOA
List Price: \$730,000
Baths Full - Total: 2
Baths Half - Total: 1
Baths - Total: 3
Bedrooms Total: 4
Cross Street: Robins Way/Crane Circle

Lot Acres: 0.58
Lot Size Dimensions: 91x163
Frontage Length: 91
School District: Okemos
Elementary School District: Okemos
Subdivision: Sanctuary
Home Warranty: Yes
Reserved Items: No
Year Built: 2024
Builder Name: Giguere Homes
Occupancy: Per Contract
Building Area Total SqFt: 3,635
Total Livable Area: 2,190
Association Name: Sanctuary HOA
Association Fee: \$350
Association Fee Frequency: Annually
Association Fee/Yr:

Directions: Hulett Rd./Loon Lane-Loon Lane to Robins Way to Crane Circle on left.
Legal: LOT 4 CRANE CIRCLE; NEW CHILD PARCEL LEGAL DESCRIPTION WILL BE CREATED FROM THIS PARENT PARCEL; A PARCEL OF LAND IN SE 1/4 OF SEC 32 T4N R1W BEG AT E 1/4 COR OF SCE 32-S89D45' 08"W ALNG E-W 1/4 LN 700 FT S00D 28'37"E 458 FT TO N LN OF SANTUARY SUB -N89D45'08"E ALNG SD N LN 700 FT TO E LN OF SD SEC - N00D28'37"W ALNG SD SEC LN 458 FT TO POB(7.36 A) (SPLIT/COMBINED ON 08/01/2019 FROM 33-02-02-32-400-005

Parcel #: 00000000000000	Tax Year: 2023	Taxes: \$0
State Eq Value: \$0	Taxable Value: \$0	Zoning: Residential
#Full Baths 3: 0	#Half Baths 3: 0	Level 1 Finished Area: 1,445
#Full Baths 2: 1	#Half Baths 2: 0	Level 2 Finished Area: 745
#Full Baths 1: 1	#Half Baths 1: 1	Level 3 Finished Area: 0
#Full Baths B: 0	#Half Baths B: 0	Below Grade Finished Area: 0
		Above Grade Finished Area: 2,190
		SqFt - Basement: 1,445

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	First	14 x 13			Bedroom 2	Second	11.1 x 12		
Living Room	First	16.8 x 16.1			Bedroom 3	Second	11 x 12		
Dining Room	First	11 x 11.4			Bedroom 4	Second	12.6 x 11		
Laundry	First	7.9 x 6.3			Kitchen	First	11.4 x 11		
					Office	First	12 x 10		

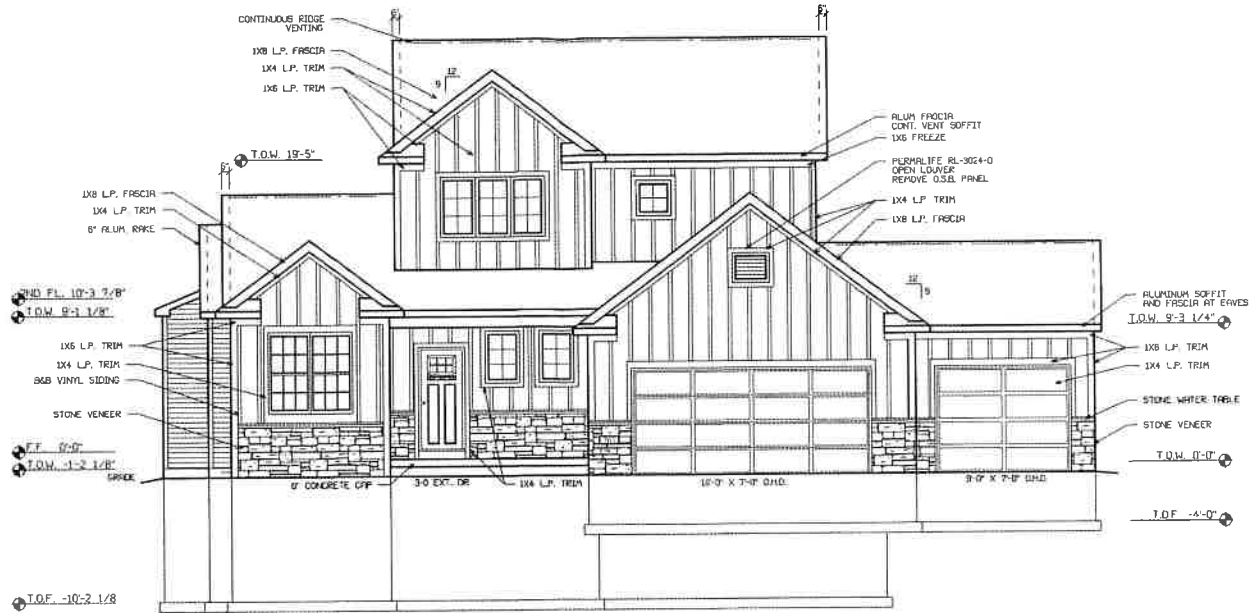
Appliances: Dishwasher; Disposal; Gas Range; Gas Water Heater; Humidifier; Ice Maker; Microwave; Refrigerator; Stainless Steel Appliance(s); Vented Exhaust Fan
Basement: Bath/Stubbed; Egress Windows; Full; Sump Pump
Community Features: Sidewalks
Cooling: Central Air; Exhaust Fan
DPR: DPR Eligible: No
Exterior Features: Lighting; Rain Gutters
Electric: 150 Amp Service
Exterior: Stone; Vinyl Siding
Flooring: Carpet; Vinyl; See Remarks
Foundation Details: Concrete Perimeter
Fireplace Features: Fireplace Total: 1; Electric; Great Room
Heating: Forced Air; Natural Gas
Interior Features: Double Vanity; High Ceilings; Kitchen Island; Open Floorplan; Pantry; Recessed Lighting; Smart Thermostat; Soaking Tub; Stone Counters
Improvements: Great Room

Land & Acreage: 1/2+ thru 1 Acre
Lot Features: Back Yard; Cul-De-Sac; Front Yard; Level; Many Trees; Subdivided; Views; Wooded
Laundry Features: Laundry Room; Main Level
Levels: One and One Half
Property Conditions: Proposed Build
Parking Features: Garage Spaces: 3; Attached; Concrete; Driveway; Garage; Garage Door Opener; Garage Faces Front
Patio & Porch Features: Deck; Front Porch; Porch
Property Use: Primary
Roof: Shingle
Road Frontage Type: City Street
Security Features: Firewall(s); Smoke Detector(s)
Road Surface Type: Paved
Sewer: Public Sewer
Terms: Cash; Conventional
Utilities: Cable Available; Electricity Connected; Natural Gas Connected; Phone Available; Sewer Connected; Underground Utilities; Water Connected
View: Neighborhood; Trees/Woods
Window Features: Insulated Windows; Low Emissivity Windows; Screens
Water Source: Public

Public Remarks: Proposed 3 car garage Ranch Plan in Sanctuary Phase III> The open concept plan offers 9' ceiling heights to main & lower level. Many interior features include a 11' 4x10 sunroom, 9'2 kitchen island, 6' gas fireplace, walk-in pantry, an owner's suite with private stool room, 6' soaking tub, 48x75 tiled walk-in shower & wic. The basement has a game & rec room, full bath, 4th bedroom and ample storage.

Buyer Agency Fee: 3%

James Giguere
 Giguere Realty & Development, L.L.C.
 6200 Pine Hollow Dr., Ste 100
 East Lansing, MI 48823
 517-204-0818
jim@giguerehomes.com



Front Elevation
SCALE 1/4" = 1'-0"

SERRANO WHITE		DOOR / WINDOW SCHEDULE		COLOR: WHITE
ROOM NAME	UNIT SIZE	ROUGH OPENING	NOTES: ALL LOW-E GLASS	
A. Foyer	3098 DOOR	30" x 82-1/2"	MULTI 2-PANEL F/G OPR TYPICAL INSULATED DOOR	
B. HALL ROOM	3098 FIRE DR.	30" x 82-1/2"	MULTI 2-PANEL 60 MIN STEEL INSULATED DOOR	
C. Foyer	FW-2842	28" x 42"	JELD WEN VINYL PICTURE WINDOW	
D. STUDY / SUN ROOM	SH-3442-2	58" x 66"	JELD WEN VINYL TWIN SINGLE HUNG WINDOW	
E. Bath #1	TR-3018	30" x 18"	JELD WEN VINYL TRANSOM WINDOW	
F. OWNER'S BATH	TR-4818	48" x 18"	JELD WEN VINYL TRANSOM WINDOW	
G. OWNER'S BEDROOM	SH-3448-3	102" x 66"	JELD WEN VINYL TRIPLE SINGLE HUNG WINDOW	
H. GREAT RM. DINING	SH-3472	34" x 72"	JELD WEN VINYL SINGLE HUNG	
I. GREAT RM.	FW-3072	42" x 72"	JELD WEN VINYL PICTURE WINDOW	
J. Dining/NOOK	SH-3472	72" x 62"	JELD WEN VINYL SLIDING PATIO DOOR	
K. Dining/NOOK	SH-3456	34" x 66"	JELD WEN VINYL SINGLE HUNG WINDOW	
L. Dining/NOOK	TR-6018	60" x 18"	JELD WEN VINYL TRANSOM WINDOW	
M. Kitchen	IC-3070	30" x 70"	JELD WEN VINYL ORIENT WINDOW	
N. PASTRY	TR-3018	30" x 18"	JELD WEN VINYL TRANSOM WINDOW	
O. 2-Story Foyer	FW-2848-3	64" x 48"	JELD WEN VINYL TRIPLE PICTURE WINDOW	
P. Bedroom #2 #3	SH-3660	36" x 60"	JELD WEN VINYL TWIN PICTURE WINDOW	
Q. Bath #2	G-3012	36" x 12"	JELD WEN VINYL GLOWING HARBOR	
R. Bedroom #4	G-3648	36" x 48"	JELD WEN VINYL ORIENT WINDOW	
S. Bedroom #1	TR-3018	30" x 28"	JELD WEN VINYL TRANSOM WINDOW	
T. L.L. Bedroom	G-5054	80" x 54"	JELD WEN VINYL SLIDING ESPRESSO WINDOW	
U. L.L. REC ROOM	TR-4818	48" x 18"	JELD WEN VINYL TRANSOM WINDOW	

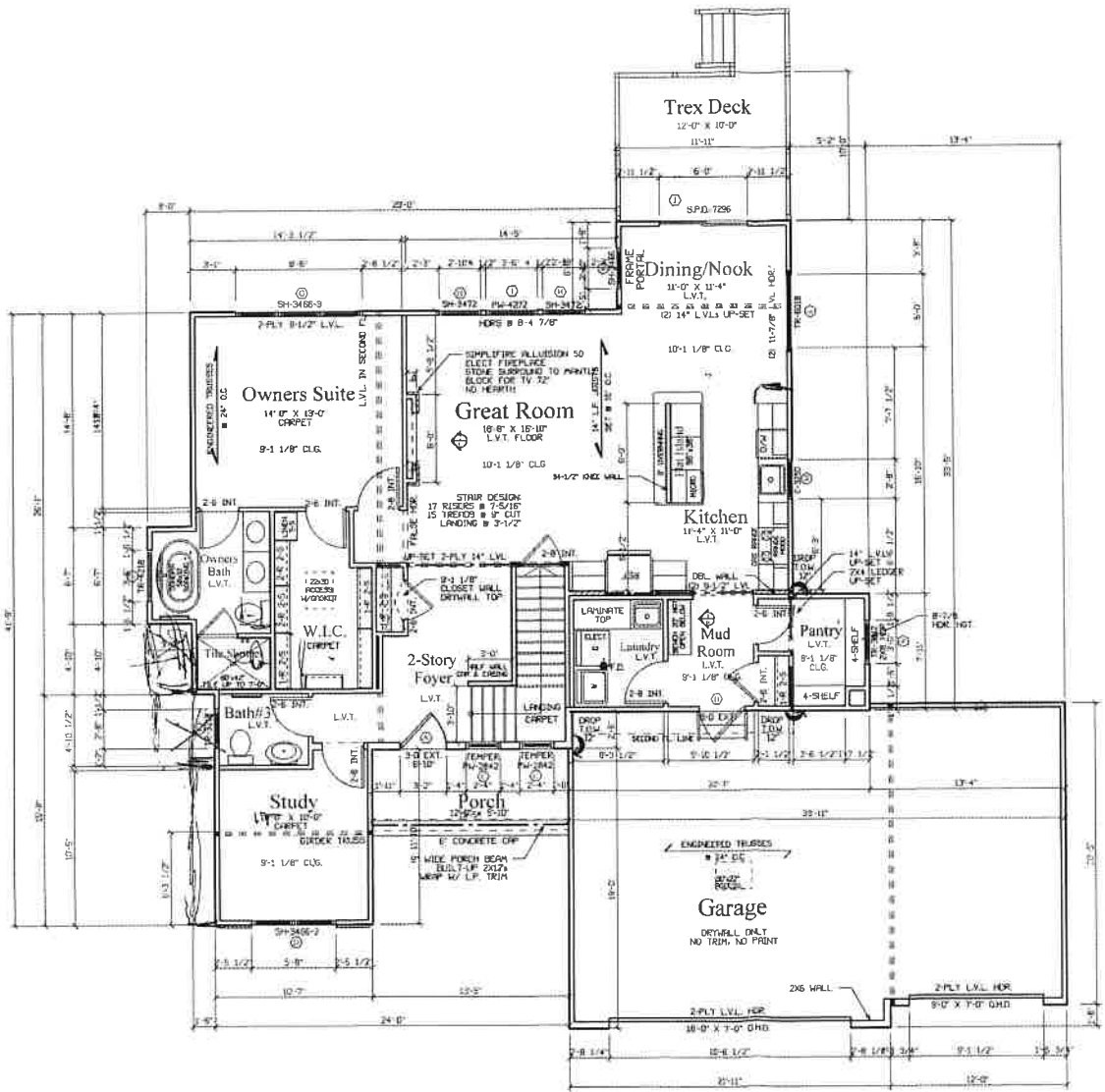
* FRONT ELEVATION WINDOWS TO HAVE GRILLS (BETWEEN GLASS)

REVISED
 0201 - J. GIGUIERE
 P. JAN. 08/09 PLAN
 DATE: 12-14-20
 FILE # JG080902

FRONT ELEVATION

SANCTUARY III LOT #4 JUNCO DR.
 OKEMOS, MI. GIGUIERE SPEC.

GIGUIERE HOMES
 62000 PINE HOLLOW DR., SUITE 100
 E. LANSING, MI. 48823
 (517) 330-3600 FAX 330-7201



220
 MAIN FLOOR 1,445 SQ. FT.
 SECOND FL. 745 SQ. FT.
 TOTAL AREA 2,190 SQ. FT.
 GARAGE 719 SQ. FT.

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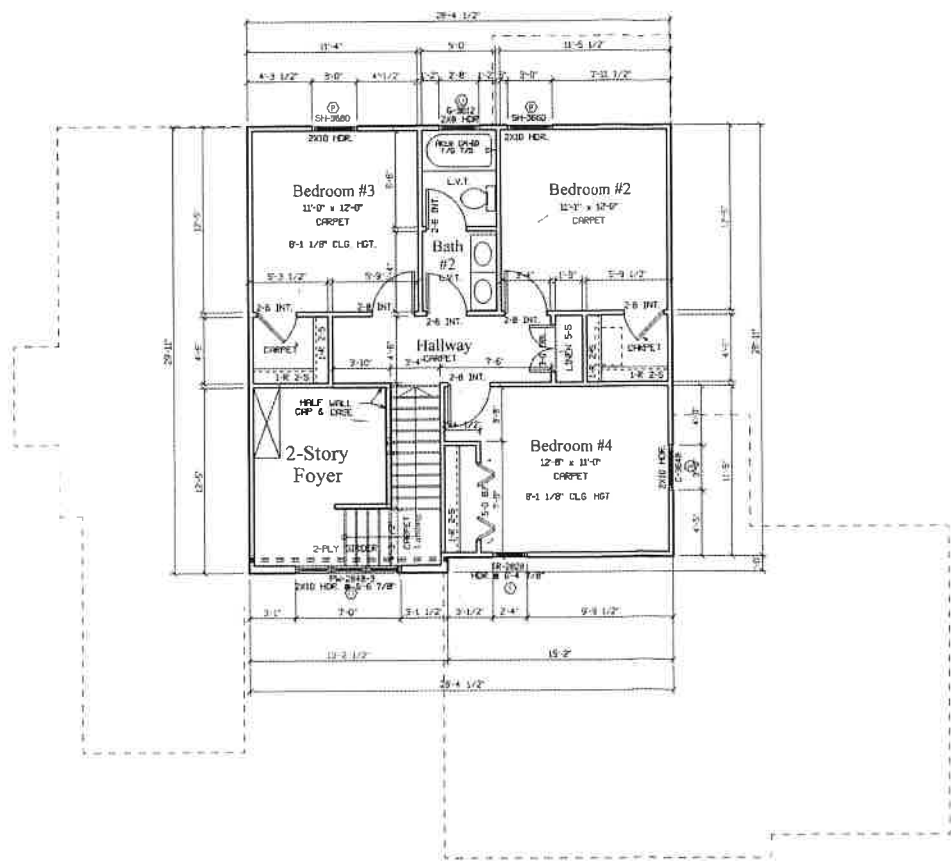
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DRAWN: JG-1-23	
CHECK: JG-1-23	
SCALE: 1/8"=1'-0"	

MAIN FLOOR

SANCTUARY III LOT #4 JUNCO DR.
 OKEMOS, MI. GIGIERE SPEC.

GIGIERE HOMES
 6200 PINE HOLLOW DR., SUITE 100
 E. LANSING, MI 48123
 (517) 339-3600 • FAX 339-7261

SHEET NO.
 4



CAD: J. BERTONE
 PLAN: J. BERTONE P.A.A.
 DATE: 12-4-23
 TITLE: ARCHITECTURE

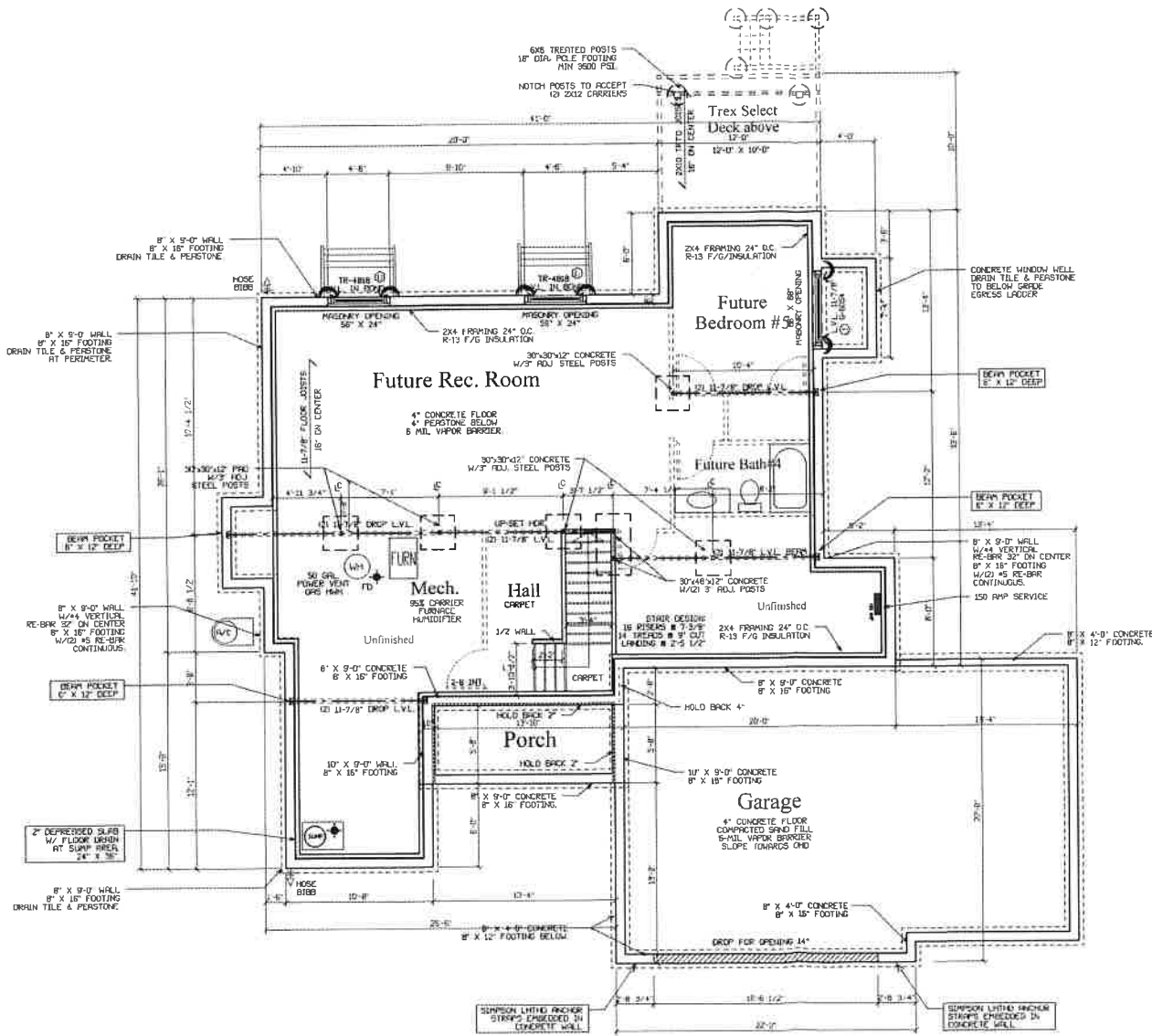
OPTIONAL SECOND

SANCTUARY III LOT #4 JUNCO DR.
 OKEMOS, MI. GIGUERE SPEC.

GIGUERE HOMES
 6200 FINE HOLLOW DR. SUITE 100
 E. LANSING, MI 48123
 (517) 339-5600 • FAX 339-7261

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SHEET NO.



DATE	12-11-2011
BY	ML
PROJECT	Sanctuary III
DESCRIPTION	FOUNDATION PLAN
SCALE	AS SHOWN

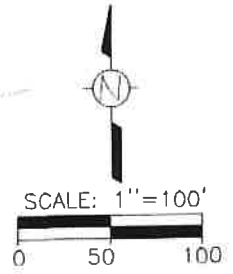
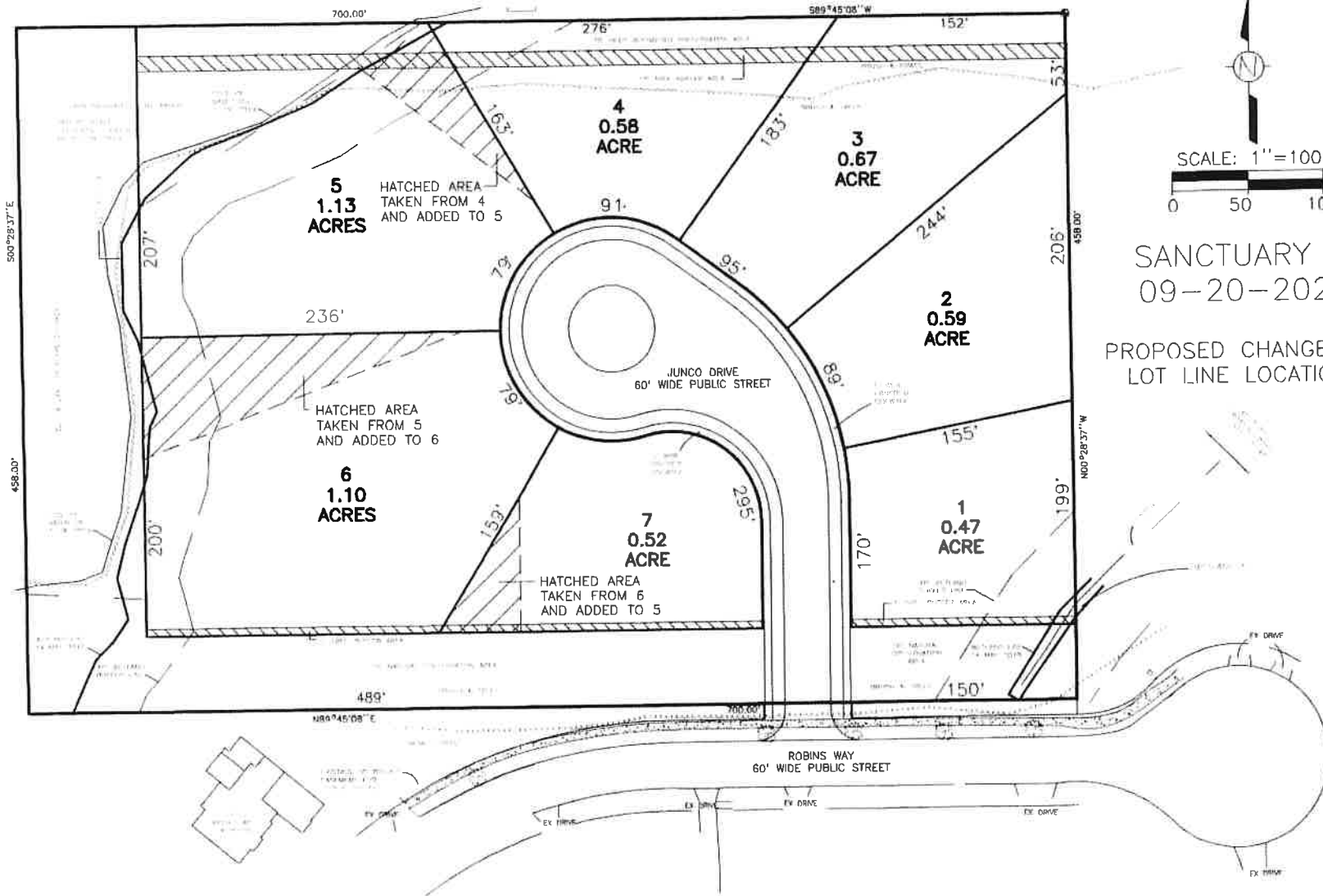
FOUNDATION PLAN

SANCTUARY III LOT #4 JUNCO DR.,
 OKEMOS, MI. GIGUERE SPEC.

GIGUERE HOMES
 6200 PINE HOLLOW DR. SUITE 100
 FARMINGTON, MI 48323
 (517) 339-3600 FAX 339-7201

SHEET NO.

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SANCTUARY III
 09-20-2023

PROPOSED CHANGES TO
 LOT LINE LOCATIONS

GIGUERE

Planes

SPECIFICATION SHEET

1-1/2 story Emerson Plan

Date: June 30th, 2023

Buyer: Spec

Lot: 4 **Subdivision:** Sanctuary

Basement: Unfinished

1) Foundation: 8' x 8" poured concrete wall except 8' x 10" in brick area or per print. 4' x 6" garage frost walls or per print. Weep tile covered with pea stone inside and outside footings to sump crock or gravity feed line or walkout basement. 4" bleeder tile under basement window(s) to footing drains. Damp proofing to code. **(1) Egress window (2) transoms**

2) Frame Work: 10'-1 1/8 first floor ceiling height Great Rm. Kitchen & Nook **Balance to be 9'** with 8' second floor ceiling height.

Wood basement beams and steel columns by builder.

First floor deck: **T.J.I. floor** joists 11-7/8" & 14" second floor per print or code - whichever is greater.

Sub floor: 3/4" T&G OSB glued nailed and screwed.

Exterior walls: 2x4 studs, or per print, 16" o.c., 7/16" OSB sheathing.

Interior walls: 2x4 studs, 16" o.c. or per print. All frame lumber #2 or better.

Roof framing: Engineered trusses 24" o.c., or rafters per code, 1/2" OSB roof sheathing with clips on trusses and 1/2" OSB with clips on rafters.

Roofing: **CertainTeed Landmark Dimensional** shingles with Ice & water shield rolled roofing for valley base and 15lb felt underlayment. Attic ventilation by ridge vents and soffit vents.

Installation of pre-finished 5" gutters and 3"x4" down spouts as required for proper drainage.

Entire building wrapped in Perma Pro or equivalent house wrap, per code.

3) Insulation: Energy seal package included

Wall cavity: **R-13 fiberglass batts** or equal.

Attic: **Blown Cellulose insulation** equal to R-38 factor.

Garage: Insulate house/garage wall. No insulation on garage sidewalls, front wall or ceiling.

Bond: **R-19 Fiberglass batt insulation.**

Cantilever spaces: **R-30 Fiberglass batt Insulation** Including Garage ceiling below 2nd floor.

All window and exterior door jambs filled with foam insulation. All exterior duct and pipe openings sealed with caulk or equal.

Unfinished Basement R-13 fiberglass insulation between 2x4 walls set 24" OC.

4) Exterior: Vinyl Siding per elevation

Siding: **Variform "American Herald" Vertical B&B vinyl and horizontal siding per plan.**

Exterior trim: Painted LP smart trim on front elevation. All other corners and trim to be vinyl, per plan.

Fascia: Aluminum (Color: per selections)

Soffit: Vented aluminum (Color: per selections)

Sanctuary #4

Spec

1/2/2024

Page 1 of 6

5) Windows: Jeld-Wen single hung windows and sliding glass doors **Low-E** glass type and size as per blueprint. Color: White w/screens Grills: White between the glass per elevation.
Site Built MDF window jambs with painted casing.

6) Masonry: Cultured Stone Veneer; Standard selections, per Elevation

7) Fireplace: Simplifire Allusion Platinum 50" Linear Electric Fireplace
Fireplace Face Family room: w/ cultured stone to mantel height **Group #1**
Mantle: Standard box mantle-stained finish
Doors: Fixed glass face.
Fan: Included with switch for operation for fireplaces

8) Doors and Hardware:

Front door system: Fiberglass S206 3-0 Craftsman style fiberglass door, per print.

Fire door: Insulated steel, 6-panel, 20-min. fire rated, per plan

Interior doors: Hollow core, 6-panel, smooth

Garage doors: C.H.I. Series# **22/4250**, 16' x 7', and 9' x 7' embossed steel, non-insulated, raised long panel, 1/2 hp. Liftmaster operator model **#8365** with integrated photocell safety sensor, two hand control(s). + Keyless Entry

9) Hardware: Kwikset Satin Nickel

Kwikset "Chelsea" series **801CE LIP Satin Nickel** grip handle on main exterior entry.

Kwikset B360 series dead bolts on all exterior doors (except sliding glass doors).

Halifax Lever design Satin Nickel 740H series keyed locks on exterior doors (except main entry and sliding glass doors and French doors as applicable).

Halifax Lever design Satin Nickel 730H/720H series on interior doors (privacy sets at baths and bedrooms, passage sets elsewhere).

Bi-fold knob per standard selection. Doorstops installed on all active doors.

Bath Hardware: Taymor Maxwell- Chrome Towel bar: (1) per full bath, Toilet paper holder: (1) per bath, Towel Ring: (1) per bath

10) Plumbing: Supply Lines: PEX; Waste Lines: P.V.C.

Owners Bath: Color: **White**; Finish: **Chrome**

Shower: Ceramic Tile Shower 60"x 42" up to 7'-0 height per plan

Shower Valve: Delta "Woodhurst" shower valve **T14232/R10000**

Shower Valve: Delta "Woodhurst" **T14232/R10000**

Shower Door: Glass Swing door with Chrome Trim

Soaking Tub: **Sonoma 58x32 soaker**

Tub Filler: Delta "Woodhurst" **T2732 chrome**

Lavatory: **Builders Select Quartz** w/ under-mount sinks (2)

Lavatory Faucet: **Delta "Woodhurst" 2532LF-MPU** (2)

Toilet: **Gerber SE-20-102** round w/ seat

Bath #2: Color: **White**; Finish: **Chrome**

Tub/Shower: Oasis 60" Tub/Shower Fiberglass

Shower Rod: Standard chrome

Tub/Shower Valve: **Delta** "Woodhurst" **T14432/R10000**

Lavatory: **Builders Select Quartz** w/ drop-in sink (2)

Lavatory Faucet: **Delta** "Windemere" **B2596LF** (2)

Toilet: **Gerber SE-20-102** round w/ seat

Powder Room: Color: **White**; Finish: **Chrome**

Pedestal: **Mansfield Barrett 330**

Lavatory Faucet: **Delta** "Woodhurst" **2532LF-MPU**

Toilet: **Gerber SE-20-102** round w/ seat

Kitchen: Sink: **Undermount SS 50/50 bowl**

Faucet: **Delta** "Essa" **9113-DST**

Disposal: Badger ½ horsepower

Ice maker line included.

Dishwasher hookup included

Additional Item: Grp 1 Tile backsplash in Kitchen.

Laundry: Washer plumbing for future hookup included

Mustee #10 Drop-in sink with

Faucet: Delta 2133 faucet chrome

Floor drain w chrome finish included.

Basement and Miscellaneous:

One 50-gallon power direct vent natural gas hot water heater

Number of outside lawn faucets: **2**

Rough in three-piece bath in Lower Level

Humidifier connection

Submersible sump pump with cover.

*If colored baths are included, the color must be selected before framing and will cause an additional charge to the contract price.

11) Electrical: Service: 150-amp circuit breaker: underground.

Decora switches: color **White** and **standard Plugs.** Color: **White** standard

All openings governed by the prevailing electric code. All wiring, outlets, and switches are to be shown on electrical floor plan including **0** phone jacks, **3** cable TV outlets, **2** weatherproof exterior electrical outlets and recessed lights per plan. Basement lights in unfinished areas to be porcelain switched together. Range: **Slide in Gas** Dryer: **Electric**

12) Light Fixtures: Allowance provided below. Light fixture allowance includes all fixtures, light bulbs, doorbell, ceiling fans, under cabinet lights, step lights, and accessories, as shown on plans. Late installation due to back-ordered fixtures, Buyer changes during final installation, or additional labor required for intricate fixtures may result in an extra labor charge not included in bid.

13) Mirrors: Plate Glass Mirrors sized to be 3" less than the width of the countertop and 42" high. Oval mirror to be installed above pedestal in Half Bath.

Sanctuary #4

Spec

1/2/2024

Page 3 of 6

14) Heating: Carrier 95% plus efficient forced air furnace with electronic ignition. Registers in floor. Outside air intake into plenum. Furnace fueled by natural gas. Outside venting for dryer and baths included. Heating design to be governed by the prevailing mechanical code. Equipment and register locations to be determined and guaranteed by the heating contractor.

Central air conditioner..... Yes
Humidifier Yes
Thermostat type..... Honeywell T-6
Special gas lines HWH, furnace
Venting (2) Bath fans, (1) Standard bath fan, (1) Micro hood, (1) Dryer

15) Drywall: The project will be ½” drywall with all joints filled and taped. Knock down ceilings throughout the project.

Garage: Complete ready for paint. No trim.

16) Exterior Concrete: All concrete to be approximately 4" thick. Basement to be troweled smooth, garage semi smooth, all exterior concrete to be broom finished with expansion and control joints to best control cracks. Shrinkage cracks are common and should be expected. Basement floor per print. Garage floor per print with minimum 2" slope to overhead door(s).

Apron.....Concrete 29'-8" x 20'-0"
Drive.....16' wide concrete, per site plan
Approach..... 16' wide concrete with 2' flares.
Lead walk..... 3.5' wide concrete, per site plan
Steps.....1-step width of entry door
City Sidewalk..... 5'-0 wide concrete

17) Deck: 12'x10' Trex Select deck, balusters, and rail. Landing & (3) steps to grade per plan.

18) Finished Flooring:

Carpeting: Group #1 selection w/ 8# pad 1/2” Main stairs, Second floor hallway, Owners Bedroom, WIC and Study, Bedroom 2, Bedroom 3, Bedroom 4 and all bedroom closets.

LVT/LVP: Group#1 Standard selections; Foyer, Great Room, Dining/Nook, Kitchen, Owners Bath, Bath#2, Powder Room, Mud room, Pantry and Laundry room.

Ceramic Tile: Group #1 standard selections; Owners shower up to 7'-0 and Kitchen backsplash.

19) Cabinets: Wellborn

Group #1 standard selections; Kitchen, Owners Bath, Bath #2

Crown molding: Standard selection included on Kitchen cabinets.

Soft close doors and drawers: Included on all cabinets.

Cabinet Hardware: Builders Choice, Included on all cabinets.

Note: medicine cabinets are not included.

Layout of cabinets and vanities are figured per the Builder's print. If the cabinet plan or selection should be changed from the Builder's print, there may be an additional cost (or credit) to Buyer for labor and materials to install the revised layout.

20) Interior Trim Craftsman

Trim: #512 5 ¼" base, #421 3¼" casing ultralite MDF "Craftsman" paint grade

Base shoe applied to all hard floor areas.

Windows: Site built MDF window jambs

Garage: No finish trim

Closets: One rod, two MDF shelves, unless rods and shelves are shown differently on print.

Basement staircase: Finished with drywall, paint and handrail. **No carpet**

Main staircase: 41" high ½ wall with painted MDF cap, per plan main floor and 2nd floor.

21) Counter Tops:

Builders Select Quartz Group #1 selections; Kitchen and Island, Owner's Bath, Bath #2, & Laundry.

Layout of counter tops are figured per Builder's print. If the layout of counter tops changes from Builder's print, there may be an additional cost to Buyer for additional countertop material and installation of the revised layout, back splashes, etc...

22) Appliances: GE Stainless Steel

Range/Oven: **JGS760SPSS or equal no back gas range**

Refrigerator: **GFE26JYMFS or equal French Door with ice & water**

Micro hood: **JVM3160RFSS or equal**

Dishwasher: **GDT550PYRFS or equal**

Appliances purchased from sources other than through the Builder must be installed by the supplier after closing. Builder will only install appliances ordered through the Builder. **Buyer must purchase built-in and vented appliances through Builder.** There will be an extra charge for non-conventional appliances such as built-in refrigerators, pop up cook top vents, panel doors on appliances, trim kits for appliances, etc... Availability of appliances during final installation is the responsibility of Buyer unless it is ordered through the Builder. Any late installation due to back orders or Buyer changes may result in an extra charge not included in bid. The installation charge for each appliance ordered through Giguere Homes is included in the appliance package order through the builder. Note: All appliances are an Allowance item and subject to terms and conditions as set forth in item #29 of these specifications.

23) Painting: Interior walls: Finish paint all finished drywall walls except wallpapered areas unless otherwise specified. Painted ceilings are not included and are an extra charge item. Interior painting includes one coat of **O'Leary Paint's** flat latex primer and one coat of **O'Leary Paint's Ceramic** latex paint or equal in closets, color: Pearl White. Coverage of paint may vary depending on the color chosen. Sizing of walls for wallpaper is not included.

Interior trim: All exposed wood to be painted 2-6-1 Pearl White. Latex, satin finish painted wood to have one coat primer, and one coat finish. Painted wood will be caulked. Shrinkage cracks in caulk are common, should be expected, and are considered a homeowner maintenance item.

(2) paint color thru-out home are included.

Additional colors are \$200.00.

Stained wood to have one coat O'Leary Finishing or equal as determined by Builder, one coat sanding sealer, and one coat varnish.

Garage: Drywall complete. No paint or trim.

Exterior: One coat of paint, except pressure treated lumber (and other maintenance free materials such as vinyl and aluminum), and caulk around windows and doors.

Exterior Decking: (if included in contract) will not be painted or stained unless mutually agreed otherwise.

24) Grading: Backfilling will be sufficient to provide access for construction and grading to provide drainage away from the building. Any disturbed area that can be graded with a bulldozer on the building site within **30 feet** of building shall be rough graded at time of backfill and blade graded at completion. Builder is not responsible for settling around the house, trenches and so forth, after the building is occupied. Builder NOT responsible for any existing tree dying except those planted and guaranteed by Landscape Company. **Landscaping per Allowance.**

25) Extras: Any additions, extras, or changes made by buyer shall be on a CHANGE ORDER form and signed by both Builder and Buyer. Change order payments are due at the time of signature.

26) Selection Schedule: It shall be the obligation of Buyer to supply Builder with a signed copy of the selection schedule in a timely manner after signing the construction contract. Construction of home will not begin until all selection with final plan details are signed off by homeowner.

27) Utilities: Temporary power and utilities (electricity, natural gas, propane, water, etc...) will be placed in Builder's name during construction. The following costs are the Builder's responsibility. Utility hookups include public water, public sewer, storm sewer, underground electric and underground gas.

28) Plans: Cost of plan development included. If the Buyer requests custom changes, then the Buyer shall pay for design services. (See Design Agreement form).

29) Financing: Cost for construction financing is **not** included.

30) Allowances:

All allowances included. The allowance dollar amounts set on the specified items in this agreement are hereby agreed upon by both Buyer and Builder. The allowances are amounts which can be spent by Buyer for those selected items as denoted in these specifications. An allowance is set when Builder is unable to determine the exact cost of any product. An allowance item may cost less or more than specified sum. If it is less, Builder will refund the difference to Buyer.

31) Miscellaneous items/ Comments:

Vinyl mailbox with pressure treated post.
Interior cleanup of construction debris included.
Exterior cleanup and haul away of construction debris included.

32) Special Allowance Summary:

Light Fixtures.....	Allowance \$2,000.00
Landscaping.....	Allowance \$10,000.00
Tree Removal.....	Allowance \$5,500.00
Appliances.....	Allowance \$4,400.00