



Welcome Home

406-570-7345

Job Pack 1

Last update

11-24-14

Address-----2931-2933-2935-2937 Warbler Way

Square footage-----1,475

Bed rooms -----3

Bath rooms-----3

Garage -----2

Completion date -----See Schedule

Home Colors

Exterior Colors

Exterior siding colors - ____ 8"-Navajo Beige 5"- Autumn Tan (Hardie)

Exterior trim colors - ____ Rollex Musket

Exterior gable colors - ____ Woodstock Brown

Roofing color- _____ Malarkey Black Oak

Drip edge- _____ Stock Brown

Garage car door- _____ Taupe

Window frame color- _____ Taupe

Fascia- _____ Rollex Musket

Soffit/F channel- _____ Rollex Musket

Front Door- _____ Woodstock Brown

Window color- _____ Taupe



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Interior Colors

Cabinets – _____ Bridgeport-Birch Briarwood

Flooring

Hardwood Floors- _____ Birch-Antique Bronze

Tile- _____ Craftsmen-Wheat 18x18

Carpet-_____ Vivacious-Artichoke Heart

Countertops

Laminate_____ Bronze Eclipse 1847K-45

Paint and Stain

Wall colors_____ SW 6149 Relaxed Khaki

Wood trim color_____ Match Cabinets (MUST HAVE NHB APPROVAL)

Backsplash color_____ Match Trim

Paint grade door color_____ SW 6147 Panda White

Miscellaneous

Hardware color_____ Oil Rubbed Bronze

Electrical wall plate color__ Light Almond

Appliances- _____ Stainless Steel



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Chapter 2- Special Instructions Per Subcontractor

SPECIFICATIONS

Exterior

Roofing Malarkey 30 yr asphalt shingles

Gutters Seamless aluminum 6 inch gutters on necessary horizontal roof lines

Siding & trim

-James Hardie fiber cement 8 inch and 5 inch reveal

-Fiber Cement accents and gable treatments

-Mira Tec corner and window trim

Front door Raised panel steel with dental shelf

Garage door Raised panel insulated textured aluminum door with opener

Windows Amsco vinyl Low E

Patio concrete

Yard Landscaped and irrigated

Interior

Flooring

-Kitchen, Dining, Livingroom, and entry rustic /distressed stained hardwood

-Bathrooms ceramic tile

-Bedrooms and halls carpet

Cabinets Solid Birch wood door with crown molding and cabinet hardware

Countertops High definition laminate rolled edge with wood back splash

Hardware Bath and door hardware to be oil rubbed bronze

Millworks

-Alder casing, base, windows sills and crown molding

-Alder bathroom mirror trim

-Custom Closets (sweater shelves, double hanging and single hanging per bedroom closet)

-Doors Masonite Cheyenne

Paint colors

-Walls and ceilings throughout (one color)

-One color on all doors and jams

-Alder trim package stained to accent wood floor and cabinets



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Insulation R21 in exterior walls / R50 ceiling / R19 crawlspace walls

Plumbing

- Kitchen stainless sink and faucet with disposal
- Bath sinks white porcelain with chrome trim
- Fiberglass tub showers
- 50 Gallon electric hot water heater

Appliances

- Stainless side by side refrigerator, glass top range, microwave and dishwasher

Heating

- 93% AFUE Furnace

The seller reserves the right to alter and or change above stated options at any point throughout construction.



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AVAILABLE OPTIONS

Check the boxes for all options chosen, then sign and date below.

	CUTOFF DATE	BUDGET
<input type="checkbox"/> Gas Range	12/1/14.....	\$650
<input type="checkbox"/> A/C	12/1/14.....	\$3,995
<input type="checkbox"/> Faux Wood Blinds	12/1/14.....	\$1,900
<input type="checkbox"/> Wood Blinds	12/1/14.....	\$2,400

**OPTION TOTAL: \$ _____

The above checked boxes signify the options I want in my new home. I also understand that buyer and buyer's realtor are responsible to contact said vendors noted above to schedule appointments **BEFORE** the cutoff dates indicated:

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer's Realtor Signature: _____ Date: _____

OPTION CONDITIONS:

1. The seller is the Contact for options without specified contact information.
2. Selection of vendor and subcontractor for these options are non-negotiable.
3. The option Cutoff Dates are deadlines we must know by in-order to install feature without out additional cost or effort.
4. **The cost associated with options must be paid to the vender at the time of selection or added to contract earnest money and will be nonrefundable as of selection date (Realtors: if there is an Appraisal Contingency said contingency must be for purchase price less selected option total)
5. The seller reserves the right to alter and or change above stated options at any point throughout construction.