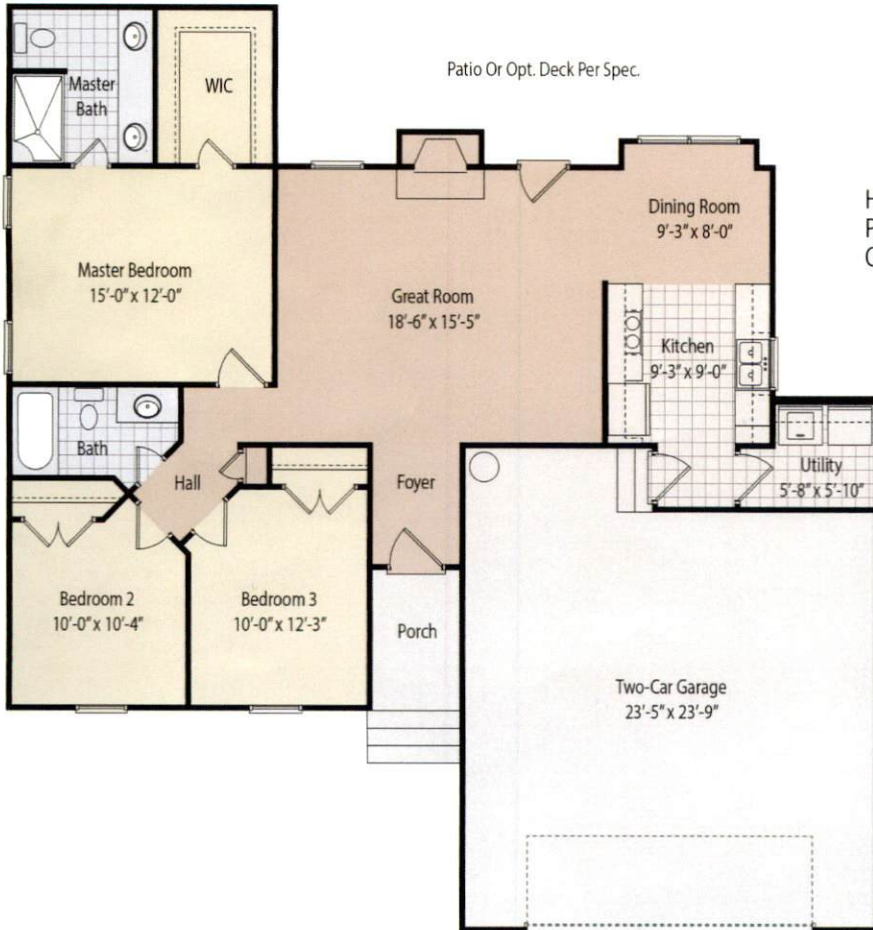




THE ERWIN

56 x 54

\$ 136,000



HEATED SQ. FT.	1284
PORCH	40
GARAGE	614

FIREPLACE, REAR DECKS, GRANITE COUNTER TOPS, HARDWOOD FLOORS, AND CERAMIC TILE ARE NOT INCLUDED IN BASE PRICE OF HOME.



"WE BUILD ON YOUR LOT"

(910) 892-9116

WWW.FREEDOMFAMILYHOMES.COM

534 E. JACKSON BLVD. ERWIN, NC 28339

STANDARD MATERIAL SPECIFICATIONS

1. CRAWL SPACE – BRICK FOUNDATION
2. SOIL TREATMENT (TERMITE PROTECTION)
3. GRADE MARKED LUMBER
4. 2 X 10 GIRDERS
5. 2 X 8 FLOOR JOIST – 16" ON CENTER
6. 2 X 4 WALL STUDS – 16" ON CENTER
7. ¾" TONGUE AND GROOVE FLOORING: GLUED AND SCREWED
8. ENGINEERED ROOF TRUSSES – 24" ON CENTER
9. 7/16" OSB SHEATHING ON ROOF AND EXTERIOR WALLS
10. GAF TIMBERLINE LIFETIME HD ARCHITECTURAL SHINGLES
11. CERTAINTEED MAINSTREET VINYL SIDING OVER ¼" FOAM INSULATED BOARD
12. R-19 INSULATION IN CRAWL FLOOR
13. R-15 INSULATION IN EXTERIOR WALLS
14. R-38 INSULATION IN ATTIC CEILINGS
15. SIMONTON VINYL SH TILT WINDOWS WITH LOW E GLASS, GBG WITH SCREENS
16. STEEL EXTERIOR DOORS, STORM DOORS INSTALLED DEPENDING ON LOCATION
17. WIRED TO MEET STATE ELECTRICAL CODES WITH 200 AMP SERVICE
18. TWO CABLE TV OUTLETS AND TWO PHONE OUTLETS INCLUDED
19. PRE-WIRED FOR FOUR CEILING FANS
20. SMOKE/CARBON MONOXIDE DETECTORS PER CODE
21. DUCTLESS RANGE HOOD, ONE DOOR BELL BUTTON
22. TRANE ELECTRIC HEAT PUMPS - 14 SEER ENERGY RATING, DIGITAL THERMOSTATS
23. PLUMBING TO MEET STATE AND LOCAL BUILDING CODES
24. 50 GALLON ELECTRIC WATER HEATERS
25. ICE MAKER AND WASHING MACHINE CONNECTIONS
26. ONE PIECE 5' FIBERGLASS TUB/SHOWERS WITH SHOWER HEAD
27. 8" DOUBLE BOWL STAINLESS STEEL KITCHEN SINK
28. BATH FIXTURES WHITE: COLORS OPTIONAL
29. CULTURED MARBLE BATHROOM TOPS
30. DELTA CHROME SINGLE LEVER FAUCETS
31. TWO GFCI OUTSIDE RECEPTACLES
32. TWO OUTSIDE HOSE BIBS
33. KENMORE DISHWASHER
34. CABINETS AVAILABLE IN OAK, MAPLE, STAINED OR PAINTED
35. WATER AND SEWER LINES STUBBED 5' OUTSIDE FOUNDATION WALL
36. ½" SHEETROCK WALLS – PAINTED TWO COATS OF LATEX PAINT
37. SHEETROCK CEILINGS PAINTED SMOOTH (TEXTURED CEILINGS OPTIONAL)
38. RAISED PANEL HOLLOW CORE SIX PANEL DOORS
39. 3 ½" MOLDED BASEBOARDS, 2 ½" WINDOW AND DOOR CASINGS
40. ALL INTERIOR TRIM PAINTED WITH TWO COATS OF LATEX SEMI-GLOSS PAINT
41. PLUSH MOHAWK ORSHAW CARPETS OVER STANDARD PADDING
42. ARMSTRONG SHEET VINYL NO WAX FLOORS IN KITCHENS AND BATHS
43. ONE YEAR BUILDER WARRANTY ON MATERIAL AND WORKMANSHIP
44. TEN YEAR RESIDENTIAL STRUCTURAL WARRANTY

STANDARD FEATURES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.
FOR COMPLETE AND ACCURATE DESCRIPTION OF MATERIALS SEE FREEDOM
CONSTRUCTORS INC OF DUNN GENERAL BUILDING SPECIFICATIONS FORM.

REVISED MARCH 2017

Freedom Family Homes Customer Process Reference Sheet

Perry T Broyles Sales Consultant

(Purchaser)

***Lender / Amount of Loan / Rate / Type--- Customer Select or we have Current Lenders

Impact Fees

Zoning --- Residential and Setbacks

Deed to the Property Recorded with Survey

Health Permit --- Property Corners Marked / House Corners Marked / Driveway



(Freedom Family Homes and Purchaser)

*** Plan Selection / FFH or Custom

Options, Upgrades, Selections

Site Allowances

Water Tap Fees

Driveway

Landscaping

Well and Septic

Hookups

Survey Fee -- Foundation and Final Plat

*** Final Red Lined Blueprint and Plans

Site Visit and Shoot Grades / Construction Team

Total Price Package for Review – Review by Purchaser

(Freedom Family Homes Prepare)

Final Plans / Drawn to Customer Selections and Current Building Codes

Contract Types and Signed by all Parties

Spec Sheets / What is in the house

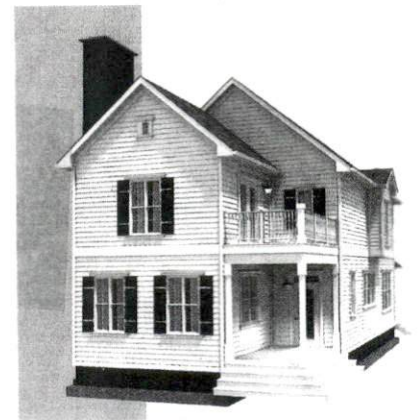
Customer Selection Sheet

(Lender)

Bank Financing Construction to Perm Loan

Appraisal

Underwriting / Final Loan Approval



Closing Attorney Office / Chosen By Purchaser Title Search

Construction Meeting Sales Center Review Plans and Selection

Home Construction

Name New Customer

Date Today

Plan Benson

Lender Cost

Construction / Perm Loan	\$	-
Land Payoff	\$	-
Closing Costs	\$	-
Appraisal Fee	\$	-

Construction Cost

Base Home Price	Built to Standard Spec Sheet	\$	149,300.00
Military Discount		\$	(1,000.00)
Slab Foundation ILO Standard Crawl Space		\$	-
Move Wall At rear of garage out 4 Ft / Addition Heated Sq Ft of 96 (4x24)		\$	-
Add Service Door Garage Left side on Garage Left Plan		\$	-
Add Window at Service Door in Garage		\$	-
Keyless Entry Pad at Garage Door and Service Entry Door		\$	-
Shake Impressions both Gables or A Frames front of Home		\$	-
Metal Roof on Front Water Table Over Garage		\$	-
Concrete Sidewalk Front from Porch to Garage Door 4x35 or 140 Sf		\$	-
24x24 Covered Rear Porch with Beams / A frame with Siding and 4 Lights in ceiling		\$	-
5 Ext Flood Lights One each corner and on the rear Covered Porch		\$	-
** Insulation 10" Blown in ceiling in cellulose instead of Fiberglass		\$	-

Add Door Master Bedroom No Panes	See Attached	\$	-
Double Window Master Bedroom	See Attached	\$	-
Add Soaker Tub Master Bathroom	See Attached	\$	-
Water Closet Master to be Separate	See Attached	\$	-
Pivot Shower Door Master Bathroom		\$	-
Tankless HWH LP with no Ciculation Pump		\$	-
Granite Countertops Kitchen with Flat Island		\$	-
Kitchen Cabinets to Ceiling		\$	-
6 Recessed Can Lights in Kitchen Area		\$	-
Additional Vynl Flooring at Front Door Entrance Only		\$	-
No Columns in Dining Area		\$	-
Credit Dishwasher		\$	-
Case Opening Masterbath Room ILO Standard door		\$	-
Total Home Price		\$	148,300.00

SS DW Standard in Base Price

All Showers and Tubs Need to Low threshold or Step In
 30" Doors on Plan Where Possible
 Purchaser to pick some plumbing and lighting fixtures
 Purchaser to supply all Appliances

Site Cost / Homeowner Allowances

Impact Fess	\$	-	Harnett Cty None
Metal Roof Allowance	\$	-	
Well and Hookup to Home	\$	-	
Water Line	\$	-	
Tap and Lateral Fee	\$	-	
Spetic Allowance and HU to Home	\$	3,500.00	
Appliance Allowance			By Purchaser
Survey Property Foundation and Final Survey Only	\$	1,000.00	
Lot Clearing	\$	-	
Culvert and Driveway Gravel	\$	2,000.00	
Landcaping	\$	-	
Customer Allowance MU	\$	1,000.00	
Plan Redraw For Customer Changes and New Codes (2018)	\$	1,000.00	
Total Site Cost	\$	8,500.00	
Total Home Package Price	\$	156,800.00	
Service Fee due at Contract Signing From Customer (Not Refundable)	\$	(1,000.00)	
Net Home Price From Purchaser / Lender	\$	155,800.00	