
BUILDING
SPECIFICATIONS
AND
ALLOWANCES

PREPARED FOR SPEC HOME AT:

20600 EAGLEWOOD TRACE DRIVE
EAGLEWOOD AT OAKHURST

\$620,000

Square Footage: 4,170 sq. ft.

Optional Bonus or Media Room, If Applicable: 550 sq. ft.

Special Features on Lot: Oversized lot

Special Features in the Home: Turret entry, raised study,
custom interior wood beams,
integrity windows

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FRONTIER'S STRUCTURAL SYSTEM



The Frontier Structural System is achieved by assembling quality materials in a methodical process. The process utilizes sound installation procedures and is combined with a multi-tiered quality control inspection program. The system is designed to consistently yield strong, durable structures that endure the elements of Mother Nature and the deteriorating factors of time. The long-term goal of the Frontier Structural System is to provide a safe haven to which you and your family can retreat at the end of the day, over a long weekend, or during inclement weather conditions.

YOUR FOUNDATION

Item	Selection
Pad Preparation	Build pad w/ select fill to approximately 4" above existing grade or at BFE if in floodplain.
Top of Slab Height	Top of slab to be 6 to 12 inches above top of pad
Foundation Type	Conventional beam foundation on grade
Engineering	Performed by Frontier's independent engineer
Soil Analysis	Based on developer's boring and soil report

YOUR FRAMING

Item	Selection
Exterior Cold Walls	2x4 kd fir studs at 16" on center
Interior Walls	2x4 kd fir studs at 16" on center
Wall Studs Greater Than 10'	2x6 kd fir studs at 16" on center
Structural Lumber	#2 yellow pine
Maximum Deflection Limits	
<i>Floor Joists Sleeping Rooms</i>	Live load = 30 psf, Dead load = 10 psf, L/Δ = 360
<i>Floor Joists Other Rooms</i>	Live load = 40 psf, Dead load = 10 psf, L/Δ = 360
<i>Ceiling Joists, no storage</i>	Live load = 10 psf, Dead load = 5 psf, L/Δ = 240
<i>Ceiling Joists, limited storage</i>	Live load = 20 psf, Dead load = 10 psf, L/Δ = 240
<i>Rafters</i>	Live load = 10 psf, Dead load = 20 psf, L/Δ = 180 (tile or clay roof loads)
Sub floor	1-1/8" plywood nailed, glued and screwed down
Wind Bracing Plan	
<i>Roofing Tie Down</i>	Hurricane clips attached to rafter and plate to prevent uplift
<i>Shear Walls / Corners</i>	4x8x7/16" OSB placed at ext corners to prevent shifting
<i>Anchor Bolts</i>	1/2" J-bolts in foundation to prevent wall uplift
Roof Decking	7/16 OSB insulating Tech Shield

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FRONTIER'S MECHANICAL SYSTEM AND ENERGY EFFICIENCY PROGRAM



The Frontier Mechanical System is designed to provide the ultimate operating and maintenance efficiency for your home. Our mechanical system comprises electrical wiring, structured wiring, an HVAC system, a security system, plumbing, and surround sound, and home automation.

Frontier's Energy Efficiency Program ensures your home is constructed with superior energy efficiency. Not only does this create an extremely comfortable living environment for you and your family, but it also significantly lowers your utility costs, requires less maintenance, and increases your resale value down the road.

YOUR WINDOWS

Item	Selection
Window Frame	Builders First Source (BFS) Aluminum - single-hung windows, as noted on plans
Window Glazing	BFS aluminum 5/8" double insulated pane
Window Glass	BFS aluminum LoE squared – BFS aluminum picture windows - .44 U and .34 SHGC, BFS aluminum operable windows - .55 U and .32 SHGC
Butt Glass	Aluminum, single pane, LoE squared glass if applicable 5/8" thick, 1.02 U factor, .74 SHGC

NOTE: Lower factors result in higher energy efficiencies.

YOUR INSULATION

Item	Selection
Cold Walls	R-13
Sloped Ceilings	R-22
Flat Attic Areas	R-36 blown insulation
Exterior Sheathing	R-3 (between brick and studs)
Polyseal	Base plates, windows, and exterior corners
Sill Seal	Foam seal below base plate and foundation
Attic Ventilation	Ridge vents with continued soffit vents
Roof Decking	Tech Shield (heat reflective decking)

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YOUR HVAC/AIR CONDITIONING SYSTEM

Item	Selection
HVAC Compressors & Furnace	Trane (5-yr limited warranty parts/labor)
Number of A/C Units	(2) unit(s) downstairs and (1) unit(s) upstairs
SEER Rating of Units	14 SEER high efficiency unit(s)
HVAC Filters	1/2" air cleaners / filters

YOUR PLUMBING SYSTEM

Item	Selection
Hot Water Heaters	Two 50-gallon energy efficient gas heaters looped
Water Supply Lines	Copper supply lines
Water Drain Lines	Schedule 40 PVC
Gas Underground	Run and connected by service provider

YOUR ELECTRICAL SYSTEM

Item	Selection
Switches	Decora
Telephone Wire	CAT 5e wire
Cable Wire	RG-6 Quad Shield cable
Size of Service	400 amp service
Location of Service	Built on side of house closest to main feed
Underground	Up to 100' placed at lot perimeter for future pool

YOUR STRUCTURED WIRING SYSTEM

Item	Selection
Cable Television Connections	(16) RG-6 Quad Shield drops (2 for each TV)
Satellite Television Connections	(8) Cat 5e wire drops (1 for each TV)
Phone / Internet Connections	(8) Cat 5e wire drops
Hub Panel Box	Amp ON-Q wiring enclosure
Telecom Module	Amp ON-Q 1x12 telecom module
Video Module	Amp ON-Q 1x8 video module
Low Voltage Underground	Run and connected by service provider

YOUR SECURITY SYSTEM

Item	Selection
Key Pads	(2) DCS Key pads
Sensor Locations	All doors and windows accessing the house
Sirens	(1) attic siren

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YOUR SURROUND SOUND SYSTEM

Item	Selection
Multi-Room Audio Prewire	(4) rooms prewired for (2) speakers and (1) volume control
Home Theatre Prewire	(1) room(s) prewired for 7.1 surround sound

YOUR HOME AUTOMATION SYSTEM

Item	Selection
Custom Home Automation	To be determined on a house by house basis. Not currently included.

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FRONTIER'S EXTERIOR FINISHES



Frontier's exteriors provide a vast range of materials and finishes that are coordinated to complement the interior architecture of your custom home. With the use of troweled textures, custom doors, stone, rustic beams, seamless windows, relaxing pools, and vibrant landscaping, your custom home will have the right details and texture to give your home the distinction of a well-built and planned custom home.

YOUR EXTERIOR VENEER DETAILS

Item	Selection
Exterior Type	Stucco and Stone
Stucco Finish	Two-tone w/ sanded trowel finish
Siding Facia, Soffit, and Friezes	Applicable items are hardiplank
Stone Allowance	Cultured stone
Brick Size	N/A
Brick Allowance	N/A
Mortar Color	N/A

YOUR SHINGLES

Item	Selection
Roofing Allowance	30-yr - 240 lbs/square comp roof (\$28.55/sq)
Felt Underlayment	15 lb felt with 18" metal valleys - composition roof

YOUR EXTERIOR FLOORING AND FLATWORK FINISHES

Item	Selection
Front Walks	Concrete w/ slate expansion joints (92 sq. ft. for walks)
Front Driveway	Concrete (1,007 sq. ft. for drive)
Front Porch	Slate
Back Porch	Plain concrete
Upstairs Balcony Floors	N/A
Garage Floor Finish	Gray garage floor paint (with garage floor paint, small areas may peel and are not warrantable)

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YOUR GARAGE DOORS

Item	Selection
Garage Door Type	Steel raised panel garage doors
Garage Door Opener Type	1/3 horsepower chain drive
# of Garage Door Openers	(2) garage door openers

YOUR FENCING, EXTERIOR BALCONIES, AND COURTYARDS

Item	Selection
Backyard Fence	6' wood to enclose backyard
Gate to Backyard	1 to match connecting fence
Driveway Gate	N/A
Courtyard Enclosure	N/A
Front Balcony	N/A
Rear Balcony	N/A
Exterior Wrought Iron Accent Allowance	N/A

YOUR LANDSCAPING

Item	Selection
<i>Estimated landscape allocations as follows:</i>	
<i>Front Sod</i>	\$1,125 (\$2.25 / sq. yd.)
<i>Front Plants / Bedding</i>	\$3,900 (estimated allowance for plants and bedding)
<i>Front Irrigation</i>	\$975 (\$325 / zone)
<i>Back Sod</i>	\$ (\$2.25 / sq. yd.)
<i>Back Plants / Bedding</i>	\$ (estimated allowance for plants and bedding)
<i>Back Irrigation</i>	\$ (\$325 / zone)
Total Landscaping Allowance	\$6,000

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FRONTIER'S DECORATIVE TOUCHES



At Frontier, our work does not end with a soundly constructed home. We go much further and think of details that will give your home that perfect finishing touch you want. Frontier's on-staff professional decorators will work with you through the construction of your home to help you coordinate selections such as plumbing, paint color, tile, and light fixtures. Our decorators will help you create award winning interiors that complement your tastes for you to go home to every day.

YOUR PAINT & WALL FINISHES

Item	Selection
Exterior Paint	Benjamin Moore – 20-yr. with Fungicide, Super Spec Latex Low Lustre House Paint
Interior Wall Paint	Benjamin Moore – Super Hide Latex Flat NOTE: Each wall color change after base color is an additional \$150 per bedroom.
Trim / Cabinet Paint	Benjamin Moore – Super Spec Alkyd Semi-Gloss Enamel
Wallpaper / Faux / Special Texture Allowance	N/A

YOUR SHEETROCK

Item	Selection
Outside Wall Corners	Round corners
Coffered Ceilings	Round corners
Corners of Window Returns	Round corners
Garage	5/8" fire-rated sheetrock
Sheetrock Texture	Roll-on wall texture and a mop ceiling texture

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YOUR FLOORING, WALL, AND COUNTER ALLOWANCES

Item	Selection
Carpet Allowance	Valera/Mesmerize @ \$18.75/sq. yd. for materials and labor with 1/2" 8 lb. rebond pad (3/8" for berber)
Wood Floor Type	Engineered wood floors
Engineered Wood Floor Allowance	3" Beckford Pecan Plank @ \$6.25/sq. ft. for materials and labor
Screeded Wood Floor Allowance	N/A/sq. ft. for materials and labor
Floor Tile Allowance	\$2.25/sq. ft. for purchase of tile
Counter & Backsplash Tile Allow	\$2.25/sq. ft. for purchase of tile
Wall & Tub Deck Tile Allowance	\$2.25/sq. ft. for purchase of tile
Granite Counter Allowance	Level 1 granite w/1.5" bullnose edge (\$45/sq. ft. installed)
Special Floor Allowance 1	N/A
Special Floor Allowance 2	N/A
Special Floor Allowance 3	N/A

NOTE: For the flooring schedule, see your blueprints.

YOUR COUNTERS, BACKSPASHES, AND TUB SURROUNDS AND DECKS

Item	Selection
Kitchen and Butler Counter	Granite
Kitchen and Butler Backsplash	Tile
Wet Bar Counter Downstairs	N/A
Wet Bar Counter Upstairs	Granite
Wet Bar Backsplash Downstairs	N/A
Wet Bar Backsplash Upstairs	Tile
Utility Counter	Tile
Utility Backsplash	4" tile
Kitchen / Utility Desk Tops	Wood
Master Bathroom – Counters	Granite
Master Bathroom – Tub Deck	Tile
Master Bath – Shower Surround	Tile (walls to 8'0" height)
Powder Bathrooms – Counter	Granite
Other Bathrooms – Counter	Tile
Other Baths – Tub & Shower	Tile (walls to 7'0" height)

NOTE: Labor for decorative patterns, natural stone, and porcelain tile costs more.

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YOUR FIREPLACE SURROUND ALLOWANCES

Item	Selection
Family Room	Cultured stone surround
Living Room	N/A
Master Area	N/A
Dining Room	N/A
Study	N/A
Gameroom	N/A
Outdoor	N/A

YOUR SPECIAL FINISH ALLOWANCES

Item	Selection
Special Finish Allowance 1	Decorative painted garage doors
Special Finish Allowance 2	Canitlevered front beams
Special Finish Allowance 3	Kitchen and porch beams
Special Finish Allowance 4	N/A
Special Finish Allowance 5	N/A
Special Finish Allowance 6	N/A

YOUR APPLIANCES

Item	Selection
<i>Estimated appliance allocations as follows:</i>	
<i>Cook-top</i>	\$650 Kitchen Aid stainless steel 5 brnr gas cook-top
<i>Cook-top Vent</i>	\$575 Kitchen Aid 36" down draft telescoping vent
<i>Oven</i>	\$2,175 Kitchen Aid stainless steel 30" double oven
<i>Warming Drawer</i>	N/A
<i>Microwave</i>	\$325 Kitchen Aid stainless steel 1.8 cu.ft. microwave
<i>Microwave Trim Kit</i>	\$100 Stainless steel microwave trim kit
<i>Dishwasher</i>	\$875 Kitchen Aid stainless steel dishwasher
<i>Kitchen Refrigerator</i>	\$
<i>Undercounter Refrigerator</i>	\$
<i>Wine Chiller</i>	\$
<i>Ice Makers</i>	\$
<i>Outdoor Grill & Doors</i>	\$
<i>Washer / Dryer</i>	\$
<i>Other Special Allowance</i>	\$
<i>Labor to Install</i>	\$ Labor to install refrigerators, icemakers, and other special appliances
Total Appliance Allowance	\$4,700

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YOUR LIGHT FIXTURES AND FANS

Item	Selection
Light Fixture and Fan Allowance	\$5,000

YOUR FRONT DOOR

Item	Selection
Front Door Allowance	\$4,000

YOUR HARDWARE

Item	Selection
Hardware Allowance	\$2,000
Cabinet Door Hinges	Youngdale semi-concealed hinges
Drawer Guides	KV drawer guides

NOTE: The hardware allowance is for purchasing towel bars, door knobs, locks, and so on.

YOUR INTERIOR DECORATIVE WROUGHT IRON

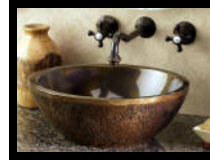
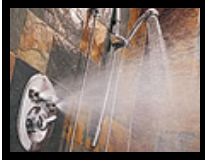
Item	Selection
Wrought Iron Ceiling Accent Allowance	N/A
Other Interior Wrought Iron Accent Allowance	N/A
Wine Grotto Door Allowance	N/A

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YOUR PLUMBING

Some plumbing items may not be applicable to your home.



MASTER BATHROOM AND POWDER BATHROOM

Item	Selection
Master Sink Fixtures	Pearl Nickel, Chrome & Brass, Venetian Bronze, or Stainless Steel in an 8" spread (\$287 ea)
Master Tub Fixture	Pearl Nickel, Chrome & Brass, Venetian Bronze, or Stainless Steel (\$374)
Master Shower Fixture	Pearl Nickel, Chrome & Brass, Venetian Bronze, or Stainless Steel (\$206)
Master Tub Allowance	72" x 42" Whirlpool tub (\$750)
Master Lavatory Sinks	Kohler K2196-8-0 white Pennington drop-in (\$67 ea)
Powder Lavatory Sink	Kohler K2196-8-0 white Pennington drop-in (\$67 ea)
Toilets	White toilets with elongated bowls (\$115 ea)

NOTE: All shower and tub fixtures have pressure-balanced valves.

OTHER BATHROOMS

Item	Selection
Sink Fixtures	Delta 2530 LHP/H24/A24 (\$119 ea) NOTE: This fixture is a 4" spread 2-handle chrome fixture from Delta's Innovations Series.
Tub / Shower Fixtures	Delta 1343 chrome fixture (\$92 ea)
Tubs	White 30" x 60" steel tub (\$105 ea)
Sinks	Kohler K2196-8-0 white Pennington drop-in (\$67 ea)
Toilets	White toilets with elongated bowls (\$115 ea)

NOTES: All shower and tub fixtures have pressure-balanced valves. Shower stalls will not have the lower tub water spout. Not all fixtures may be applicable to your home.

KITCHEN

Item	Selection
Kitchen Sink Faucet	Delta 474 chrome w/pull-out sprayer (\$245)
Kitchen Sink	Blanco 501-106 stainless steel two-comp. undermount (\$275)
Kitchen Sink Disposal	Badger 5 with 1/2 horsepower (\$70)
Vegetable Sink Faucet	N/A
Vegetable Sink	N/A
Vegetable Sink Disposal	N/A

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UTILITY ROOM

Item	Selection
Utility Sink	17x19x6-1/8" stainless steel self rimming (\$55)
Utility Faucet	Delta 100TP chrome single lever (\$71)

WET BAR

Item	Selection
Wet Bar Sink	15" x 15" stainless steel (\$150)
Wet Bar Fixture	Delta 2172LHP, H25 chrome bar faucet (\$114)

SPECIAL PLUMBING ALLOWANCES

Item	Selection
Special Plumbing Allowance	N/A - for selecting custom fixtures
Reverse Osmosis	N/A
Circulating Hot Water System	N/A

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YOUR TRIM

Some trim items may not be applicable to your home.



FOYER

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Front Door Trim	5 1/2" trim w/ crown capital - stained
Other Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	Crown and Base Stained

DINING ROOM

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	Crown Stained

LIVING ROOM

Item	Selection
Baseboard	N/A
Door Trim	N/A
Window Trim	N/A
Ceiling Trim	N/A
Wall Treatments	N/A
Paint/Stain	N/A
Other Notes	N/A

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STUDY

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	32" wainscot
Paint/Stain	Stain grade
Other Notes	N/A

DOWNSTAIRS HALLWAY

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

POWDER BATHROOM

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

FAMILY ROOM

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	Stain raised ceiling

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BREAKFAST ROOM

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

KITCHEN

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	Stain Cabinets

PANTRY

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	N/A
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	Stain pantry door

UTILITY ROOM

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

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MASTER BEDROOM

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

MASTER BATHROOM

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

MASTER WATER CLOSET

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

MASTER CLOSET

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	N/A
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

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UPSTAIRS HALLWAY

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

GAMEROOM

Item	Selection
Baseboard	1x6 MDF w/ PM5 cap
Door Trim	C12 w/ BB1 backband
Window Trim	N/A
Ceiling Trim	Crown
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	Stain crown

BONUS ROOM

Item	Selection
Baseboard	B211
Door Trim	C211
Window Trim	N/A
Ceiling Trim	N/A
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

NOTE: These specifications apply only to finished bonus areas.

OTHER BEDROOMS, BATHROOMS, AND CLOSETS

Item	Selection
Baseboard	B211
Door Trim	C211
Window Trim	N/A
Ceiling Trim	N/A
Wall Treatments	N/A
Paint/Stain	Paint grade
Other Notes	N/A

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STAIRCASES

Item	Selection
Handrails	BMC 6010 oak rail or equivalent
Newels	BMC 4955 oak newel or equivalent
Balusters	Wrought iron spindles (\$8.00 each)
Wall Handrails	BMC 6040 oak rail or equivalent (if on plans)
Entry Staircase Flooring	Carpet
Back Staircase Flooring	Carpet
Tread/Riser Caps	Stained 1" x 4" trim pieces
Entry/Starter Step	Carpet
Other Notes	N/A

DOORS

Item	Selection
Interior Doors Downstairs	Standard masonite doors chosen by clients u.n.o
Interior Doors Upstairs	Standard masonite doors chosen by clients u.n.o
Front Door	To be selected in coordination w/ allowance
Front Door Jamb	Paint grade
Other Exterior Doors	Insulated metal w/insulated glass u.n.o. (if app)
Other Notes	N/A

NOTES: Door sizes are noted on the plans. Stained rooms will have fir doors. Metal doors cannot be stained. Doors between the house and the garage will be paint-grade, fire-rated, self-closing doors.

CABINETS

Item	Selection
Stain Grade Cabinets	Stain Grade Birch w/ White Pine Moldings
Paint Grade Cabinets	Birch w/ White Pine Moldings
Cabinet Doors	
<i>Kitchen, Study, Master, and Entertainment Centers</i>	Raised Panels
<i>Other Areas</i>	Flat Panels
Other Notes	N/A

The specifications contained here within and the associated architectural drawings represent the full agreement in respect to building the house at the property listed herein. This agreement supersedes all previous discussions.

Buyer's Signature _____ Date _____

Buyer's Signature _____ Date _____

Seller's Signature _____ Date _____