



**Guidelines and Specifications of an Armour built home at \$125.00 a sq. ft.
Home size 2000 sq. ft. to 3400 sq. ft.**

Structural:

Concrete slab is 4-5" thick 3000psi concrete.

Multiple under reams under foundation. Depending on size of home.

Under reams are 9' deep x 12" wide with steel and concrete

All framing be it wall studs, ceiling joist, floor joist or rafters are all on 16" centers.

Ceiling heights are 9' other then main living area which could be higher depending on design.

High end vinyl windows (Pella, Atrium Etc. white, brown or almond) full view or divided light.

Exterior doors to be 8' wooden stain grad.

Brick or stone exterior with Hardy trim. (Allowance up to \$3.50 a sq. ft.)

All exterior and some int. walls and ceilings insulated

(R-11 bats in exterior walls and R-30 blown cellulose in attic.)

30 Year Architectural shingles.

Gutters and down spouts around home as needed.

A/C units are 14 seer Trane heat pump systems.

Garage doors are 8' windstorm rated for 120mph

Outdoor Kitchen. (outdoor appliance allowance up to \$3,000.00)

Interior Amenities:

Sheetrock to be 1/2" throughout entire home. Taped bedded and textured.

Texture choices are: splatter drag, orange peel, crows foot or stomped.

Painting: Ext. 1-color. Interior: ceilings-1 color, walls 1-color, trim one color. Cabinets 1-color paint or stain. Additional paint colors add \$ 375.00 ea. color



All wood stain grade custom built cabinet's with soft close doors and drawers with raised panel doors, including custom vent a hood to match cabinets. Stained or painted. (Cabinetry allowance up to \$ 17,500.00)

Granite counter tops on all cabinets. (# 2 grade)

Tile back splash. (Tile allowance for back splash including accents up to \$ 500.00)

All windows to have window seals.

Interior doors are 8' solid doors unless otherwise specified in plans.

Int. trim consist of 5" base, 3 1/2" door casing and large crown moldings in main living and master quarters.

Includes door hardware and installation. (Door hardware allowance up to \$1,000.00)

High end appliances Thermo king, subzero etc. (Allowance up to \$ 8,000.00)

Gas/wood burning log fireplace with custom mantle designed by builder/homeowner.

6' tub in master. Free standing or enclosed.

Master shower all tile with glass door and glass partitions depending on design. (Master shower tile allowance including accents up to 1,000.00)

Lighting fixture allowance up to \$4,000.00 (Includes all lighting fixtures inside and out including fans.)

Plumbing fixture allowance up to \$ 4,500.00 Includes sinks, toilets, tubs, faucets and valves.

Flooring allowance for wood, ceramic tile or carpet is \$ 3.75 a sq. ft.

Tie in electrical to power source up to 40' from house. additional cost is \$10 a lineal foot.

Tie in plumbing from house to city water and sewer up to 40'. Additional cost is \$10.00 a lineal ft.

Exclusions:

Well and septic (if needed add \$15,000.00)

Land clearing & pad

Landscaping

Driveway and or sidewalk.

(We have allowances for these items depending on size and location)