

Red Leaf Custom Homes, LLC

Maplewood

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REV. 10/05/2023

Item/Description	QTY	Price
Structural		
Steel reinforced poured concrete foundation		Included
4" thick concrete basement floor on top of 4" of pea rock and 6mil vapor barrier		Included
Drain tile system on exterior and interior of all footings connected to the sump pump		Included
Premium grade lumber		Included
9' walls on main floor, 8' walls in basement		Included
Subfloor is glued and screwed		Included
Engineered floor and roof trusses per plan		Included
Fiberglass egress window wells	4	Included
House wrap applied to exterior of house		Included
Raised ceiling in master bedroom		Included
Raised ceiling in living room		Upgraded
Raised ceiling in entryway		Upgraded
Exterior		
Standard vinyl and board & batten siding		Included
Concrete front step	1	Included
CertainTeed architectural shingles		Included
Pella 250 series windows - (black front bedroom window only)		Upgraded
Hebron Brick stone on front elevation with address numbers		Included
Composite frame fiberglass front door with window - Black	1	Upgraded
Pella climate control double sliding patio door	1	Included
4x4 pad of garage service door	1	Included
Rough grade		Included
Driveway and sidewalks per plan		Included
Outdoor water spickets	2	Included
Corbels	2	Upgraded
12x12 stamped patio		Upgraded
Garage		
Composite frame steel service door with schlage black knobs and deadbolt painted white	1	Included
Wood frame brick mold exterior trim steel door to house with schlage black knobs and deadbolt painted white	1	Included
Insulated and sheetrocked		Included
Floor drain	1	Included
(3 stall) standard 8ft garage doors 3 with opener remotes and wall button - Black		Upgraded

Rough in for gas heater	1	Included
Gas heater unit	1	Upgraded
Insulation		
Fiberglass batting insulation for exterior walls (R-21) figured for main floor		Included
Attic blown in with fiberglass (R-50)		Included
3" Closed cell spray foam on walls in basement		Included
Spray foam around doors, windows and any penetrations		Included
Calking-installed around windows & doors, any holes to outside & top/bottom plates		Included
Vapor barrier-installed on inside of exterior		Included
Mechanicals		
Standard sconce light fixtures figured for service door and patio	2	Included
Standard recessed lighting throughout exterior	6	Included
Standard recessed lighting throughout main and basement floor		Included
Standard pendant light fixtures above kitchen island	2	Included
Standard flush mount light fixtures in main office & basement bedrooms	4	Included
Standard vanity fixtures included in all bathrooms	5	Included
Bulb lights in garage	6	Included
Entryway light fixture	1	Upgraded
Exterior/interior outlets and smoke detectors per code		Included
Door bell with standard chime	1	Included
Tv figured for all bedrooms, living room, and family room	7	Included
Fan R.I in master bedroom	1	Included
Programmable thermostat	1	Included
Sofit outlet circuit exterior	1	Included
200 Amp service panel	1	Included
95% Efficient electrical furnace	1	Included
Exhaust fan in all bathrooms	3	Included
Floor drain in mechanical room	1	Included
Utility hookups for washer and dryer on main floor & utility room	2	Included
Rough in air exchanger	1	Included
Air exchanger unit	1	Upgraded
Passive radon piping	1	Included
A/C Central Air	1	Included
50 Gal electric water heater	1	Included
Sump pit and 1 pump with bypass	1	Included
60" electric fireplace - sheetrocked only	1	Included
Drywall		
Square corners throughout		Included
Painted Alabaster throughout - ceilings and walls		Included
Knockdown texture ceilings with orange peel walls		Included

Plumbing		
Undermount, single bowl sink in kitchen - Stainless Steel	1	Included
Delta Essa Kitchen faucet - Black	1	Included
Badger garage disposal	1	Included
Rectangular undermount sink in master bathroom	2	Included
Mansfield Alto elongated toilet in master bathroom	1	Included
Delta Ashlyn faucets in master bathroom - Black	2	Included
Delta Ashlyn shower trim kit in master bathroom - Black	1	Included
Standard custom tile shower with fiberglass base and glass shower door in master bathroom	1	Included
Gatco latitude II bathroom accessories in master bathroom - Black	1	Included
Mansfield Alto round toilet in all other bathrooms	2	Included
Delta Modern lavatory faucets in all other bathrooms - Chrome	3	Included
Delta classic tub/shower trim kit in all other bathrooms - Chrome	2	Included
Proflo rockaway lavatory drop in sink (1-Hole) in all other bathrooms	3	Included
Gatco latitude II bathroom accessories in all other bathrooms - Chrome	2	Included
Fiberglass tub/shower with in all other bathrooms	2	Included
All bathrooms include mirrors with clips fit to vanity	3	Included
Millwork		
Painted white 3 1/4 base, 2 1/4 case		Included
Painted white, 3 panel hollowcore doors with Schlage black knobs with privacy locks on bedrooms/ bathrooms		Included
Double doors with Schlage black passage knobs for closets		Included
Stained poplar end posts and handrail with metal rods for staircase		Included
Beams - Living room ceiling	2	Upgraded
Appliances		
Standard appliance package including refrigerator, gas range with hood, microwave built in cabinet, and dishwasher		Included
Cabinets / Countertops / Hardware / Shelving		
Painted white Koch Express kitchen perimeter cabinets		Included
Stained Koch Express kitchen island cabinets		Included
Stained Koch Express cabinets in all bathrooms		Included
Extend kitchen island 25"		Upgraded
Fireplace mantel		Upgraded
Standard tile backsplash (additional sqft added to window above sink)		Upgraded
Soft close drawers figured for kitchen only		Included
Standard level 1 quartz in kitchen and master bathroom		Included
Standard hardware figured for kitchen and all bathrooms		Included
Standard laminate countertop in all other bathrooms and mudroom bench		Included
White wire shelving throughout per plan		Included
Flooring		
Standard carpet w/ 1/2" pad located in master bedroom & closet, family room, basement bedrooms, storage, stairways, & hallways		Included
Standard laminate located in kitchen, office/bedroom, dining room, living room, mudroom & front foyer		Included

Standard vinyl located in mudroom bathroom, basement bathroom & utility room		Included
Standard tile flooring in master bathroom		Included

Model Base Bid:	\$435,000
Upgrades:	\$11,216
Lot:	\$53,000
Total Price:	\$499,216

THE PROPOSAL INCLUDES THE CONDITIONS NOTED:

Prices subject to change.

*All finishes are builder standard option, refer to sales team for more information.