

Building Systems Products & Supply
A Division of Lancaster Redevelopment Corporation
2138 Route 522
Selinsgrove, PA 17870
Phone 570-374-0131
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Date 9/4/08

TO: MICHAEL VOLATILE

080411A

We are pleased to offer our panelized package home pricing quotation to build and deliver our panelized package for your **1553** sq. ft. of living space, which we priced from prints you provided identified as **VOLATILE HOUSE**
Dear Sir,

Our base package price of **\$ 51,177** is based on **Building Systems Products & Supply** specifications which are available in detail but can be summarized as follows:

The following optional pricing may apply:

OPTIONS

1 2" X 6" EXTERIOR WALL PACKAGE (HOUSE ONLY)	\$ 1,611
2 1/2" PLYWOOD WALL SHEATHING IN LIEU OF 7/16" OSB	\$ 778
3 BARRICADE HOUSE WRAP (HOUSE ONLY)	\$ 195
4 5/8" OSB ROOF SHEATHING IN LIEU OF 7/16" OSB	\$ 266
5 UPGRADE 30 YEAR ARCHITECTURAL SHINGLES TO 50 YEAR ARCHITECTURAL	\$ 531
6 3/4" T&G PLYWOOD 2ND FLOOR SHEATHING IN LIEU OF 3/4" T&G OSB SHEATHING	\$ 487
7 R19 SHIP LOOSE FLOOR INSULATION IN LIEU OF R13 SHIP LOOSE	\$ 195
8 R38 SHIP LOOSE CEILING INSULATION IN LIEU OF R30 S/L BATTS	\$ 213
9 UPGRADE INTERIOR DOOR TRIM TO COLONIAL CLEAR	\$ 484
10 UPGRADE SHIP LOOSE BASE AND CASING TO COLONIAL CLEAR	\$ 382
11 UPGRADE ALL BASE MOLDING TO 5 1/4" AND ALL CASING TO 3 1/4" COLONIAL F.J.	\$ 1,355
12 UPGRADE CARPET PAD TO 7/16" 8 LB.HD	\$ 176
13 UPGRADE CARPET TO HIDDEN TREASURE (49 oz)	\$ 754
14 UPGRADE VINYL FLOORING TO RUSTIC	\$ 152
15 SENECA RIDGE SQ. MAPLE CABINETS & VANITIES I.L.O. SENECA RIDGE SQ. OAK	\$ 1,026
16 48" SHOWER IN LIEU OF A STANDARD 36" UNIT	\$ 94
17 60" SHOWER IN LIEU OF A STANDARD 36" UNIT	\$ 141
18 ANDERSEN TILT-WASH WINDOWS IN LIEU OF DOUBLE HUNG VINYL WINDOWS	\$ 4,474
19 B LABEL DOOR IN LIEU OF A STANDARD ENTRY DOOR	\$ 126
20 ADD SHIP LOOSE 14" I JOISTS IN LIEU OF CONVENTIONAL 2" X 10" JOISTS (2ND FLOOR)	\$ 1,634
21 DELETE VINYL SIDING AND ACCESSORIES	\$ (1,838)

BASE PRICING EXCLUDES:

Structural steel
Any masonry materials
1st floor subfloor materials
Ship loose fastners (common, finish, siding and roofing nails)
Rough plumbing (copper water supply lines, fittings, shut-off valves & PVC waste lines)
Heating system
Drywall
Paint
Garage doors
Exterior porch rail (Available as an option)
Fireplace, mantel, hearth, chase
Interior doors with any type of glass configuration, and quoted as a colonist system.
Certain accessories (Please contact a Forest Homes representative for complete details.)

NOTES:

WINDOW SIZES ARE QUOTED PER BUILDING SYSTEMS PRODUCTS & SUPPLY STANDARD STOCK
SHUTTERS ARE NOT INCLUDED IN QUOTE (NONE SHOWN)
NO MORTRIM/FYPON OR GABLE VENTS INCLUDED IN QUOTE
NO HIGH WIND ZONE REQUIREMENTS INCLUDED IN QUOTE
SHOWER IS QUOTED AS A STANDAD 36" UNIT
SHIP LOOSE 2ND FLOOR JOISTS ARE QUOTED AS CONVENTIONAL 2"X10" JOISTS (SEE OPTIONS)
STUCCO IS NOT INCLUDED IN QUOTE (QUOTED AS STANDARD VINYL SIDING)
TREATED DECK IS NOT INCLUDED IN QUOTE (BY BUILDER)
10" PERMA CAST COLUMNS ARE INCLUDED IN QUOTE
BUILT IN DESKS AND ENTERTAINMENT CABINETS ARE NOT INCLUDED IN QUOTE (BY BUILDER)
WATER PROOF MEMBRANE IS NOT INCLUDED IN QUOTE (BY BUILDER)
ROOF IS QUOTED AS A 7/12 PITCH TRUSS SYSTEM

INTERIOR AND EXTERIOR WALLS:

Building Systems Products & Supply Factory Assembled Panels:
2"x4" studs, 16" o.c.
Stud grade SPF

EXTERIOR WALL SHEATHING:

House and Garage
7/16" OSB screen back

FLOOR FRAMING: (FOR SECOND STORY SUBFLOOR ON TWO STORY MODELS):**NOTE: First floor system by Builder per plans**

Joists, beams, headers and girders
2"x10" SPF #2/Btr. (Shipped Loose)

SUBFLOORING: (ON TWO STORY MODELS)

3/4" tongue & groove OSB 4'x8' with construction adhesive

ROOF FRAMING:

Building Systems Products & Supply pre-assembled trusses - 6/12 pitch typical or per individual plan
Trusses typically 24" o.c. per design drawings (16" overhang at eaves)
30LB/SF snow load (or rafters if noted)
2"x6" SPF #2 fascia boards

ROOF SHEATHING:

7/16" OSB screen back with aluminum H-clips

ROOFING:

Shingles, Tamco Heritage architectural - 30 year warranty
Felt shingle underlayment 15lb. Grade
Air vent - rolled shingle over
Drip edge

SIDING:

Norandex Summit Manor Series - Double 4 1/2" or Dutchlap 4 1/2" design solid vinyl
.040 thickness textured uninsulated

SHUTTERS:

15" wide 1 1/8" thick
One piece construction wood grain texture
Open louver-raised panel shutters available as option
Front elevation only (per individual plan)

EXTERIOR ACCESSORIES:

Norandex vinyl soffit with aluminum fascia - 16" eave overhangs
F vinyl channel & J channel
Light fixture blocks
Starter strips & undersill trim

WINDOWS:

Double hung tilt vinyl windows (with screens)
Grilles between the glass (included throughout)
Factory applied Vycor Plus self-adhered flashing to headers, sills and jambs

ENTRY DOORS:

Therma-Tru polystyrene core-insulated steel clad six panel entry doors, with adjustable oak sills
Therma-Tru polystyrene core-insulated steel clad #263 sidelight (main entry door only, per prints)
Patio Doors location per print 2 door (one active, one fixed)
Shipped loose Vycor Plus self-adhered flashing for headers, jambs and thresholds

CABINETS:

Merillat "Classic" - Seneca Ridge Square Oak raised panel oak
Pull out trays (applicable base cabinets only)

KITCHEN COUNTER TOPS:

Formica brand self-edged 1 1/2"x25" with 4" backsplash

KITCHEN SINK:

Nickel Bearing stainless steel satin tone finish
8" deep (2) 14" x 14" bowls
Undercoating treatment for bowl to deaden sound and inhibit condensation

VANITY TOP:

Cultured (synthetic) marble top

TUBS:

CM-60 - Lasco or equal - one piece unit

WATER CLOSETS:

White Mansfield Alto China (or equal)

MEDICINE CABINETS:

Surface mount
Mirror door with oak frame
Light bar included

FAUCETS:

Delta-single lever/knob

WATER HEATERS:

American Proline or equivalent residential electric - 50 gallon capacity (or equal)

ELECTRICAL MATERIALS:

Square/D Homeline (or equal) 200 amp service panel with breakers - 40 circuits - 40 openings
All copper electrical wire for outlets, switches, fixtures, and appliances (sized per prints)
Light fixtures provided per prints - see literature for fixture specifications
AC/DC smoke detectors
Meter base

STAIRS:

Main stairs: Treads - 5/4"x12" "D" oak - bull nose one side, Risers- 1"x8" oak, Stringers- 5/4" x 10" oak
Basement stairs: Treads - 5/4"x12" "D" SYP - bull nose one side, Risers - 1"x8"
Ponderosa pine #2/btr, Stringers - 2"x10" SPF or SYP #2/btr

HANDRAIL:

Main stairs - WM-1203 oak handrail, open spindle side stairwells, and balconies. (per plan)
Basement stairs - Solid white pine handrail

INSULATION:

Owens-Corning (or equal) Kraft faced 3 1/2"-R13 on exterior walls
Kraft faced 9 1/2"-R30 for ceilings (R-38 available as an option)
Kraft faced 3 1/2"-R-13 for floors (R19 available as an option)

LOCKS:

Schlage - bright brass locksets

INTERIOR DOORS:

Colonist or equal 6 panel "Colonial" design hinged and bifold doors (flat back) with cased openings

INTERIOR TRIM:

2 1/4" Finger joint wood "Colonial" style paint grade casing for doors
Factory assembled "Quick-Trim" (2 1/4" casing, apron, jamb & sill in a single assembly) for windows
3" "Colonial" style baseboard throughout
Closet Maid vinyl clad ventilation shelving with integral clothes rod

FLOOR COVERINGS:

Beaulieu "Treasure"
100% nylon pile, 37oz.
Stain protector
DOMCO - "CustomFlor" sheet vinyl flooring with 5-year limited warranty
"No-wax" finish
3/8" laminated Hardwood floor at main entry/foyer area if applicable

APPLIANCES:

Whirlpool Range-30" 4.8 cu.ft. 4 burner, self cleaning electric
Whirlpool Range Hood-30", non-vented ductless
Whirlpool Dishwasher-5 level, energy star, white or black

MISCELLANEOUS:

Screws and caulking provided for kitchen cabinetry, siding and accessories
Shim shingles, nailers, 2x4 temporary bracing included
All specifications subject to change or equivalent substitution without notice

A general overview of our delivery can be summarized as the **1st delivery of the framing set to include:** The craned into place, first floor walls which will be sheathed, insulated, predrilled and have the windows installed, all interior wall panels (predrilled), exterior doors and patio doors shipped loose, the fiberglass fixtures, stairs and 2nd floor deck system shipped loose but craned over span.

The 2nd delivery of the framing set will include: The craned into place 2nd floor exterior walls which will be fully sheathed, insulated, predrilled and have the windows installed, all 2nd floor interior walls (predrilled), fiberglass fixtures shipped loose (craned into place), the trusses craned to the span in packs of five, roof sheathing, felt paper, dripedge and flashing shipped loose. The bracing, nailers, sub fascia and gable rake sub fascia **are included** and will be shipped loose.

The fascia/soffit finish materials and loose siding materials are included and will be shipped on the 1st or 2nd framing system delivery as space is available. The electrical rough in materials **are included** in our base price. These materials will be separately boxed and clearly marked.

To ensure our quality control and good service, you or your representative will be required to participate in a detailed inventory during delivery. Our pricing **includes** crane service with operator to assist your 5 man crew to erect the building in an efficient fashion.

Assuming you select the separate trim delivery option at no additional charge, we will provide the trim palletized and set in the garage. The interior split jamb, prehung doors, the ship loose delivery of the base, window casing, window sill and apron materials. Our base price includes a complete vinyl coated wire rack shelving system, lock sets, kitchen cabinetry with custom build self edge Formica brand counter tops shipped loose ready for installation by your trim carpenter.

Our base price **includes** the underlayment, adhesive and vinyl floor precut in accordance with the flooring diagram in our conformation drawings.

The carpet will be cut, marked and wrapped. The carpet pad is **included**.

The range, dishwasher and range hood are **included**. They will be boxed and delivered to the garage by our trim delivery team.

The finish electric, plumbing, vanity tops, medicine cabinets, towel bar, ring and toilet paper holder and light fixtures are **included** in our base price and will be delivered by our trim delivery team

Our quotation does not include any applicable sales tax and will be honored for a firm order placement received with a nonrefundable \$ **3,000** deposit by October 3, 2008 and delivered by November 3, 2008.

Our credit terms require all transactions to be secured by a letter of credit, assignment of funds, or a cashiers check at the time of delivery. In the event of a cashiers check at the time of delivery you may take a discount of \$ **1,024**

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This price quotation was made from a preliminary set of plans and is subject to change when a more accurate and more detailed set of plans becomes available.

If you need assistance in calculating your fixed cost estimate to determine your exact turnkey construction costs, please feel free to call our Regional Manager. The Regional Manager in your area is **Dwayne Steffen** who can be reached at **(570) 374-0131** or by FAX at **(570) 372-0518**

This pricing quotation was completed by Matt Kline. And all questions and/or comments should be directed accordingly.

Very truly yours,

Dwayne Steffen

