

**Central Nine Career Center
Building Trades Proposal**

	2010-2011 Expenses	2012-2013 Projected Expenses
Permits/Demo	1,600	3,200
Footings	1,000	1,000
Water/Sewer	2,000	2,000
Foundation	5,000	5,000
Framing	7,000	10,000
Roofing	2,000	3,000
Doors	1,000	1,000
Windows	1,500	3,000
Siding	2,000	2,500
Brick	750	500
HVAC	5,500	6,000
Plumbing	5,000	6,000
Electrical	4,000	6,000
Insulation	2,500	3,000
Drywall	4,250	5,000
Finish		1,000
Paint	750	800
Int. Doors	1,250	2,500
Trim	750	500
Flooring	1,750	3,000
Cabinets	3,000	3,500
Appliances	2,000	2,500
Driveway	2,500	4,500
Walks	500	500
Landscape	500	500
Lot	9,000	9,500
Restroom		1,500
Scrap Removal		500
Total	70,000	88,000

AGREEMENT TO PURCHASE REAL ESTATE

To: Central Nine Careers - Building Trades, Buyer

Date: _____

From: Knollwood Farms, Inc., Seller

The undersigned (hereinafter called "Seller") offers to sell, upon the terms and conditions set forth below, the Real Estate in Johnson County, Indiana whose legal description is:

One lot in Knollwood Farms Subdivision, Section 5D, Franklin, Indiana 46131;
in the county of Johnson. See Item 1. for selection of one lot to purchase.

TERMS AND CONDITIONS

The terms and conditions of this Agreement are as follows:

1. Purchase Price and Terms. The purchase price shall be Nine Thousand Five Hundred Dollars and no cents, \$9,500.00, for one lot, see selection below. To be paid in cash within 45 days of the signing of this agreement.

Lot 527	4083 Magnolia Drive, Franklin, Indiana 46131
Lot 529	4076 Magnolia Drive, Franklin, Indiana 46131
Lot 531	4070 Magnolia Drive, Franklin, Indiana 46131
Lot 533	4062 Magnolia Drive, Franklin, Indiana 46131

2. Taxes and Assessments. Buyer shall assume and pay the taxes upon the Real Estate due and payable in November, 2012, and all subsequent taxes. If the tax rate is not finalized, the last rate and value shall be used in this computation. Seller shall pay any assessments or charges upon or applying to the Real Estate for public or municipal improvements or services which on the date of this Agreement are constructed or installed on or about the Real Estate or are serving the Real Estate.

3. Possession. Possession of the Real Estate shall be delivered to Buyer on date of closing.

4. Use. Buyer represents that his intended use of the Real Estate is for the construction of a residence, and on the date of closing the Real Estate shall be in a district permitting such use. The residence shall be constructed in accordance to the City of Franklin ordinances and the Covenants which prevail over the subdivision.

5. Acceptance. If this offer is accepted, it shall constitute an agreement between Buyer and Seller, binding and inuring to the benefit of them and their respective heirs and assigns.

6. Other Terms: The real estate shall be unencumbered except for real estate taxes that Buyer has agreed to pay and except for the subdivision covenants and restrictions of record.

7. Insurance of Title. Prior to closing Seller shall furnish at Seller's expense a properly prepared Commitment of Title Insurance for the Real Estate, continued to a date after the date of this Agreement, disclosing a marketable title in Seller. Buyer shall have the right to have the title insurance commitment examined without causing reasonable delay. Seller will have a reasonable time to meet such requirements, if any, as may be necessary to render marketable his title to the Real Estate according to the Standards of Marketability of the Insured Title as adopted by the Indiana Bar Association.

8. Closing. This transaction shall be closed as soon as title to the Real Estate meets necessary legal requirements. At closing, Buyer shall make payment of the purchase price as provided in Section 1 above, and Seller shall deliver to Buyer a properly prepared and executed General Warranty Deed, conveying the Real Estate and all improvements thereon in the same condition they now are, usual wear and tear excepting. The deed shall be accompanied by a Closing Affidavit. This will be an insured closing. Seller will pay Closing fee, Title Insurance and Warranty Deed, Affidavit and Disclosure. Buyer will pay County recording and transfer fees and loan commitment fees. Seller shall assume the risk of loss or damage to the Real Estate and all improvements thereon until the delivery of the General Warranty Deed. In the event the Real Estate and all improvements thereon cannot be conveyed or contracted to Buyer in substantially their present condition, usual wear and tear excepting, this Agreement, at Buyer's election, shall not be binding upon Buyer, and earnest money deposited hereunder shall be returned to Buyer without delay.

9. Miscellaneous. Buyer has personally inspected and examined the Real Estate and makes this offer in good faith. All the terms and conditions are stated herein, there being no verbal agreements. Headings are inserted for convenience only and do not constitute a part of this Agreement. Whenever necessary and where the context admits, the singular terms "Buyer" and "Seller" and their related pronouns include the plural, the masculine, and the feminine.

Acceptance By Seller

The undersigned Buyer accepts the above offer and agrees with its terms and conditions.

BUYER: Central Nine Careers - Building Trades

By: _____

Central Nine Careers - Building Trades
1999 S. U.S. 31
Greenwood, Indiana 46143

Federal ID# _____

SELLER: Knollwood Farms, Inc.

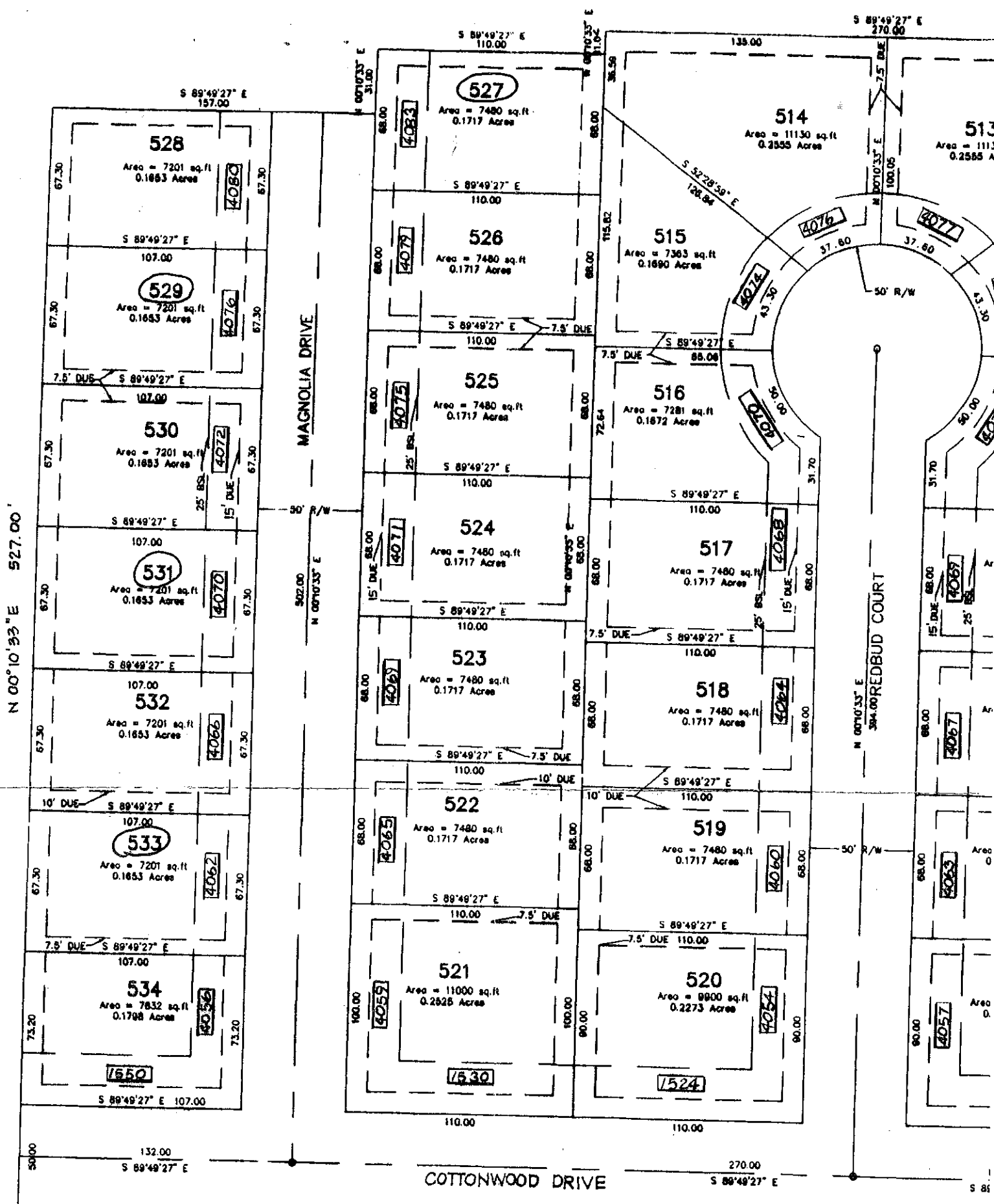
By: _____

Kathleen Meyer Ashworth, President
1648 U.S. 31 South
Greenwood, Indiana 46143
317-882-1565

Federal ID# _____

Addendum: Exhibit A Lot Plans

Exhibit B Covenants Knollwood Farms Subdivision (if requested)



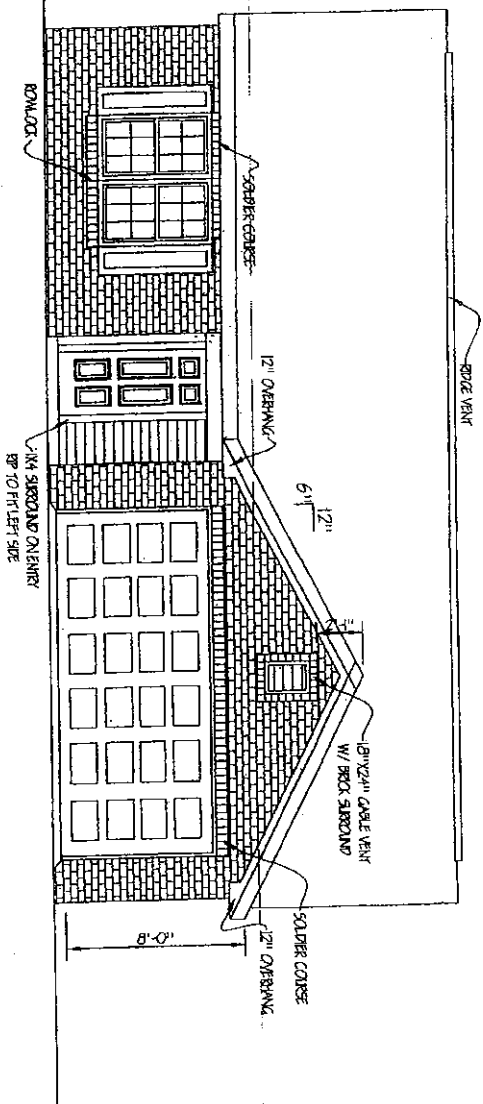
N 89°49'27" W 267.00

Vectren
Franklin Pub Wks

Bargersville Elec.
IAW

68.00	68.00	68.00
1527	1527	1515
541	542	

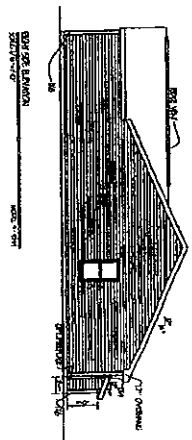
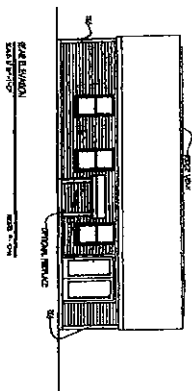
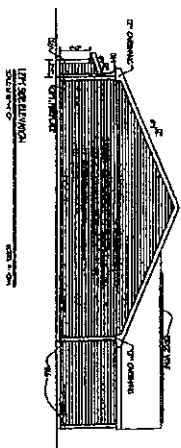
4065 Knollwood Ave
Franklin, IN



FRONT ELEVATION - C

SCALE: 3/16" = 1'-0"

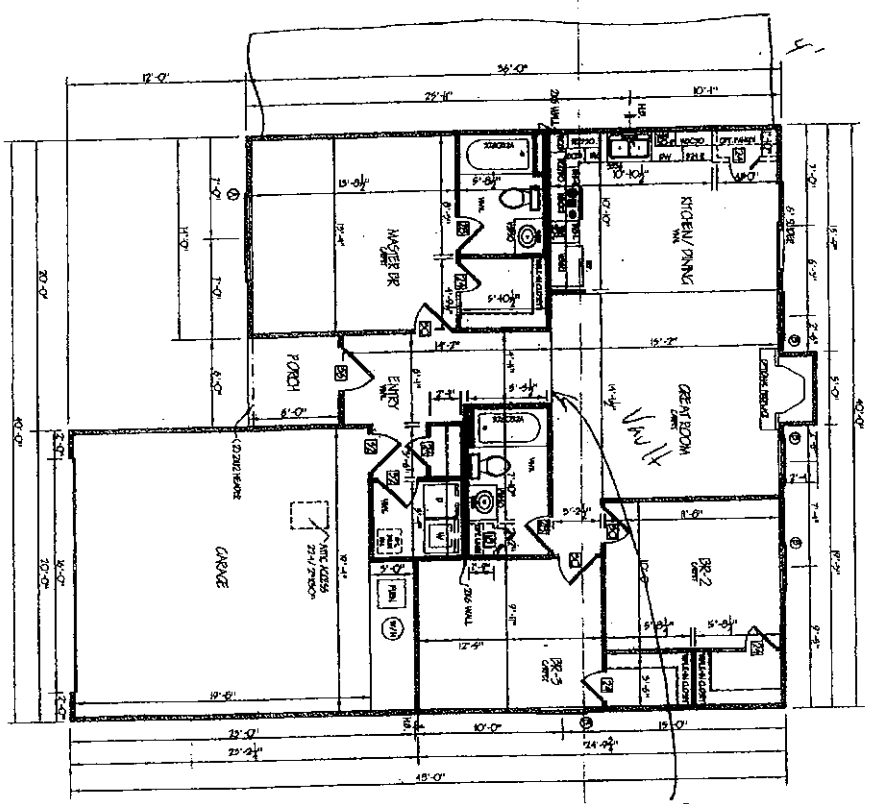
MODEL #: 4244



2/B 1-L 1-R
 2/L 2-L 2-R
 2/H 1-L
 2/L 4-L 1-R
 1/L 1-R

2 Pan Cashal
 w/ 10B Itunes

✓ 2/L RH
 ✓ 2/L LH
 ✓ 2/L RH
 ✓ 2/L LH
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 ✓ 2/L LH



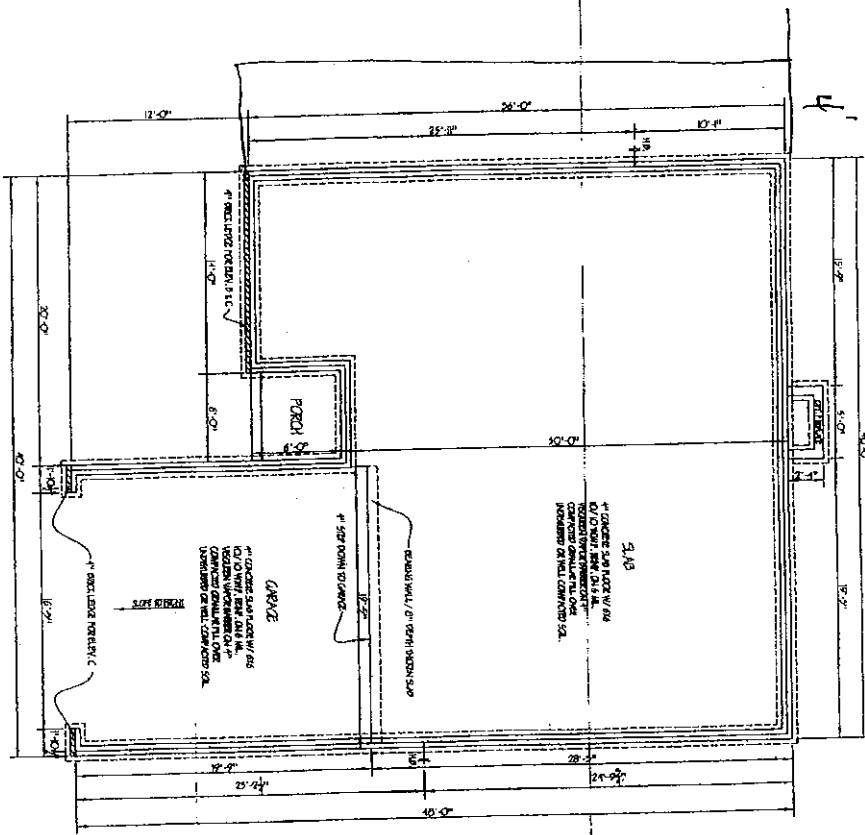
44'

16" deep plant shelf

2x6 ISH
 140
 18

FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTES: 1. 12/14

1-44

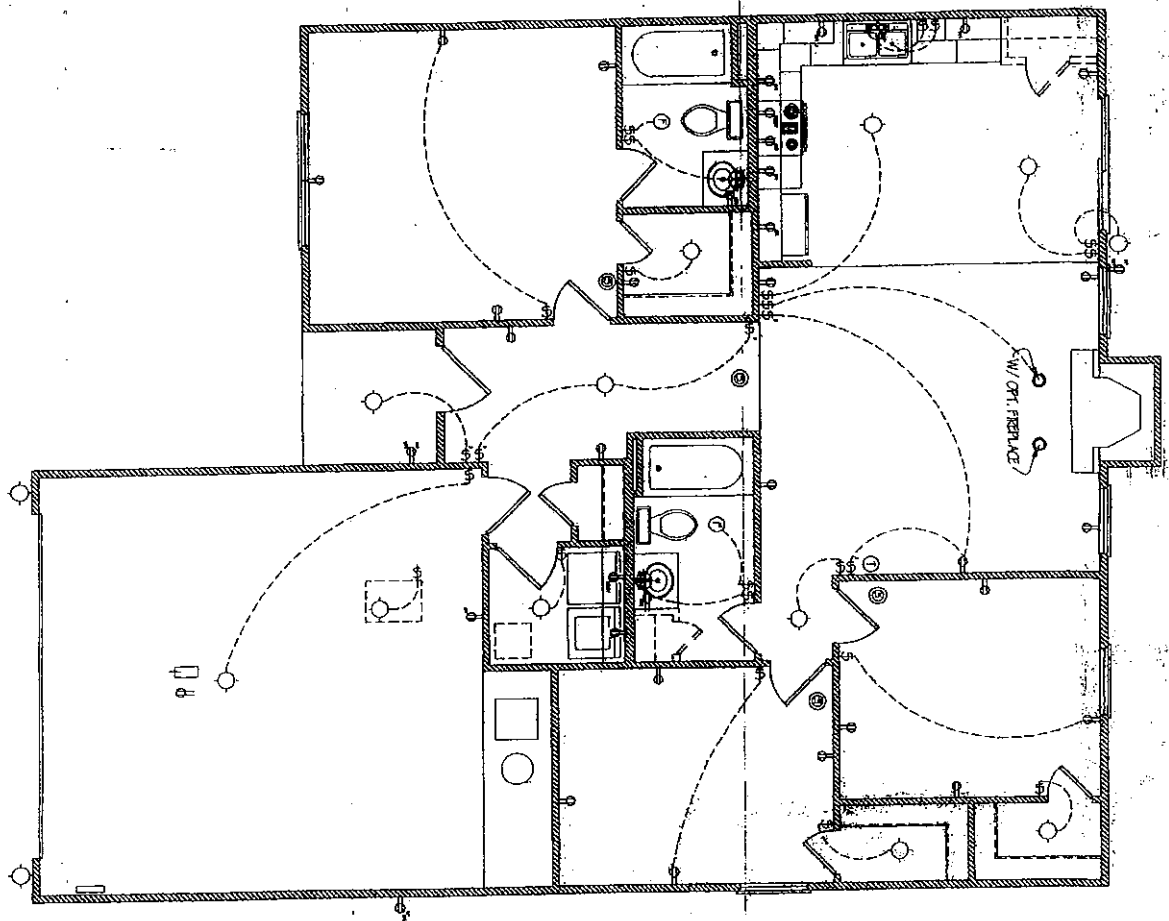


FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

MODEL #1-1241

NOTES: 1. SEE FOUNDATION PLAN FOR DETAILS.

OS 150
G/H 20
OSG 48



ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

MODEL #: 4244

ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CAL. V. MONITOR FINDER		CD 2. THE HUB
	WALL MOUNTED FINDER		SMOKE DETECTOR
	RECESSED FINDER		EXHAUST FAN
	SINGLE LIGHT SWITCH		EXHAUST FAN W/ LIGHT
	3 WAY LIGHT SWITCH		THERMOSTAT
	4 WAY LIGHT SWITCH		ELECTRICAL SERVICE PANEL
	5 WAY LIGHT SWITCH		WATERPROOF GFI RECEPTACLE
	100V GFI LIGHT RECEPTACLE		CABLE OUTLET
	100V GFI RECEPTACLE		PHONE JACK
	220V RECEPTACLE		



101048453 Building Specs
Due Date: 11/20/2010

GENERAL BUILDING SPECIFICATIONS

Plan or Model No.: _____

Property Address
or Legal Description: Lot 495 Knollwood Farms, Section 5 West, Part "D" _____

Buyer(s): _____

Builder: _____

Supplement to Contract
Dated: _____

GENERAL CONDITIONS

These specifications cover labor and materials necessary for the construction of a single family residence according to the aforementioned Model No. or plan submitted, to be erected for said buyer at the above address. All the work is to be executed in a workmanlike manner in accordance with accepted standards of the building industry in this area, local building codes, and the plans and specifications.

All excess material left after completion of construction shall remain the property of the builder.

1. EXCAVATION AND LAND CONDITIONS:

Minimum depth below grade will be as per plan. All excess dirt from the excavation, at the builder's option, shall be hauled away at the Buyer's expense. Any additional fill, grading or cutting which may be required shall be paid for by Buyer. Expenses incurred because of soil conditions such as quick-sand, rock, trees, including necessity for additional excavating, providing fill or cutting of lot, grading, removal of excess ground, additional footings, reinforcing, piers, additional depth of foundation wall, pumping, extra waterproofing of basement or diversion of water because of springs, wells, seepage, underground drainage lines, etc., shall be paid for by Buyer.

Allowance for excavation and site clearing, if applicable: _____

2. BACKFILL AND GRADING:

Builder shall be the authority for placement of building on lot and establishment of building grade as required by municipal authority. Builder shall not be responsible for settling of any backfill after grading. Garage fill material is included in allowance for all necessary sand/gravel for fill under garage slab. This assumes a typical garage excavation per plan. If any additional fill is required due to unstable soil conditions, it shall be paid for by the Buyer.

Allowance for rough grading and/or backfilling: _____

Allowance for final rough grading: _____

3. FOOTINGS:

Concrete footings for walls and piers shall be of sizes as shown on the plans and to meet local building codes.

4. FOUNDATION WALLS:

Foundation walls shall be as shown on the plans. Material: poured concrete @ 3,500 psi. Waterproofing: tar-based spray. Drain tile to be laid along exterior of footing with adequate stone coverage. Adequate bleeders to be installed through footing which lead to drain tile installed along interior of footing and connected to drain receiver with proper pitch. The Builder does not warrant against dampness or water caused by natural conditions of soil, drainage, hydrostatic pressure, condensation or climatic conditions.

Fireplace mantel: _____

BUYER INITIAL: _____

GENERAL BUILDING SPECIFICATIONS

9. WALKS AND DRIVEWAYS:

Driveway width: 16' ; length: 25'
Base material: Pea Fill ; thickness: 4"
Surfacing material: Concrete ; thickness: 4" ; reinforcing: Fiber
Culvert: _____
Front walk material: Concrete ; length: 69' ; width: 3' ; allowance: _____
Service walk material: Concrete ; length: 16' ; width: 3'
Steps material: _____ ; number of steps: _____
Stoops: front: _____ ; rear: _____ ; other: _____

10. EXTERIOR WALL FRAME:

Lumber: wood studs: _____ ; species: _____ ; spacing: _____ o.c. Wind bracing, bridging, corner bracing, if any, nailing blocking, furring to be according to standard building practices.

Height of exterior walls: first floor: 8' ; second floor: _____
Sheathing: O.S.B. ; thickness: 1/2" ; width: 4x8
Siding: type: Vinyl ; species: _____ ; grade: _____
size: _____ ; exposure: _____ ; fastening: _____
Brick veneer: Oldem Tudor MBR exterior only

11. FLOOR FRAME:

Species: Concrete Slab ; size: first floor: _____ ; spacing: _____
size: second floor: _____ ; spacing: _____

12. SUBFLOORING:

Type: _____ ; size: _____ Glued and nailed to joists.

13. INTERIOR WALL FRAME:

Species: _____ ; size: _____ ; spacing: _____
Height: first floor: _____ ; second floor: _____

14. CEILING FRAME:

First floor: _____ ; size: _____ ; spacing: _____
Second floor: _____ ; size: _____ ; spacing: _____
Other: _____ ; size: _____ ; spacing: _____

GENERAL BUILDING SPECIFICATIONS

15. ROOF SYSTEM:

Type: Trusses ; size: _____ ; spacing: _____

16. ROOF SHEATHING:

Type: _____ ; size: _____ ; spacing: _____

17. ROOFING:

Type: Asphalt Laminate ; color: Driftwood

Warranty/grade: 30yr ; underlayment: 15# Felt

18. BUILT UP OR FLAT ROOFING:

Number of plies: _____ ; weight: _____ ; surface material: _____

19. EXTERIOR DOORS AND TRIM:

Entrance doors (type/brand): Front: 6 Panel Thermatru

Garage/service: 7"x16" Insulated

House to garage: 6 Panel Thermatru

Weather stripping: _____

Combination storm and screen doors: _____

Sliding patio doors/French hinged doors: 60" Vinyl Slider

Exterior millwork: _____

Shutters, railings, louvers: _____

20. WINDOWS:

Type: Vinyl ; brand: Silverline ; clad exterior color: Sand

Low E: ☒ Yes ☐ No Storms/screens: _____ ; color: _____

Basement windows: _____

21. PLUMBING:

House drain inside: ☒ PVC ☐ Other: _____

House sewer (outside): ☒ PVC ☐ Other: _____

Water piping: ☐ Copper ☒ Other: Pex

Sill cocks (number/location): 2

Gas service: ☒ Utility company ☐ Other: _____

BUYER INITIAL: _____

GENERAL BUILDING SPECIFICATIONS

Finishes (cont'd):

FIXTURE	MAKE	MODEL #	COLOR	NOTES
Bath #2:				
Tub			White	
Shower over tub				
Lavatory			Expresso	Concrete Tops
Lav. faucet			Bronze	
Toilet			white	
Other:				
Bath #3:				
Tub				
Shower over tub				
Lavatory				
Lav. faucet				
Toilet				
Other:				
Basement Plumbing:				
Shower				
Shower faucet				
Lavatory				
Lav. faucet				
Toilet				
Water heater				
Other:				
Utility Room:				
Laundry tray				
Faucet				
Other:				
Wet Bar:				
Sink				
Sink faucet				
Other:				

BUYER INITIAL: _____

GENERAL BUILDING SPECIFICATIONS

24. SECURITY/VACUUM/AUDIO VISUAL WIRING:

Security: _____ or Allowance: _____
Vacuum: _____ or Allowance: _____
Audio visual: _____ or Allowance: _____

25. GARAGES:

Garage door type: 7'x16' Insulated
Operators: _____ Number: 1 Make/model: Wayne Dalton
Garage finish: Smooth
Floor drains: _____

26. INSULATION:

Exterior walls: Fiberglass Net/Blown-in
Ceilings: Blown Celulose
Other: _____
Vapor barrier type: _____

27. DRYWALL:

Thickness: Walls: 1/2" Ceilings: 5/8" Tape, joint cement and one spray coat. Metal outside corners.
Attached garage firewall to be fire rated as shown on plan. Thickness: 5/8"
Wall finish: smooth Ceiling finish: textured

28. CERAMIC TILE:

Ceramic tile labor for the areas below is included in the base price of the home. Material-only allowance is listed below.

Master bath: yes
Bath #2: yes
Bath #3: _____
Powder room: _____
Utility room: yes

The allowance for ceramic tile material only for all areas specified above is: _____

29. FINISH HARDWARE ALLOWANCE:

Type: _____
All bathrooms and master bedroom to have privacy locks.
Deadbolt lock at front door only.

BUYER INITIAL: _____

GENERAL BUILDING SPECIFICATIONS

32. STAIRS:

- ☐ Site fabricated ☐ Mill made
Style: ☐ Over the post traditional ☐ Post to post

Main Stair:

Brand/manufacturer: _____

Treads	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	_____
Risers	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	_____
Stringers	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	_____
Handrail	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	Style: _____
Baluster	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	Style: _____
Newel post	Material: _____	<input type="checkbox"/> Paint	<input type="checkbox"/> Stain	Style: _____

Basement Stair:

Treads	Material: _____
Risers	Material: _____
Stringers	Material: _____
Handrail	Material: _____
Walls	Material: _____

Interior Basement Stair: ☐ Open ☐ Closed

33. CABINETS:

Total allowance for cabinets: _____ or specify: _____

Kitchen:	Material: <u>Birch</u>	Door fronts: <u>Arch Top</u>
Vanities:	Material: <u>Birch</u>	Door fronts: <u>Arch Top</u>
Utility:	Material: _____	Door fronts: _____
Medicine:	Material: _____	Size/Model: _____

Note: Cabinet hardware to be selected by the Buyer and is to be included in the cabinet allowance.

34. COUNTER/VANITY TOPS:

Total allowance for counter/vanity tops: _____

Kitchen countertop type:	<u>Custom Concrete</u>
Vanity top(s) type:	<u>Custom Concrete</u>

35. SHOWER ENCLOSURES:

Total allowance for shower enclosures: _____

Specify type for each:	Master Bath:	<u>Tile</u>
	Bath #2:	<u>Tile</u>
	Other:	_____

BUYER INITIAL: _____

GENERAL BUILDING SPECIFICATIONS

41. LANDSCAPING/PLANTING:

Total allowance for landscaping: _____

Landscaping shall be provided by the Buyer unless otherwise stated. The connecting of downspouts to storm sewers is considered a landscaping item.

42. SHELVING:

Total allowance for closet shelving: _____

43. CLEANING:

Builder to provide labor, material and equipment for "move-in" cleanup, including, but not limited to: cleaning all windows, removal of debris, cleaning of cabinets and drawers, cleaning floors, and sweeping garage and basement.

44. MISCELLANEOUS SPECIFICATIONS:

The foregoing specifications consist of twelve (12) pages and have been examined and approved by the signatories below. These specifications are an addendum to any Building Construction Agreement or Offer to Purchase the below-listed property.

Seller

Date

Buyer

Date

This is specs for home
that is a speculative
build. There is no

buyer or seller @ this time to engage this
document.

Buyer

Date