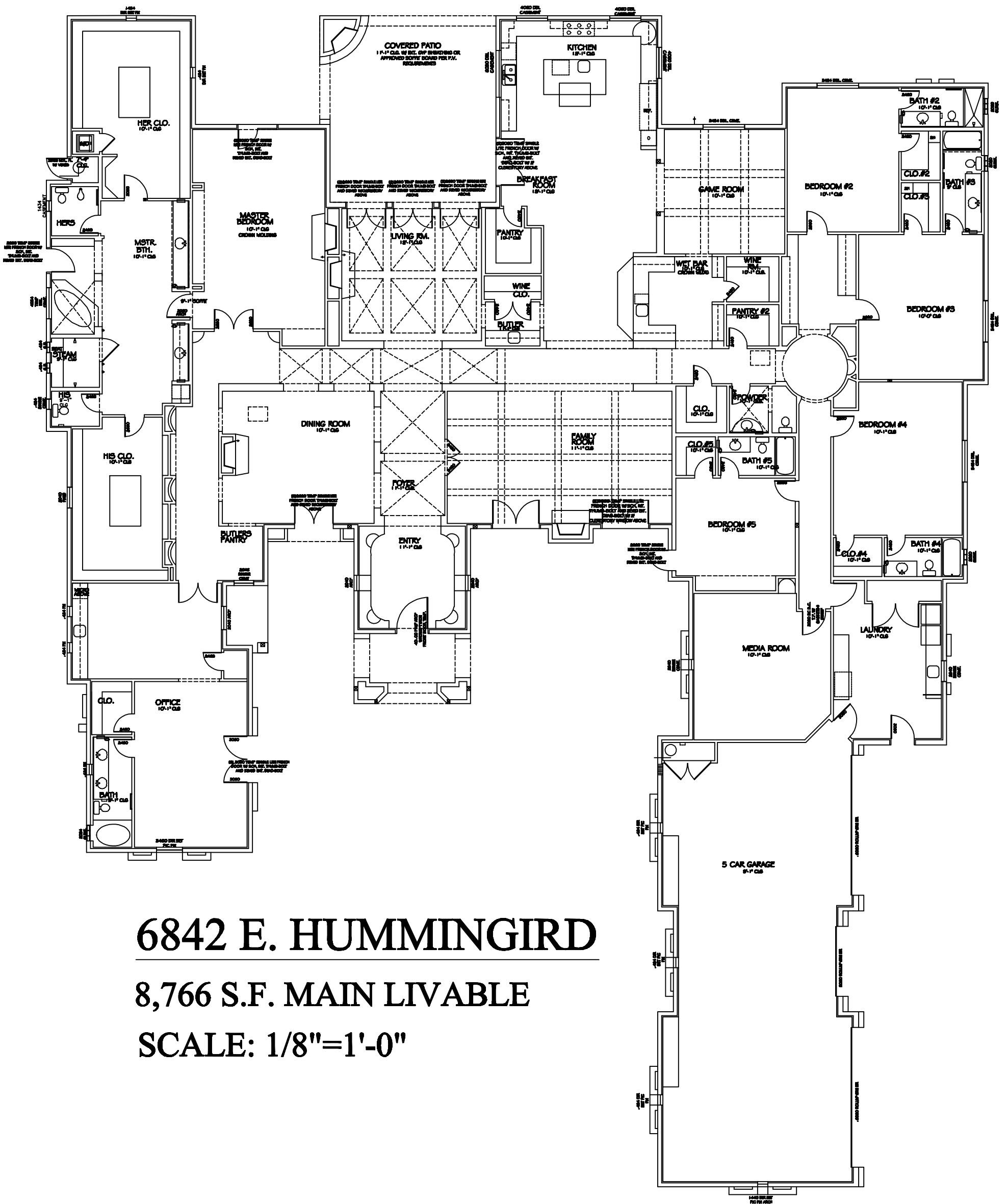




FRONT ELEVATION

\* Artist Rendering- Subject to Change



# 6842 E. HUMMINGBIRD

8,766 S.F. MAIN LIVABLE

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

**BUILDER COST ESTIMATE:**  
**Run Date: 2/19/2010**

**6842 East Hummingbird Lane**  
**Approx. 8766 Livable w/ 5 car garage**

**HOUSE COSTS:**

Appliances	\$	22,500	
Architectural	\$	15,000	
Bath Accessories	\$	2,500	
Cabinets	\$	60,000	
Canterra Stone-Material (Fireplaces)	\$	7,500	
Canterra Stone-Labor (Fireplaces)	\$	4,500	
Carpentry-Trusses	\$	25,000	
Carpentry-Framing (Labor)	\$	55,000	
Carpentry-Framing Material (Lumber)	\$	37,500	
Carpentry-Trim Material	\$	45,000	
Front Door	\$	3,500	
Carpentry-Trim Labor	\$	3,000	
Casual Labor	\$	15,000	
Clean Up-Final Interior	\$	2,000	
Closets	\$	16,500	
Concrete - Slab	\$	40,000	
Demolition	\$	25,000	
Driveway-Sidewalk- Patios	\$	7,500	
Drywall	\$	30,000	
Dust Control Permit	\$	300	
Dumpster and Trash removal	\$	3,600	
Electrical	\$	55,000	
Electrical Light Fixture Package	\$	7,500	<b>Budget</b>
Engineering Grading and Drainge	\$	3,500	
Engineering Structural	\$	3,250	
Fences (Returns)	\$	12,500	
Fences (Site Walls)	\$	2,500	
Fences - Gates (12' & 4')	\$	1,500	
Fireplaces w/ Gas log Sets	\$	15,000	
Fire Sprinklers	\$	12,000	
Floor Coverings-Stone	\$	25,000	
Floor Coverings - Showers/Tubs	\$	17,500	
Floor Coverings - Carpet	\$	15,000	
Garage Doors and Opener	\$	4,000	
Granite Tops	\$	20,000	
Height Certification (Engr.)	\$	500	
HVAC	\$	33,500	
Insulation (Batts & Blown)	\$	9,500	
J-Jon	\$	1,000	
Landscape	\$	50,000	
Mailbox	\$	750	
Masonry & Glass Block	\$	50,000	
Masonry-Superlite	\$	12,000	
Misc. Supplies (Home Depot)	\$	2,500	
Paint	\$	42,500	
Permit & Review Fees	\$	9,500	
Plaster (Stucco)	\$	18,000	
Plaster-Fences/Site walls (Stucco)	\$	10,500	
Plumbing and Gas	\$	65,000	
Pool	\$	-	
Roofing	\$	55,000	
Security System	\$	2,500	
Structured Wiring	\$	3,500	
Temporary Construction Fence	\$	1,000	
Utilities: SRP/Cox/Qwest/SW Gas	\$	5,000	
Utilities During Construction	\$	-	<b>Owner to Provide</b>
Windows	\$	12,500	
<b>Subtotal:</b>		<b>\$</b>	<b>999,900</b>

**GENERAL CONTRACTING FEES:**

Builder Overhead	\$	15,000	
Builder Fee	\$	60,000	
Insurance General Liability	\$	10,000	
Insurance - Course of Construction	\$	-	<b>Owner to Provide</b>
Sales Tax (State/City)	\$	57,775	
Real Estste Commissions (Buyer's Agent 3	\$	33,500	
<b>Subtotal:</b>		<b>\$</b>	<b>176,275</b>

**Total Construction Costs: \$ 1,176,175**

# *Construction Specification List*

**6842 East Hummingbird Lane  
Paradise Valley, Arizona 85253  
Run Date: 2/17/2010**

The project includes a Main House with 5 Car Garage *per Builder design and selection.*

*Santorini Homes, Inc.* is the “Builder”. Contractor’s License Number B-175142.

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**APPLIANCES:** Main house “Kitchen-Aid Package” Double Oven, Refrigerator, Freezer, Microwave, Dishwashers (2), Range Top and Vent-a-hood.

**BATH ACCESSORIES:** Towel bars, towel rings, surface mount paper holders in all baths, color to compliment plumbing hardware (Oil Rubbed Bronze)

**CABINETS:** Raised square panel door fronts, dove tailed drawer boxes, single hand wipe finish, concealed hinges.

**CANTERRA STONE:** Fireplace mantles and hearths at family room, master bedroom.

**CARPENTRY TRIM MATERIAL and FRONT DOOR:** Stain door package with kerfing. Wood Baseboards at carpeted areas, and adjoining closets. 8’ tall interior doors, alder solid core stain grade with lever handsets (Oils Rubbed Bronze). Front door is solid wood stained to Match Eaves. Wood baseboards in bedrooms and adjoining closets.

**CLOSETS:** By “California Closets” Color to be: White Linen.

**DRIVEWAY SIDEWALK and PATIOS:** Colored concrete, salt finish.

**DRYWALL:** 1/2” Drywall through out Semi-smooth finish. 5/8” drywall at garage.

**ELECTRICAL:** Cover plate color is “Almond.” Recessed can lighting. Lighting fixture and fan budget of \$7,500.

**FENCES-RETURN WALLS:** Fence return walls to enclose rear yard. All fencing-site walls to have “sand” finish stucco and paint.

**FIREPLACES:** Family room and master bedroom. Manufacturer is “Isokern” or similar. Rear patio is masonry. All to have red brick and manual gas log sets.

**FIRE SPRINKLERS:** Per Town of Paradise Valley and subcontractor design.

**FLOOR COVERINGS:** Saltillo tile sealed with baseboards in main living areas and adjoining closets. Carpet in all bedrooms, adjoining closets, and living room.

**GARAGE DOORS and OPENERS:** Clopay flush wood grain with Chamberlin motors.

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**GATES:** Metal and wood gates at returns, painted to match house. (12' West; 4' East)

**GRANITE TOPS:** Granite tops with bullnose edges at all cabinets areas. (Level One)

**HVAC:** Carrier Split System Heat Pump "Builder Series" 13 SEER.

**INSULATION:** R-13 Batts at exterior walls, and R-38 blown insulation in attic.

**MAILBOX:** Lockable mailbox built into masonry per Town of PV standards.

**MASONRY and GLASS BLOCK:** 6' and 8" Integra masonry with foam per design.  
Glass block at windows over showers/tubs.

**PAINT:** Dunn Edwards. Color to be selected

**PLASTER-(STUCCO):** Sand Finish

**PLASTER SITE WALLS-(STUCCO):** Sand Finish

**PLUMBING and GAS:** Moen fixtures in all bathrooms. Biscuit toilets, tubs, and lavs.  
Two (2) 75 gallon Water Heaters. Acrylic tub with hydro-jets at master.

**ROOFING:** Polyurethane foam system with some Mexican 2 Piece Sandcast Tile.

**SECURITY SYTEM:** Pre-wire for all sensed doors and windows, one keypad.

**STRUCTURED WIRING:** Cable TV, Phone, CAT5 Wiring throughout.

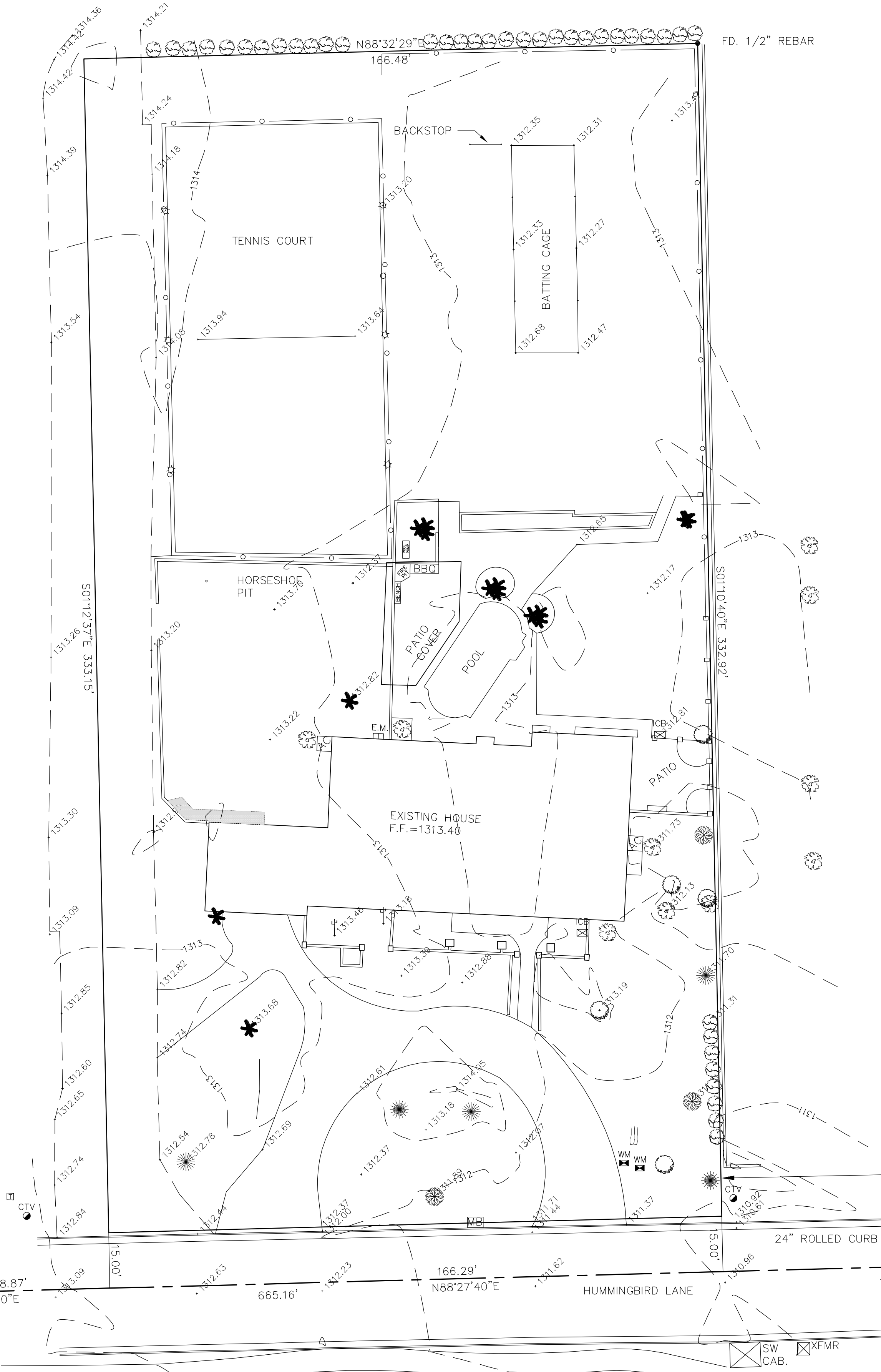
**UTILITIES (Secondaries):** City of Phoenix water/sewer; SRP; Southwest Gas

**WINDOWS:** "Windsor" Pinnacle exterior aluminum clad with pine interiors stained to match trim package.

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***\*\*\*\*The Builder reserves the right to substitute materials of comparable value should the need arise due to field conditions or the unavailability of materials. All dimensions on the building blueprint plans, site plan, wall/fencing plan, and other plans are approximate and subject to field conditions.***

FD. 1/2" REBAR



FD. BCHH  
 HUMMINGBIRD LN. &  
 MOCKINGBIRD LN.  
 EL-1319.69

SW CAB. XFMR CAB.