

CONSTRUCTION CONTRACT

1. THE PARTIES. This Construction Contract (the "Agreement") is made between:

Client: Karen L Kretzinger (Client name) with a mailing address of 52 Firefly chatham Illinois (the "Client"), AND

Contractor: Legacy construction gutter and steel LLC (Contractor name) with a mailing address of 201 s walnut suite 304 rochester illinois 62563 (the "Contractor").

WHEREAS, the Client intends to pay the Contractor for Services provided, effective 02/10/2025 (mm/dd/yyyy) (the "Effective Date"), under the following terms and conditions:

2. SERVICES. The Contractor agrees to perform the following for the Client:

Construction of new construction home from start to Occupancy permit completion.

Hereinafter known as the "Services."

3. PAYMENT. In consideration for the Services to be performed by the Contractor, the Client agrees to pay the following: (check one)

- ☐ - \$_____ / Hour.
- ☐ - \$_____ (total) for the Services.
- ☒ - Other: please see attached Build cost.

The Contractor agrees to be paid: (check one)

- ☐ - Within _____ days upon delivering an invoice.
- ☐ - Upon the completion of all Services.
- ☐ - On a _____ (e.g., weekly, monthly) basis starting from the Effective Date.
- ☒ - Other: Draws as requester through bank of Springfield.

Completion shall be defined as the fulfillment of Services as described in Section 2 in accordance with industry standards and to the approval of the Client, not to be unreasonably withheld.

4. DUE DATE. The Services provided by the Contractor shall: (check one)

- ☐ - Be completed by _____ (mm/dd/yyyy).
- ☐ - NOT have a due date.
- ☒ - Other: upon completion.

5. TERMINATION. This Agreement shall terminate upon the: (check all that apply)

- ☒ - Completion of the Services provided.
- ☐ - Date of _____ (mm/dd/yyyy).
- ☐ - Other: _____.

6. OPTION TO TERMINATE. The Client and the Contractor shall each: (check one)

- ☐ - Have the option to terminate this Agreement at any time by providing _____ days' written notice.
- ☒ - NOT have the option to terminate this Agreement earlier than the agreed upon terms mentioned in Section 5 unless there is reasonable cause.

7. EXPENSES. The Contractor shall be: (check one)

- ☐ - Responsible for ALL expenses. The Contractor shall be responsible for all expenses related to providing the Services under this Agreement.
- ☐ - Responsible for ONLY the following expenses:

_____.
The Client agrees to pay the Contractor within thirty (30) days of receiving notice of any other expense directly associated with the Services. Upon the Client's request, the Contractor may have to show receipts or proof of purchase for said expense.

- ☒ - Responsible for NO expenses. The Contractor shall not be responsible for any expenses related to providing the Services. The Client shall be responsible and will be required to pay for all expenses in connection with the Services provided. The Client agrees to pay the Contractor within thirty (30) days of receiving notice of any expense directly associated with the Services. Upon the Client's request, the Contractor may have to show receipts or proof of purchase for said expense.

8. INSURANCE. The Contractor agrees to bear all responsibility for the actions related to themselves and their employees or personnel under this Agreement. In addition, the Contractor agrees to obtain comprehensive liability insurance coverage in case of bodily or personal injury, property damage, contractual liability, and cross-liability (the "Liability Insurance").

The amount (\$) for the Liability Insurance shall: (check one)

- ☒ - Be a minimum amount of combined single limit of \$ 700,000.00.
- ☐ - NOT have a minimum amount required, unless otherwise required by federal, state, or local laws and authorities.

9. CONTRACTOR STATUS. The Contractor, under the code of the Internal Revenue Service (IRS), is an independent contractor, and neither the Contractor's employees or contract personnel are, or shall be deemed, the Client's employees.

10. OTHER BUSINESS ACTIVITY. The Contractor may engage in other business activities provided, however, that the Contractor shall not during the term of this Agreement solicit the Client's employees, clients, accounts, or other related business endeavors of the Client.

11. ASSIGNMENT. Neither the Client nor the Contractor may assign this Agreement without the express written consent of the other party.

12. RELATIONSHIP DEFINED. Nothing in this Agreement shall indicate the Contractor is a partner, agent, or employee of the Client.

13. BUSINESS LICENSES, PERMITS, AND CERTIFICATES. The Contractor represents and warrants that all employees and personnel associated shall comply with federal, state, and local laws requiring any required licenses, permits, and certificates necessary to perform the Services under this Agreement.

14. FINAL AGREEMENT. It is agreed between the parties that there are no other agreements or understandings between them relating to the subject matter of this Agreement. This Agreement supersedes all prior agreements, oral or written, between the parties and is intended as a complete and exclusive statement of the agreement between the parties. No change or modification of this Agreement shall be valid unless the same be in writing and signed by the parties.

15. LEGAL NOTICE. All notices required or permitted to be given hereunder shall be in writing and may be delivered personally or by Certified Mail – Return Receipt Requested, postage prepaid, addressed to the mailing addresses entered in Section 1.

16. INDEMNIFICATION. The Contractor shall indemnify and hold the Client harmless from any loss or liability from performing the Services under this Agreement.

17. GOVERNING LAW. This Agreement shall be governed under the laws in the State of Illinois.

18. SEVERABILITY. This Agreement shall remain in effect in the event a section or provision is unenforceable or invalid. All remaining sections and provisions shall be deemed legally binding unless a court rules that any such provision or section is invalid or unenforceable, thus, limiting the effect of another provision or section. In such case, the affected provision or section shall be enforced as so limited.

19. ADDITIONAL TERMS AND CONDITIONS.

Buyers agent to be paid at completion per contract \$12,500
Legacy construction gutter and steel LLC does not guarantee any specific day of completion.

Authentisign
Julie Davis

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms of this Agreement by their signatures below on the dates indicated.

Client's Signature: _____

Date: _____

Print Name: Karen L Kretzinger

Contractor's Signature: *Dan Wallace*

02/10/25
Date: _____

Print Name: Dan Wallace

Company Name: Legacy real estate professionals LLC

Build Cost Estimation & Draw Form

Home Address: 52 Firefly Chatham

The build cost Form below is an estimation of the build cost for your home. The estimates on the build cost are estimated from the most recent builds we have done. The prices below are good faith estimates only. Actual cost may vary depending on the market cost of materials at the time of your build. Any dates give to you for an estimated completion dates are just estimations. Currently our market is grossly understaffed on subcontractors and therefore builds are taking longer than normal to complete.

	Material/ Service	Contractor Name and address	Contract Amount	Amount Previously paid	Current Payment	Balance due on completion
1	Lot cost		\$ -		\$ -	\$ -
2	closing cost		\$ -		\$ -	\$ -
3						\$ -
2	4 City Building permits		\$ 2,652.40		\$ -	\$ 2,652.40
5	Water and Sewer Connect fees		\$ 3,118.75			\$ 3,118.75
6	sewer permit		\$ 400.00			\$ 400.00
7	Electrical trenching and connect		\$ -			\$ -
8	Gas line connect		\$ -			\$ -
9						\$ -
3	10 Insurance		\$ 2,112.00			\$ 2,112.00
11						\$ -
4	12 plans		\$ 2,610.00			\$ 2,610.00
13	copies of plans		\$ 250.00			\$ 250.00
14						\$ -
5	15 Dumpster- Trash		\$ 3,200.00			\$ 3,200.00
16						\$ -
6	17 Foundation - Concrete - Fill					\$ -
18	foundation		\$ 42,654.00			\$ 42,654.00
19	rough grade		\$ 3,700.00			\$ 3,700.00
20	flatwork concrete materials		\$ 16,557.48			\$ 16,557.48
21	Flatwork concrete Labor		\$ 13,000.00			\$ 13,000.00
22	fill rock - trucking fees	see below	\$ -			\$ -
23	fill rock materials		\$ 14,000.00			\$ 14,000.00
24						\$ -
7	25 Trusses		\$ 15,331.95			\$ 15,331.95
26	Crane time		\$ 875.00			\$ 875.00
27						\$ -
8	28 I-Joist		\$ 10,754.00			\$ 10,754.00
29						\$ -
9	30 Garage doors					\$ -
31	9 x 7 garage door allowance	per quote - tax added	\$ 6,813.68			\$ 6,813.68
32	16 x 7 garage door allowance	see above line 9-31	\$ -			\$ -

33	Garage door opener allowance	see above line 9-31	\$ -		\$ -
34	Garge door install Labor	Line 38 (600.00 Quoted)	\$ -		\$ -
35					\$ -
36					\$ -
10 37	framming labor				\$ -
38	Main living area framing labor	Line 38 (28,312.00 estimated)	\$ -		\$ -
39	Basement area framing labor - finished area	Line 38			\$ -
40	Finish framing	Line 38			\$ -
41					\$ -
11 42	Framing Materials				\$ -
43	LS Building materials		\$ 37,899.00		\$ 37,899.00
44	LS Building materials reimbursments to legacy		\$ -		\$ -
45	Sheathing - zip system zip tape - regular osb		\$ 15,728.17		\$ 15,728.17
46	pawnee lumber - Pay direct				\$ -
47	pawnee lumber - re-embursement to legacy				\$ -
48	Menards - payment direct				\$ -
49	menards re-embursement to legacy				\$ -
50	Lows - payment direct				
51	Lows re-embursement to legacy				
52					
12 53	Windows and doors				\$ -
54	window package	per quote LS	\$ 23,148.85		\$ 23,148.85
55	exterior doors - front		\$ 6,596.23		\$ 6,596.23
56	Slider to basement patio	included in window package	\$ 4,208.86		\$ 4,208.86
57	Garage man door - to exterior	included in window package	\$ -		\$ -
58	Garage man door - to interior - firedoor	included in window package	\$ -		\$ -
59	exterior door handles		\$ 450.00		\$ 450.00
60	interior doors - Main floor		\$ 10,393.78		\$ 10,393.78
61	double closet doors	see above	\$ -		\$ -
62	interior doors - Basement		\$ -		\$ -
63	interior door handles - Main floor		\$ 977.35		\$ 977.35
64	interior door handles - basement	see above	\$ -		\$ -
65					\$ -
13 66	Roofing				\$ -
67	Materials		\$ 10,950.00		\$ 10,950.00
68	Labor	Line 38 (4,865.95 estimated)	\$ -		\$ -
69					\$ -
14 70	Sidding				\$ -
71	sidding-Material		\$ 7,224.61		\$ 7,224.61
72	sidding labor	Line 38 (4500 estimated)	\$ -		\$ -

73	Soffit		\$ 2,931.60		\$ 2,931.60
74	Facia		\$ 413.77		\$ 413.77
75	Gutters materials and labor		\$ 3,121.00		\$ 3,121.00
76	Soffit labor	Line 38 (1800 estimated)			\$ -
15 77	Brick and stone				\$ -
78	masonry Materials		\$ 4,000.00		\$ 4,000.00
79	Masonry labor	\$18 a sq foot	\$ 3,900.00		\$ 3,900.00
80	Stone mailbox with address stone and limestone flat cap	not quotred	\$ -		\$ -
81					\$ -
16 82	Electrical materials & Labor		\$ 27,000		\$ 27,000.00
83	Lighting allowance		\$ 4,000.00		\$ 4,000.00
84					\$ -
85					\$ -
17 86	Plumbing materials & Labor				\$ -
87	Plumbing parts -tubs - showers etc	per quote	\$ 29,541.00		\$ 29,541.00
88	Faucets				\$ -
89	combi unit for heated floors		\$ 5,500.00		\$ 5,500.00
18 90	HVAC unit 1		\$ 27,380.00		\$ 27,380.00
91	HVAC unit 2				\$ -
92	Heated floor basement and garage		\$ 15,500.00		\$ 15,500.00
19 93	Insulation - foam in all ext walls of living area only		\$ 17,291.11		\$ 17,291.11
94	Insulation - Cellulose in attic area including garage R-49		\$ 3,100.00		\$ 3,100.00
95	Insulation - Fiberglass garage walls	see above - included in wall quote	\$ -		\$ -
96					\$ -
20 97	Drywall				\$ -
98	drywall / material		\$ 16,000.00		\$ 16,000.00
99	drywall labor	Line 38 (15,000.00 estimated)	\$ -		\$ -
100					\$ -
21 101	Paint				\$ -
102	painting material - color city loft for whole house		\$ 7,500.00		\$ 7,500.00
103	painting labor	Line 38 (8,000.00 estimated)			\$ -
104					\$ -
22 105	Casing and trim				\$ -
106	casing and trim materials		\$ 3,100.00		\$ 3,100.00
107	finish trim labor - includes cabinets,doors etc	Line 38 (9,800.00 estimated)			\$ -
108					\$ -
23 109	interior stairs				\$ -
110	framing stair materials	included in framing materials	\$ -		\$ -
111	stair railing - materials only		\$ 2,000.00		\$ 2,000.00
112	stair railing stain /paint - materials only		\$ 2,000.00		\$ 2,000.00

113	stair labor	Line 38				\$ -
24 114	floor coverings					\$ -
115	First floor flooring allowance	per bid	\$ 14,162.00			\$ 14,162.00
116	2nd floor - flooring allowance		\$ -			\$ -
117	basement flooring allowance	per bid	\$ 4,963.00			\$ 4,963.00
118	master - shower tile	per bid	\$ 5,411.00			\$ 5,411.00
119	Tile kitchen backsplash	per bid	\$ 2,600.00			\$ 2,600.00
120						\$ -
25 121	Shelving		\$ 1,300.00			\$ 1,300.00
122						\$ -
26 123	Mirrors		\$ 600.00			\$ 600.00
124	Lighted mirrors					\$ -
27 125	Shower door- master suite	None quoted	\$ -			\$ -
126	Shower door- common bath					\$ -
127	Shower door- basement bath					
28 128	cabinets - kitchen bath		\$ 34,504.15			\$ 34,504.15
129	Laundry tub		\$ 90.00			\$ 90.00
130	Laundry cabinets					\$ -
131	Pulls					\$ -
132						\$ -
29 133	counter tops		\$ 12,401.82			\$ 12,401.82
134	laundry couter top		\$ 1,200.00			\$ 1,200.00
135	Kitchen sink		\$ 350.00			\$ 350.00
30 136	landscaping - sod		\$ 3,135.75			\$ 3,135.75
137						\$ -
31 138	Misc Labor expense					\$ -
139						\$ -
32 140	deck and railing	included in building materials				\$ -
141	stamped slab rear of home	included in concrete materials	\$ -			\$ -
142						\$ -
33 143	appliances allowance		\$ 5,433.98			\$ 5,433.98
144						\$ -
34 145	utility expense		\$ 1,000.00			\$ 1,000.00
146						\$ -
35 147	Fireplace - electric 60 inch		\$ 1,384.00			\$ 1,384.00
148						\$ -
36 149	interest expense		\$ 6,000.00			\$ 6,000.00
150						\$ -
37 151	equipment rental		\$ -			\$ -
152						\$ -

38	153	GC and general labor		\$	147,877.95				\$	147,877.95
	154	Framing, roofing, trim, stair railing assembly, fine finish trim work							\$	-
	155	Painting, drywall hanging, drywall finishing , siding							\$	-
	156	concrete labor,dirtwork, backfill, excavation, Insulation							\$	-
	157								\$	-
39	158	Misclenous							\$	-
	159	ring system cameras - regular door bell - no ring system		\$	364.62				\$	364.62
	160	fence - none quoted unless requested							\$	-
	161	real estate sales commision		\$	12,250.00				\$	12,250.00
	162									
	163									
	164									
Totals				\$	684,912.86	\$	-	\$	-	\$ 684,912.86

The owner and contractor further state that there are no other contracts for said work outstanding and that there is nothing due or to become due to any person, firm, or corporation for material, fixtures, services, and labor, or either, or any work of any kind, other than as stated above, or on any account whatsoever, that the waivers of lien presented herewith are true, correct and genuine and are signed by the respective persons whose names appear thereon; that each and every such waiver was delivered unconditionally; that said waivers were not obtained through any fraud, mistake or duress, and that there is no claim either legal or equitable to defeat the validity of said waivers.

Change orders signed to date

Date Description Amount paid by customer Due at closing

Total amount of all change orders		\$	-	\$	-
General Contractor/Owner		General Contractor/Owner			
Legacy Real estate Professionals LLC		Date			
Managing Member		owner of project			
Name and title		Name and title			

Informational Guide - Draw Form

The build cost Form below is an estimation of the build cost for your home. The estimates on the build cost are estimated from the most recent builds we have done. The prices below are good faith estimates only. Actual cost may vary depending on the market cost of materials at the time of your build. Any dates give to you for an estimated completion dates are just estimations. Currently our market is grossly understaffed on subcontractors and therefore builds are taking longer than normal to complete.

Material/ Service		Description	Contract Amount	
1	1	Lot cost	cost of land	\$ -
	2	closing cost	Title company closing fees - does not include insurance appraisal	\$ -
	3			
2	4	City Building permits	City permit, this price can change if living area sq footage changes	\$ 2,652.40
	5	Water and Sewer Connect fees	Water tap fees, paid to the city for meter and excavation of water line normally 1 inch line set	\$ 3,118.75
	6	sewer permit	Paid to the city for connection to city sewer	\$ 400.00
	7	Electrical trenching and connect	Cost of wire and trenching from power source to exterior of home	\$ -
	8	Gas line connect	Cost of connect fee - Ameren or CWLP	\$ -
	9			
3	10	Insurance	Cost of insurance over the construction phase of the project only - 1 year policy paid in full at closing this could be paid by the homeowner or paid by the loan on the closing statement	\$ 2,112.00
	11			
4	12	plans	Architectural or draftsman fees paid for design plans and changes. Cost could rise if changes are made during construction that would require changing the plans	\$ 2,610.00
	13	copies of plans	Cost of printing plans for sub-contractors, city officials and homeowners	\$ 250.00
	14			
5	15	Dumpster- Trash	Cost will vary depending on the waste of contractors and sq footage of the build	\$ 3,200.00
	16			
6	17	Foundation - Concrete - Fill		
	18	foundation	Foundation cost is estimated before the build. Cast will vary depending on the actual amount of concrete used, dig depth, excavation time, rock used for fill, windows used in foundation cost of concrete at the time of	\$ 42,654.00
	19	rough grade	This cost includes the cost of backfill to the foundation, grading dirt, filling garage and porch caps. Basic grading after the dig. A 2nd rough grade will be done after the dirt has settled.	\$ 3,700.00
	20	flatwork concrete materials	This cost includes the concrete and fill used to complete a task such as driveway, sidewalk, basement floor and garage floor. Etc.	\$ 16,557.48
	21	Flatwork concrete Labor	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ 13,000.00
	22	fill rock - trucking fees	This cost is for the trucking fees for delivering rock, sand, dirt to jobsite. Cost will vary pending the amount of fill for this specific job site.	\$ -
	23	fill rock materials	This cost is for the fill materials used on the jobsite. Every job is different and can only be estimated. The numbers used in this section are estimated only and are unavoidable. Cost will vary depending on the amount	\$ 14,000.00
	24			
7	25	Trusses	This item has been quoted before the build and is normally very close or exact in price. If changes are made in any way the price can change. Changing the truss pitch can change dramatically the final cost of the build including OSB, shingles and labor.	\$ 15,331.95
	26	Crane time	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item. Final cost will vary depening on the time the crane is on site.	\$ 875.00
	27			

8	28	I-Joist	This item has been quoted before the build and is normally very close or exact in price. If changes are made in any way the price can change. Changing the truss pitch can change dramatically the final cost of the build including OSB, shingles and labor.	\$ 10,754.00
	29			
9	30	Garage doors	Your garage door cost includes an insulated garage door – this does not include high end doors	
	31	9 x 7 garage door allowance	Allowance – garage doors can range from a low end of \$1200 to above \$15k per door	\$ 6,813.68
	32	16 x 7 garage door allowance	Allowance – garage doors can range from a low end of \$1200 to above \$15k per door	\$ -
	33	Garage door opener allowance	Allowance – garage doors openers can range from a low end of \$100 to above \$900 per door	\$ -
	34	Garge door install Labor	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
	35			
	36			
10	37	framming labor		
	38	Main living area framing labor	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
	39	Basement area framing labor - finished area	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
	40	Finish framing	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
	41			
11	42	Framing Materials	This section is for basic building materials used during the building process. Lumber, nails, screws, connectors, hose wrap etc.	
	43	LS Building materials	Materials below are purchased direct from vendors or by legacy. Some checks will be cut direct to the vendor. Legacy buys materials and will turn in receipts for re-imbursements.	\$ 37,899.00
	44	LS Building materials reimbursments to legacy		\$ -
	45	Sheathing - zip system zip tape - regular osb		\$ 15,728.17
	46	pawnee lumber - Pay direct		\$ -
	47	pawnee lumber - re-embursement to legacy		\$ -
	48	Menards - payment direct		\$ -
	49	menards re-embursement to legacy		\$ -
	50	Lows - payment direct		\$ -
	51	Lows re-embursement to legacy		\$ -
	52			\$ -
12	53	Windows and doors	This section is the interior and exterior window package. This does not include foundation windows. Windows and doors can be a large expense and most clients go over in this section. Its best to get quotes direct from the suppliers before starting the process of building. If you do not this may be a section that goes over budget.	\$ -
	54	window package		\$ 23,148.85
	55	exterior doors - front		\$ 6,596.23
	56	Slider to porch		\$ 4,208.86
	57	Garage man door - to exterior		\$ -
	58	Garage man door - to interior - firedoor		\$ -
	59	exterior door handles		\$ 450.00
	60	interior doors - Main floor		\$ 10,393.78
	61	double closet doors		\$ -
	62	interior doors - Basement		\$ -

63	interior door handles - Main floor		\$ 977.35
64	interior door handles - basement		\$ -
65			\$ -
13 66	Roofing		\$ -
67	Materials	This section is calculated by the sq footage of the plans designed. Cost will vary depending the materials you choose. Type of roof sheathing, type of shingles or steel roofing choice and amount of Ice and water shield used.	\$ 10,950.00
68	Labor	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
69			\$ -
14 70	Sidding	This section is calculated by the sq footage of the plans designed. Cost will vary depending on the materials you choose. Type, thickness and color of vinyl siding or LP smart siding. vinyl siding unless otherwise quoted is the material used in your build.	\$ -
71	sidding-Material		\$ 7,224.61
72	sidding labor	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
73	Soffit	Quoted as aluminum – if you would like to upgrade to PVC, (Rot and weatherproof), please ask for an upgrade	\$ 2,931.60
74	Facia	Quoted as aluminum – if you would like to upgrade to PVC, (Rot and weatherproof), please ask for an upgrade	\$ 413.77
75	Gutters materials and labor		\$ 3,121.00
76	Soffit labor	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
15 77	Brick and stone	This section is the exterior stone or brick package. The stone and brick can be a large expense and most clients go over in this section. Its best to get quotes direct from the suppliers before starting the process of building. If you do not this may be a section that goes over budget.	\$ -
78	masonry Materials	Cost of brick, stone and mortar	\$ 4,000.00
79	Masonry labor	Labor is based on the square footage of brick or stone quoted above. Brick labor costs less than stone. This labor section is normally priced between \$10 - \$25 per sq foot depending on brick or stone type	\$ 3,900.00
80	Stone mailbox with address stone and limestone flat cap	The cost of a stone or brick mailbox normally runs \$2500 and includes a 3 foot foundation slab, block, cost of brick or stone, limestone cap stone and mailbox	\$ -
81			\$ -
16 82	Electrical materials & Labor	Electrical materials and labor includes all electrical outlets, switches per residential code. Includes Electric meter base, breaker box, garage wired for electric car charger. Light/fan combo in each bedroom, 2 pendant lights over the island, 1 light in each closet, fan/light combo in the living room. Fixture boxes for dining room light, entry way light, exterior lights next to garage doors and front door. Can lights are installed at \$50 per light and that includes the fixture.	\$ 27,000.00
83	Lighting allowance		\$ 4,000.00
84			\$ -
85			\$ -
17 86	Plumbing materials & Labor	Plumbing quotes include plumbing for the whole house, 2 exterior water valves, 1 PC fiberglass tub shower combos or shower base if you are choosing a full tile shower, all faucets, electric water heater, connection of dishwasher and garbage disposal. All toilets are TOTO brand.	\$ -
87	Plumbing parts -tubs - showers etc		\$ 29,541.00
88	Faucets		\$ -
89			\$ 5,500.00

18	90	HVAC unit 1	All homes come standard with 1 natural gas HVAC unit unless otherwise specified for your build. Please ask for options if you would like your home zoned or would like more than 1 system. Other items include heated floors, on demand water heater.	\$ 27,380.00
	91	HVAC unit 2		\$ -
	92			\$ 15,500.00
19	93	Insulation - foam in all ext walls of living area only	Envirofoam closed cell foam is standard in all living area exterior walls.	\$ 17,291.11
	94	Insulation - Cellulose in attic area including garage R-49	Cellulose is standard on our builds but we can provide quotes for spray foam insulation upon request.	\$ 3,100.00
	95	Insulation - Fiberglass garage walls	Fiberglass is standard in the garage but we can provide quotes for spray foam insulation or cellulose upon request.	\$ -
	96			\$ -
20	97	Drywall		\$ -
	98	drywall / material	This line item includes all drywall materials including Mud, drywall tape, screws etc.	\$ 16,000.00
	99	drywall labor	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
	100			\$ -
21	101	Paint		\$ -
	102	painting material		\$ 7,500.00
	103	painting labor	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
	104	paint color changes - \$150 per color change	Homes are painted with white ceilings and white trim. One color on the walls normally called city loft from Sherwin Williams. Paint companies will charge \$150 per color change for rollers brushes etc.	\$ -
22	105	Casing and trim		\$ -
	106	casing and trim materials	All interior casing and base trim including nails to complete the trim package	\$ 3,100.00
	107	finish trim labor - includes cabinets, doors etc	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item. The trim Finisher install the cabinets, cabinet pulls, cabinet door adjustments, Interior doors, door knobs, door stops, Baseboard trim, window and door trim, interior stair railing, crown molding if chosen by the homeowner.	\$ -
	108			\$ -
23	109	interior stairs		\$ -
	110	framing stair materials	This line item is for the stair stringers and 2x12 materials during framing stage only	\$ -
	111	stair railing - materials only	This line item is for the hand railing and ballast. Standard build comes with white railing and white wood ballast including carpet on the stairs located in the floor covering section. Please note: if you would like all wood stairs the average cost for doing all oak stair treads with oak stair railing including stain and iron ballast runs on average \$8,000 to \$10,000	\$ 2,000.00
	112	stair railing paint - materials only	This section covers the paint labor to paint the handrails, and ballast	\$ 2,000.00
	113	stair labor	Cost for this item comes out of line 38 (legacy labor cost) later in the build, the actual cost of the labor will be found on this line item.	\$ -
24	114	floor coverings		\$ -
	115	First floor flooring allowance	This section is a quote based on sq footage. It is highly recommended that you visit your flooring provider of choice and get a firm number on flooring. This is another area clients routinely go over on. Getting a completed quote based on your plans is highly recommended so you don't go over budget.	\$ 14,162.00
	116	2nd floor - flooring allowance		\$ -
	117	basement flooring allowance		\$ 4,963.00
	118	master - shower tile	This section is a quote based on sq footage. It is highly recommended that you visit your flooring provider of choice and get a firm number on tile before construction starts. The average cost of a full tiled shower with mud pan can reach upwards of \$7,000 or more depending on choice of materials.	\$ 5,411.00

119	Kitchen backsplash		\$ 2,600.00
120			\$ -
25 121	Shelving	We provide base wire shelving throughout the home including the pantry. All closets including the master will get 1 set of wire shelving. The pantry will get filled as much as possible with shelving. If you would like more shelving or the option of wood shelving, please let us know and we can direct you to a provider that can get you a quote.	\$ 1,300.00
122			\$ -
26 123	Mirrors - standard	Mirrors are standard ¼ inch flat mirrors. The installers come out and take measurements and cut them to fit onsite. If you would like mirrors that have built in lights and antifog heating elements please let us know. We are a distributor of those type of mirrors.	\$ 600.00
124	Lighted mirrors		\$ -
27 125	Shower door- master suite	Shower doors are not standard items. There are so many options we have an allowance in place for a standard door in the master suite but no where else. Like most items you can get a budget door, a curtain or a custom high end shower door. The choice is yours. They won't be able to measure and give you exact numbers until after drywall. If this is something you are concerned about and really want you should add money into this line item before construction so you don't go over budget.	\$ -
126	Shower door- common bath		\$ -
127	Shower door- basement bath		\$ -
28 128	cabinets - kitchen bath	Kitchen cabinets for a 2000 sq foot home can be as low as 13k up to over 100k depending on your choices in color, height, crown molding, build type, wood species, stain or paint color. This line item includes the estimated cost for cabinets in the kitchen and all bathrooms. Its highly recommended you meet with your choice of cabinet designer to get a cost before build.	\$ 34,504.15
129	Laundry tub		\$ 90.00
130	Laundry cabinets		\$ -
131	Pulls		\$ -
132			\$ -
29 133	counter tops	An allowance will be given for your kitchen counter top based on sq footage. We have an allowance based on a granite material. You will want to take your final set of plans to your choice of counter top installer. They will then give you an exact number for the cost of your tops. You can save money by using a standard top in the laundry vs granite or another hard surface. The choice of the final product is completely yours.	\$ 12,401.82
134	laundry couter top		\$ 1,200.00
135			\$ 350.00
30 136	landscaping - sod	Sod is provided in the front of the home to the 2 front corners to the road, the ground will be rough graded and seed planted in the back and sides of the home. If you choose to do sod in the whole yard the cost is \$2 per sq foot as an upgrade.	\$ 3,135.75
137			\$ -
31 138	Misc Labor expense		\$ -
139			\$ -
32 140	deck and railing	If there is money in this line item it is for your wood deck. The deck will be made of treated lumber, treated railing with treated ballast. If you would like a trex deck and a different type of railing such as glass or steel wire please let us know so we can get you a quote.	\$ -

141	stamped slab rear of home	If we have quoted your home with any type of special concrete such as stamped decking the cost will be here. Stamped concrete runs \$18 a sq foot. That includes the cost of the concrete, color stamps and labor of the finishers. If you want more areas stamped or a larger concrete pad please let us know.	\$ -
142			\$ -
33 143	appliances allowance		\$ 5,433.98
144			\$ -
34 145	utility expense	Utilities will be charged to the build as an expense. We do have an allowance. If the cost is higher than the allowance, we will provide the utility bills at the end and there will be an added charge at that time.	\$ 1,000.00
146			\$ -
35 147	Fireplace - electric 60 inch	Our standard fireplace is an electric fireplace. This should be described on your online personal build page. Please let us know if you would like another option.	\$ 1,384.00
148			\$ -
36 149	interest expense	Interest will be charged by the bank during the construction process. All interest is the buyer's responsibility. This section may have a number in it. If so then we have included some interest payments into your construction loan. Some clients want to pay the interest direct instead of financing their interest into their construction loan. Please talk to legacy about this process. Taxes are another item that is the responsibility of the buyer. Once the lot closes their will be taxes accruing during the build. Ultimately that will be a charge at the end of the construction loan that will need to be paid.	\$ 6,000.00
150			\$ -
37 151	equipment rental	Legacy does have a lot of equipment but some items we do rent, possibly a bobcat attachment or floor sander etc. this is an allowance for those items that we have to rent.	\$ -
152			\$ -
38 153	GC and general labor	Line 38 – This is the charge for all the labor referenced above including the cost of daily expenses to legacy for Fuel, In house labors, Bookkeeping, Deliveries by our staff etc. This line item will go down over the build. Example: If we pay the drywall labors \$5,000 then you will see it in the drywall labor line item and it will reduce this line item by \$5,000 balancing the project cost. The only way this line item will increase is if you choose an upgrade and we add the labor cost to this line item. If that happens you will get a change order and it will be signed before the change order is executed.	\$ 147,877.95
154	Framing, roofing, trim, stair railing assembly, fine finish trim work		\$ -
155	Painting, drywall hanging, drywall finishing , siding		\$ -
156	concrete labor,dirtwork, backfill, excavation, Insulation		\$ -
157			\$ -
39 158	Miscellaneous	Line 39 – This is for options you have requested prior to the build. Some have us install ring cameras around the house or the cost of a wood privacy fence etc.	\$ -
159	ring system cameras - regular door bell - no ring system		\$ 364.62
160	fence - none quoted unless requested		\$ -
161	real estate sales commision		\$ 12,250.00
162			\$ -
163			\$ -
164			\$ -
Totals			\$ 684,912.86