

Are You Comparing Apples to Apples?

Does your Contract Include the Following:

BPE

Does your builder want you to take out the construction loan?			
Are the taxes and specials prorated to the day of closing?			
Are the utilities prorated to the day of closing?			
Do your windows have Low E Glass & Argon Gas?			
Is your triple stall garage 32' wide and 24' deep or is it narrower?			
Does your front garage wall have green treat plywood?			
Is your wall sheathing 7/16" OSB or Brace Rite?			
Are your exterior garage walls built using 2X4 or 2X6 lumber? Ours are 2X6 lumber.			
Are your exterior and interior walls all screwed down to reduce floor squeaks?			
Are your garage doors insulated (2" thick with Metal on Both Sides)?			
Did your builder provide pricing for a garage door opener?			
Is your tongue and groove floor sheathing glued & screwed down or ring shank nailed down?			
Do you get wood shelves and poles in the closets or wire shelving?			
Did your builder provide pricing for kitchen appliances?			
How many TV and phone jacks will you get?			
Do you get a garbage disposal?			
Is there caulking covering the gaps along the backsplash of you kitchen cabinets? (There should not be any gaps that would need to be covered.)			
Do the cabinet doors come with solid wood and blum hidden hinges?			
Do the kitchen cabinets include a broom closet or pantry & finish wood fridge side?			
Do the lower kitchen cabinets include white mellamine backing or sheetrocked wall?			
Is there green treat plywood on the house behind all brick and steps?			
Is your subtrim around your overhead doors cedar or pine?			
Are the windows in the window wells wrapped in metal or just wood?			
Are your window wells metal, wood, or concrete?			
What is the carpet & pad allowance?			
What is the linoleum allowance?			
What is the tile allowance? (If applicable)			
What is the lighting allowance?			
Are your closet doors swinging doors or bifold doors?			
If the bilevel basement is finished, do you get full height walls or 1/2 walls with sheetrock cap?			
If you sign a contract today, what are all of the things that could increase the cost at closing time?			
Does the home have a Dutch Hip on the front of the garage to help keep the water & ice off the front sidewalk?			
Are city sidewalks included?			
Does your garage attic have tongue and grooved sheathing storage & folding attic stairs for storage in the garage roof trusses already installed?			
Does your garage have a garage floor drain?			