



Regency Executive Series “Inclusive Price” Philosophy:

Building a new home is a significant investment for you and your family. We believe that if you are going to make this investment of your time, emotions, and finances that you want to do it the right way. You value innovation, timeless design, energy efficiency, and quality that will stand the test of time, and we pride ourselves on including those features in our standard inclusive pricing. Here are some examples of features **included** with our **inclusive pricing**:

- 2- year builder warranty including Total Home Care by Regency
- Regency BuildTools interactive web based platform
- 9’ tall poured concrete foundation walls with 2” foundation insulation
- Natural stone exterior veneer
- Green Building features are standard including:
 - Superior insulation systems including 3rd party energy evaluation & testing
 - Upgraded HVAC, electrical, and plumbing systems including a variable speed furnace and recirculating water lines
 - Pella Proline windows.
- Fully finished garage interiors. Includes insulation, drywall, and window casings.
- Skip trowel drywall finish throughout.
- Superior lumber products that far exceed minimum building codes
- Stainless steel kitchen appliances including refrigerator, dishwasher, slide-in range, range hood, and microwave.
- Custom maple cabinetry
- Granite countertops at the kitchen and master bath
- Flooring: Brazilian cherry wood flooring, tile flooring, Mohawk SmartStrand Sorona carpet
- Custom closet organizational systems
- Painted woodwork with 5-1/4” base trim and 3-1/2” door and window casing
- Stained wood stair railing and newel posts with wrought iron balusters
- Allowances for sewer and water lateral connections, survey, and permit fees

Our goal is to provide you with a realistic price up front to build your home with the features and amenities that we anticipate that you will want included in your home. We do not play the “base price” game where we attempt to lure you in with an attractively low base price only to find out later that the total price is several thousand dollars higher after adding all the items required to build the home the way you ultimately want it. This may be an effective sales strategy for some builders, but we feel that this approach is deceptive and misleading. We want you to fully understand from the beginning the value Regency offers and allow you to plan and budget appropriately.

Please read on to discover more about the Regency Difference....

1. **Warranty: 2 Years**

Regency Difference:

- A one year new home warranty is an industry standard. Regency includes a standard two year warranty with every new home.

2. ***Regency-BuildTools* Computer Software Program:**

Regency Difference:

- Regency uses a cutting-edge computer software program to maximize communication during the construction project. This program is the primary communication tool for the customer and all suppliers and subcontractors and allows you to be involved and informed every step along the way during the construction process. Features of our Regency-BuildTools programs include: email, project scheduling, weekly updates, progress photos, change orders, budget, and construction documents. This system also files all your selections electronically and is stored for future use including paint colors, grout colors, cabinet species, etc.

3. **Excavation, Grading, Stone Fill:**

Excavation and grading work includes: install erosion control fencing, strip top soil, stone tracking pad, excavate foundation, backfill foundation, stone backfill garage, and rough grading.

Regency Difference:

- Before excavation commences we will strip the top soil from the building pad area. We stock pile this material on site to be used by your landscaper for the final grading for a good lawn and landscaping base. This will save you money on your landscaping budget.
- We backfill the garage and front stoop with 100% stone fill. Some builders use soil backfill for the garage floor. Soil backfill may settle over time leading to cracking in the garage floor.
- We include a high quality rough grading job so that your landscaper can take over the site and do a final grading before installing your lawn and plantings.

4. **Sewer and Water Lateral:**

Includes labor and material to connect municipal sanitary sewer and water lateral from your property lot line to your home.

Note: We will credit the budget for sewer and/or water lateral connections and add in well and/or septic costs if your building site requires a private well and/or septic system.

Regency Difference:

- Many builders do not include sewer and water lateral connections in their base pricing and this needs to be added to their base price.

5. **Poured Concrete Foundation:**

- 9' tall poured concrete foundation walls
 - concrete pumping is standard with our poured walls
- 2" R-10 Styrofoam foundation insulation – full height
- Foundation fiber coating at top of foundation
- Foundation ledge for full and thin stone veneers
- Form-A-Drain drainage system
- Structural Steel I-beams and columns per plan

Regency Difference:

- **We only install poured concrete foundations. Poured concrete foundations with steel reinforcement are superior to block foundations and provide more structural integrity.**
- **We utilize concrete pumping when pouring our foundation walls. This ensures greater compaction of the concrete in our walls and reduces the amount of air pockets in the foundation walls.**
- **Many builders include 8' foundation heights. We include 9' tall foundation walls because we feel that it will significantly add value to your home as it allows you to have taller ceilings in your finished basement or future finished basement. Mechanical pipes and duct work can lower your ceiling height by up to approximately 12". This equates to a 7' ceiling with an 8' foundation height. The 9' foundation height allows you to maintain a future ceiling height of 8' up to approximately 8'-10".**
- **Building code and heat loss calculations on each home dictate whether 1" or 2" insulation is required on the home. Regency only installs 2" rigid insulation on our homes. We feel the added R-5 of R-value is worth the investment for greater energy efficiency in your home.**
- **We install a plaster fiber coating on our foundation insulation that extends above grade. This product protects the insulation from eroding due to solar damage and also improves the aesthetics of your home.**

6. **Concrete Flatwork:**

- 3" basement floor with 6 mil vapor barrier
- 4" wire mesh reinforced garage floor
 - Includes sealing of garage floor with clear concrete sealer.
- Front entrance stoop

Regency Difference:

- **Most builders do not include any type of reinforcement in their garage floors. In addition to backfilling the garage with 100% stone, we also install wire or fiber mesh reinforcement in our garage floors.**
- **We apply a clear sealer to the garage floor to protect it from winter salt and other materials that could potentially stain or damage your floor. We recommend re-sealing your garage floor once every few years.**

7. **Masonry:**

We include full natural stone, thin natural stone, or brick veneer per plan.

- 2-1/4" Bedford stone sills
- Gray mortar
- All stone areas to have 15 lb. felt paper and mesh installed over house wrap behind stone.

Regency Difference:

- Many builders do not include the masonry veneer that is shown on their brochures and it needs to be added as an option. What you see on our renderings is included with our inclusive pricing.
- Many builders install manufactured stone on their homes. We really like the beauty of natural products and we include natural stone on our homes. The natural stone veneers are similar in price to manufactured stone veneers; however, the natural stone veneers require more labor and more skilled masons to install them. We feel that the extra work is worth the beauty that the natural stone adds to such an important aspect of your home, the curb appeal.

8. **Lumber:**

The lumber package is a major factor in the structural soundness of your home. Our goal is to provide you with a home that is built to the highest standards, not just to meet minimum codes and standards. We use only superior lumber products in an effort to prevent shrinkage in our homes. The lumber package includes an I-joist floor system, dimensional material for rough framing, and a pre-engineered roof truss system.

Regency Difference:

- **Floor system:** The minimum floor deflection allowed per code is L/360. We have included a floor system with a deflection of L/480, or 20% over the code requirement. We want to provide you with a floor system that is quiet and stiff with minimal deflection.
- **2x6 exterior wall construction 16" on-center with OSB wall sheathing – including garage exterior walls**
- **LP Top Notch High Performance 450 Series 3/4" OSB floor sheathing**
Note: The upgraded floor sheathing that we use is resistant to water damage during the construction process while it is exposed to the elements. This prevents swelling and delaminating of the subfloor. Most builders use standard OSB or a lower series of LP Top Notch that is not as resilient to water damage. Protection of the subfloor is extremely critical to the long term performance of your finish flooring.
- **Tyvek house wrap:**
 - We use an upgraded form of Tyvek called Drain Wrap. This product has vertical grooves that ensure that water will drain down behind any exterior siding or masonry veneer.
 - We tape all Tyvek joints with Tyvek Tape. This is very critical to the performance of the Tyvek. Some builders do not tape the seams, which minimizes the effectiveness of the product.

- Many builders do not install house wrap on the garage. We install the Drain Wrap on our garages. We finish our garages and want to ensure that the space is air tight and waterproof.
- We use engineered studs on all interior walls that are 10' tall or taller. This ensures straight walls in your home, which is critical to the finish appearance and fit and finish of your cabinets and applied moldings.

9. **Fireplace:**

Includes (1) gas direct vent unit with logs, burner, fan, switch, vented up and outside of home.

Facing includes maple mantel and thin natural stone facing with raised or flush Bedford stone hearth per plan. Note: A full surround mantel with a tile surround and flush hearth can be done as an alternative to the natural stone facing.

Regency Difference:

- We include a natural thin stone face for your fireplace. Many builders will include thin brick or manufactured stone facings on their fireplaces.

10. **Windows:**

We include your choice of Pella Proline or Andersen 400 Series windows. These windows will provide aesthetic appeal and energy efficiency for years to come.

Regency Difference:

- The two windows we offer are high quality wood windows. The Pella windows have aluminum cladding. The Andersen windows have vinyl cladding. We will discuss the advantages of each window and work with you to select a window that will be the best fit for your particular needs.
- On the interior, your windows will have wood jambs with wood casing surrounds.
- Many builders include all-vinyl windows with drywall returns on the interior. The all-vinyl windows are very susceptible to shrinkage and expansion with changing temperatures, which has a negative impact on performance. The wood interior trim finish is a much classier look compared to the drywall window returns.

11. **Cement Board Siding & Cedar Trim:**

Exterior siding includes primed cement board siding with caulking and one coat of high quality acrylic paint. Includes installation of drip cap and sill flashing. We use natural cedar for our trim boards which are finished with a primer and (1) finish coat.

Regency Difference:

- Many builders will use synthetic products such as Mitatec. We believe that cedar is the best product to be used for window trims, corner boards, frieze boards, etc. Cedar is naturally decay resistant and can easily be repaired if it is dented or scratched.

12. Roofing:

We install dimensional shingles with a lifetime warranty, in a color of your choice. Includes prefinished roof sheet metal and flashings and installation of individual vents or ridge vent as required for attic ventilation. Includes ice and water membrane at eaves and valleys and any potentially problematic areas.

Regency Difference:

- **Many builders do not install ice and water membrane or just install it at saddle areas. We include 3' of ice and water at all eaves and valleys. This helps protect your home from damage in the event that any ice damming occurs.**

13. Gutters & Downspouts:

Includes 5" aluminum seamless gutters and 4" aluminum downspouts at the eaves.

Regency Difference:

- **We install the larger 4" downspouts instead of 3" downspouts. The larger downspouts can handle more rain water volume in the event of heavy rain. This helps prevent your gutters from backing up and overflowing so that rain water is properly drained away from your home.**

14. Insulation:

- 3" closed cell spray foam insulation at box sill area between floors
- R-19 batt insulation at exterior 2x6 walls
- R-50 blown insulation at interior ceilings
- R-19 batt insulation at garage walls
- R-50 blown insulation at garage ceiling
- 3rd party energy evaluation and testing

Regency Difference:

- **We insulate the box sills with 3" of closed cell spray foam. This box sill area is a source of significant energy loss in homes and the foam insulation seals off the cavity, resulting in major energy savings compared to conventional batt insulation.**
- **The garage is fully insulated including walls and ceilings.**
- **R-38 insulation typically meets code requirements for ceiling insulation. We use R-50 for greater energy efficiency.**
- **3rd party energy evaluation and testing:**
 - **We will hire an independent firm to test and evaluate the energy efficiency of your home. This includes:**
 - **1. A pre-construction plan review. Using a computer program, the design and component specifications of the home are modeled to verify its potential energy efficiency/performance level.**
 - **2. Pre-Drywall Site Visit During Construction: Allows us to verify plans/specs and evaluate various aspects of the home at a critical stage of construction to ensure that the home will meet program standards for air tightness, ventilation capacity**

and combustion safety. The Site Visit occurs at the framing/insulation stage. Our primary concern is the presence of air bypasses. This is the last chance to address some important issues before being covered up with insulation and drywall. This Site Visit is followed up with a written report summarizing findings and recommendations.

3. Performance Testing: Once the project is at or near completion, thorough testing of the mechanical systems and building shell is scheduled. We find HVAC airflow testing to be extremely valuable to address comfort concerns before they happen. For new homes, we are focused on the air leakage integrity of the windows/doors and completeness of attic insulation, but are looking for any air leaks which may have not been addressed during the rough-in Site Visit.

Summary of Performance Testing:

1. Blower Door Test - to locate air leakage locations throughout the home. This test simulates a 20 mph wind from all directions.

2. Infrared Scanning – By itself, and in conjunction with the blower door test, allows us to locate cold spots and air leakage points or insulation flaws in hidden locations, for example interior chases or inaccessible areas of an attic.

3. HVAC Airflow Testing – We like to measure supply and return airflows from the furnace to ensure that the system is reasonably balanced. Balancing of airflows can often improve comfort.

4. Ventilation System Testing – In addition to confirming that the home's ventilation equipment meets the required standards, it is important to recognize that airflows from ventilation equipment can be a large factor in the home's ability to expel moisture/odors from the home. We find many flaws from simple bathroom exhaust fans which can be easily fixed, that would often never be known without this testing.

15. Overhead Garage Doors:

- (1) 9'x8' and (1) 18'x8' CHI 2283 insulated steel raised panel overhead garage doors
- (2) ¾ horse power Quiet openers
- (3) 3-button remotes
- Keyless entry system

Regency Difference:

- Many builders install 7' tall overhead doors. We install 8' tall doors for more head room to accommodate larger vehicles.
- Many builders install 16' wide and 8' wide overhead garage doors. We install 18' wide and 9' wide doors to make it easier for you to pull in and out of your garage.

- **Our overhead doors are insulated with steel on both sides of the door for added protection.**

16. Weatherstrip/Caulking:

We include all weatherstripping and caulking of the exterior of the home to maximize the beauty and energy efficiency of your home.

Regency Difference:

- **We hire a caulking specialist to caulk the exterior of our homes. This is a very critical detail that affects the long term aesthetic performance of the home.**
- **Most exterior doors come with a factory applied weatherstrip. These weatherstrips typically do not perform optimally. We remove the factory weatherstripping and field apply a custom-fit weatherstripping to minimize air leakage and maximizes the energy efficiency of your home.**

17. Drywall/Plaster:

- 1/2" high strength drywall/plaster board on the interior walls and ceilings
- The texture includes Skip plaster finish at interior walls and ceilings.
- Includes primer coat.
- The garage will be finished with skip plaster finish with one coat of primer.

Regency Difference:

- **Many builders include sand texture, orange peel texture, and knockdown textures as standard textures and charge extra for skip plaster texture. We include skip plaster texture on all walls and ceilings.**
- **Many builders do not finish the interior of the garage. We include insulation and drywall with a skip plaster finish at all walls and ceilings in the garage.**

18. Millwork:

Your millwork package includes the following:

- Front Entry System: wood fir door, sidelight, and transom per plan
- Fiberglass fire door from garage to home to match interior doors
- **Painted Woodwork**
 - 6'-8" Solid Core masonite 6-panel interior doors
 - 3-1/2" door and window casing
 - 5-1/4" base trim
 - 3/4" base shoe
 - Crown molding per model home plan

Regency Difference:

- **All painted woodwork is caulked to the drywall before the paint finish is applied.**
- **We use poplar "real" wood for our painted base, casing, and crown molding. Many other builders will use a synthetic product called MDF**

for their painted woodwork. The wood trims are more durable and look much better over time compared to the MDF material.

- Many builders will include relatively small base trim and casing. We include large 5-1/4" base trim along with 3-1/2" window and door casing.

19. Stair Parts:

- #4091 Beech box newel posts and #4075 intermediate newel post
- Beech #6110 handrail (wallmount)
- Wrought iron balusters
- Poplar 1"x10" drop-in stringers

Regency Difference:

- Some builders include a drywall half wall with a wood cap in lieu of railings and balusters. This can be done at a fraction of the price of the rail and baluster detail. We feel that the wood railing and wrought iron balusters add class and elegance to your home.
- We include wood stringers at the sides of the main stairways. Many builders do not include wood stringers on their stairs and just run the carpet into drywall. Over time, the drywall ends up getting scuffed up and needs repair. The wood stringer is aesthetically more appealing than the bare drywall and it also protects the walls.

20. Custom Cabinetry & Woodwork:

Includes Maple custom cabinets. Includes 3-1/4" crown molding top trim, soft close drawers, and raised paneled ends on kitchen cabinets.

Regency Difference:

- Many builders include prefinished box cabinets. We include custom cabinets that are custom built and finished tailored to your exact needs.
- Most builders charge extra for cabinet features such as raised panel ends on kitchen cabinets, roll-out trays in the kitchen, and soft-close drawer slides. These are standard features with our cabinets.

21. Painting & Staining:

An incredible custom staining and painting finish is a Regency trademark. This includes all doors, millwork, and exterior moldings.

- Interior painted/stained wood finishing.
- Spray ceilings and closets.
- Wall paint (5 colors).
- Exterior cedar primed one coat with alkyd primer.
- Exterior finish coat – 100% acrylic. (trim and siding – two tone)

Regency Difference:

- Our painters are the best in the industry and this is something you have to see to truly appreciate.
- We paint all ceilings and closets with a neutral color.

- All woodwork is custom finished on site.
- Once the woodwork is finished, we custom paint the walls with up to five different wall colors. Many builders include only one or two wall colors.

22. Counter Tops:

We have included the following counter tops in the following areas:

<u>Location</u>	<u>Type</u>
Kitchen	Granite
Master Bath	Granite
Other Areas	Laminate

Regency Difference:

- We include granite countertops at the kitchen. Other builders might include laminate or solid surface tops in the kitchen.
- We include granite countertops at the master bathroom. Other builders might include laminate or solid surface tops at the master bath.

23. Mirrors and Shower Doors:

Includes:

- Master Shower Door: (1) custom 3/8" clear tempered glass frameless shower door with brushed nickel hardware
- 42" tall vanity mirrors custom fit to opening

Regency Difference:

- We include thicker 3/8" glass on our master bath shower doors with brushed nickel trim. Many other builders will include 1/4" glass for the master shower doors with chrome trim.
- Many builders include 36" tall vanity mirrors and they use stock width sizes and center the mirrors in the openings. We use 42" tall mirrors and custom cut each mirror to fit into the opening.

24. Hardware:

We include your door hardware and hinges, cabinet hardware and bath accessories.

- Includes Schlage Avanti door levers in choice of satin nickel, antique pewter, or aged bronze finish.
- Bath accessories include Jamestown series by Franklin in choice of satin nickel or Venetian bronze finish.

Regency Difference:

- We include nickel and bronze finishes as standard hardware colors. Some builders will charge extra to upgrade to these colors from standard chrome or brass.

25. Appliances:

Our stainless steel package includes:

- 30" gas slide-in range – KitchenAid
- 200cfm range hood vented to exterior - Broan

- Microwave with trim kit for built-in installation – KitchenAid
- Dishwasher with hidden controls – KitchenAid
- 25 cu. Ft. side by side refrigerator with ice and water dispenser – KitchenAid

Regency Difference:

- **Many builders only include the dishwasher and a microwave/hood combo. The range and refrigerator need to be added as options. We include a refrigerator and a range.**
- **Many builders include white or black color appliances. We include stainless steel.**
- **Many builders include a microwave/hood combo. We include a Broan range hood above your hood. We include a separate microwave with a trim kit to provide a built in appearance.**

26. Closet Shelving:

Includes custom closet organization systems with laminate shelving at all closets.

Regency Difference:

- **All closet materials are provided by closet specialist including custom organizational systems at the master closet(s).**

27. Finish Flooring:

Ceramic/Porcelain Tile:

- Tile flooring per plan.
- Master Bath Shower: complete tile shower with tile floor, walls, and ceiling. See plan for tile shower or module.
- Master Bath whirlpool tub per plan
- Tile Notes:
 1. Wall tile allowance: \$5/SF retail
 2. Floor tile allowance: \$5/SF retail
 3. Cement board underlayment installed under all tile floors and at shower walls.
 4. Shower waterproofing.

Wood Flooring:

- 3/4" x 3-1/4" Brazilian Cherry
- Includes job sanding, custom staining, and (2) coats of satin finish.
- Flush mount wood HVAC floor vents stained to match floors.
- Location: per plan

Carpet:

Includes Mohawk SmartStrand Sorona carpet with a lifetime stain warranty. All carpet is installed over high quality carpet pad.

Regency Difference:

- **All floors are finished with tile, cherry hardwood, or high quality carpet.**

- We waterproof our tile showers and include tile on the ceilings at our tiled showers.
- We include a generous tile allowance.
- Many builders include oak, maple, or birch for their wood flooring. We include Brazilian Cherry based on its hardness and timeless appeal. Other options such as oak, hickory, and birch are available at a lower price point.
- Some builders include metal floor HVAC registers in wood floor areas. We include flush mount wood vents stained to match the floors.
- Many builders use carpet in the \$15/SF (square yard) to \$20/SY range for their carpet. We include a generous budget equal to \$35/SY.

28. HVAC:

- (1) 95% efficient furnace – variable speed
- (1) 13 SEER air conditioning unit
- (1) Focus Pro 6000 programmable thermostat
- (1) media air cleaner
- 10 year warranty on furnace and air conditioner.
- Venting of all exhaust fans, dryer, and kitchen exhaust hood.
- Duct Cleaning

Regency Difference:

- Many builders include furnaces that are 92% efficient. We include a 95% efficient furnace.
- Many builders include a single stage furnace. We include a variable speed furnace. This provides greater comfort and energy efficiency.
- Many builders include a one year warranty on their HVAC equipment. We include a ten year warranty on the furnace and AC unit.
- Most builders do not clean the HVAC duct work at the end of the construction project. A significant amount of dust and debris build up in the HVAC ducts during a construction project. We include duct cleaning before you move into the home to ensure clean air quality for your family when you move into your new home.

29. Electrical:

- 200 amp underground service with 40 circuit panel
- Decora receptacles and switches
- Switched outlets at living center
- Xenon undercabinet lights on (1) switch at kitchen
- (1) floor outlet at great room
- GFCI outlets per code
- (2) exterior GFCI outlets
- (3) GFCI outlets at garage
- Recess lights with white baffle trim and lamp per plan
- Eyeball recess light with lamp above fireplace

- Recess lights with shower trim and lamp
- Bath exhaust fans per plan.
- Interconnected smoke detectors with battery back-up
- Interconnected smoke/carbon monoxide detectors with battery back-up. (1) at 1st floor and (1) at lower level.
- (1) doorbell chime with (2) buttons
- keyless lampholder with lamp at garage and basement
- (10) data jacks (TV, phone, or internet)
- Wiring for the following:
 - (1) dishwasher
 - (1) garbage disposal
 - (1) furnace
 - (1) sump pump
 - 240V clothes dryer
 - gas range
 - 240V air conditioner
 - washer
 - Range hood with installation
 - OH garage door openers including low voltage wiring
 - power vent water heater
- Wire and install paddle fans (fixture part of lighting allowance)
- Wire and install light fixtures (fixture part of lighting allowance)

Regency Difference:

- **Many builders include an electrical package that meets building code requirements. Our electrical package includes many features and amenities that exceed minimum code. Our electrical packages on average exceed minimum code requirements by approximately 55%.**

30. Lighting/Electrical Fixtures:

Regency Difference:

- **We include a generous lighting allowance per plan to allow you to select your light fixtures and ceiling fans.**

31. Plumbing:

- Generous fixture allowance per plan.
- Features:
 - CPVC/PEX water piping
 - (1) Mustee 19 utility sink at basement
 - (1) 75 gallon power vent water heater
 - (1) furnace gas line
 - (1) gas line to water heater
 - (1) gas line to fireplace
 - (1) gas line to range at kitchen
 - (1) basement floor drain
 - Rough-in drains for future lower level full bathroom and wet bar
 - (2) frost free hose bibs at exterior

- (1) hot/cold hose bibb at garage
- hard water line to hose bibs
- Hot water recirculating water line with pump and insulation.

Regency Difference:

- **Many builders promote that they include Kohler plumbing fixtures. Kohler makes great products and we are proud to showcase them in our homes. However, simply stating that you include Kohler fixtures does not tell the whole story on the value you are including. Chevy makes vehicles at a wide array of price points. They have entry level on up to much more expensive luxury vehicles. The same can be said about Kohler. They have a wide array of products and price points for those products. We include a generous plumbing fixture allowance for upgraded fixtures based on the amount of fixtures required for each plan. We allow you to select your fixtures to custom suit your tastes and needs. You will more than likely select some Kohler products and will also select some other brands such as Delta. We could reduce our fixture budget by over 50% if we simply included entry level Kohler products. However, we know that you would ultimately exceed your budget when you finalize selections and we want to avoid those unexpected cost overruns.**
- **We include utility sinks at the basement and at the laundry room.**
- **We include a frost free hot/cold hose bib at the garage in addition to the two exterior hose bibs that we include. Most builders do not include a hose bib in the garage.**
- **Most builders do not include a hot water recirculating line and pump. We include this as a standard feature as it brings hot water to the various points of use much faster than a standard plumbing system. This also provides energy efficiency by saving water and gas usage.**

32. Survey & Permit: \$4,200 Allowance

- Survey fees: \$1,200 allowance
- Building permit and municipality fees: \$3,000 allowance

Regency Difference:

- **Many builders do not include survey/stakeout fees and permit fees in their base pricing. These fees are required to build a home and we include allowances for them.**

33. Clean up:

Includes jobsite dumpster, jobsite portable toilet, rough cleaning, final white glove cleaning, and window cleaning.

Regency Difference:

- **We take care of the cleaning so you can move right in upon completion of your new Regency home.**