

# Everett Custom Homes

## Everett Custom Homes Spec Sheet – 3149 Balmoral Ct.

Customer – ECH Spec Home

Date –10/8/2007

Plan – Revised Brent Gibson Design

Sq Ft – Approx 3935

Sales Price - \$565,900.00 including the lot and following specs

See Following Specs and Allowances

### Structural Modifications:

- \* Not included are- exterior knee walls, wing walls, porches with brick pavers, brick sidewalks, wrought iron, etc. electric floor plugs, can lights, or other electrical items not otherwise specified.

### Site Work:

- \* Site prepped and graded to accommodate construction of house.
- \* Site prepped as to allow natural draining of yard without the use of retaining walls.

### Footings and Foundations:

- \* Dug footing with 3500 psi.
- \* Concrete slab with 3000 psi.

### Framing:

- \* 2 x 4 stud grade studs used.
- \* Roof Pitch as built.
- \* Dormers as built.
- \* Cedar posts and corbels per revised plans.
- \* Ceiling heights and design as built.
- \* Dome in entry ceiling.
- \* Arch openings as built

### Insulation:

- \* R15 Blown-in Walls.
- \* R38 Blown-in Attic.

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## Plumbing:

* Wirsbo Pex tubing supply lines.
* White 6' jetted tub in Master Bath.
* All toilets to be standard white toilets.
* Faucets to be Delta Victorian Style in "Venetian Bronze" or "Pewter".
* Utility to have stainless steel drop-in sink with Delta chrome faucet.
* Tub in upstairs guest bath and J&J bath to be white cast iron with tile enclosure – Tub in Master Bath to have tile surround with wood skirt.
* Shower in Master Bath to be tile, walk in style with no door.
* Stainless steel under-mount kitchen sink.
* Up J&J Bath and Upstairs Guest Bath to be standard drop-in white porcelain sinks.
* Master Bath to be under-mount standard white porcelain sinks.
* Powder Bath to be under-mount standard white porcelain sink.
* (2) 50 gallon gas hot water tanks.

## Drywall:

* Hand Textured walls throughout house.
* Bullnose corners throughout Foyer, Formal Dining, Kitchen, Breakfast, Study, and Family Room

## Electrical:

* All electrical specifications to be "as described" in this addendum.
* All electrical wiring to comply with City of Edmond Electrical Code.
* Can Lights – as per installed.
* Wiring for 5 exterior coach lights as per installed (fixtures to be deducted from lighting allowance).
* Wiring for 1 front porch ceiling light, 2 rear patio ceiling lights, 1 rear patio fan, and 1 side porch ceiling light as per installed (fixtures to be deducted from lighting allowance).
* Family Room, Study, Media Room, Bonus Room, and all Bedrooms to be wired and braced for standard ceiling fans.
* Over / Under counter lights in Kitchen as per installed (fixtures deducted from lighting allowance).
* (2) exterior 110v G.F.I. outlets.
* (2) 110v G.F.I. outlets in garage, one of which is used for lawn sprinkler control.
* (1) 220v. dryer plug in utility room.

## Fireplace:

* (1) 36" direct Vent Gas Fireplace with dry-stack stone face, sitting height raised hearth and rustic beam mantel.
* (1) 36" Outdoor Wood Burning Fireplace with brick face and sitting height raised hearth.

## HVAC:

* 13 seer, Carrier heat and air system.
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## Security / Speakers / Low Voltage:

* Security alarm system with three keypads.
* Speaker pre-wire as per wired in A-buss System.
* Cable tv and phone jacks as per installed.

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## Roofing:

- \* Laminated 50 year elk prestige shingles.
- \* Guttering around entire house.

## Masonry:

- \* Brick – as per plan shows.
- \* Rock – (2) front entry gables, drystack application as completed.
- \* Rock – fireplace, drystack application as completed.
- \* Brick mailbox with concrete address block.

## Windows / Exterior Doors:

- \* Front windows to be divided lights with no transoms as installed.
- \* Side and rear windows to be single light windows with no transoms as installed.
- \* Front Entry door as on order.
- \* Patio doors to be steel, single light as installed.
- \* Windows to be Allenco Vinyl Low-E windows (with almond colored frames) as installed.
- \* Garage doors – (1) 16' door and (1) 8' door and (1) garage door opener with two controllers each – Doors to be steel insulated with applied molding as on order.
- \* Concrete window sills.

## Paint:

- \* Base and Case and Cabinets in house to be stained, standard finish, (buyer to select color).
- \* Walls and ceilings to be, washable, same paint color (one color), and three color changes will be included.
- \* One exterior paint color.
- \* Faux Finishes per Allowance

## Flooring:

- \* Hardwood floors in the Entry, Study, Formal Dining (4 inch non-distressed no hand scrape).
- \* Tile floors in the Kitchen, Breakfast, Utility, and all Bathrooms – as installed.
- \* Carpet in all other areas of the house.

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## Trim and Hardware:

*	<b>Knotty Alder in Kitchen cabinets and study built-ins. Other areas Maple cabinets, Base/Case.</b>
*	<b>5 ¼ inch Knotty Alder base boards in Study, Kitchen, Breakfast, Family Room.</b>
*	<b>5 ¼ inch Maple base boards throughout Entry, Formal Dining, Powder Bath, Master Bedroom and Hall.</b>
*	<b>3 ¼ inch maple base boards through remainder of house and 2 ¼ inch pine base boards in closets.</b>
*	<b>Kitchen cabinets, Powder Bath, and Master Bath cabinets to have round fluted corners, and picture frame bulkheads.</b>
*	<b>Master bath and Powder Bath vanity to have either ball and claw or Queen Ann feet, (furniture look).</b>
*	<b>Raised panel cabinet doors with square tops.</b>
*	<b>Study built in desk/bookcase to be approx. 8' wide and 6' tall with open book shelves on top.</b>
*	<b>Install (2) truss style wood beams in study.</b>
*	<b>Downdraft center island cooktop. Island to be a standard design, no decorative turn-posts.</b>
*	<b>Crown molding in Entry, Study, Family Room, Formal Dining, Master Bed, Kitchen and Breakfast where the ceiling design allows (4 ¼ inch).</b>
*	<b>One chest of drawers and one set of open shelves in Master Closet.</b>
*	<b>Picture frame mirror frame for Powder Bath and Master Bath.</b>
*	<b>Exterior shutters as per plan.</b>
*	<b>6 Panel Raised Pine Passage Doors.</b>
*	<b>Staircase to be ornamental iron.</b>
*	<b>Wrought iron handrail on upstairs deck.</b>
*	<b>Build approx. 30" wide lower cabinet for under cabinet mini-refrigerator, wood top, and approx. 30" wide upper cabinet, in northeast corner of media room.</b>

## Appliances:

*	<b>Natural gas 30" Cooktop with Hanging wood vent hood.</b>
*	<b>Stainless steel, double electric oven.</b>
*	<b>Stainless steel microwave.</b>
*	<b>Stainless steel dishwasher.</b>
*	<b>Garbage disposal.</b>
*	<b>Black Mini-refrigerator.</b>

## Countertops:

*	<b>Powder Bath, and Master Bath to be 3cm Granite with demi edge, under-mount sink – as per allowance – 4" granite backsplash.</b>
*	<b>Kitchen to be 3cm Granite with demi edge, under-mount sink – as per allowance – tile backsplash.</b>
*	<b>Upstairs Guest Bath, Upstairs J&amp;J Bath, and Utility to be 2cm granite with straight edge, drop-in sick – as per allowance – 4" granite backsplash.</b>

## Lighting:

*	<b>As selected by buyer within lighting allowance.</b>
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## Landscaping:

*	<b>Provided by Everett Custom Homes.</b>
*	<b>7 zone sprinkler system.</b>
*	<b>Yard fully sodded w/ U3 Bermuda.</b>

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## Exterior Structures:

* Deck off upstairs media room – approx 9’x18’ with metal handrail and French Doors.
* 36” wood burning outdoor fireplace.
* Concrete patio

## Possible Additional Options List (not included at this time):

* N.A.
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## Allowances

Carpet, Pad, and Labor in bedrooms and living room- Including tax	\$20.00 per yard
Carpet, Pad, and Labor on stairway – Including tax	\$40.00 per yard
Light Fixtures, Fans, and Doorbell - Including tax	\$4750.00
Hardware – Pulls	\$2.49
Hardware – Knobs	\$2.00
Hardware – Builder’s standard style Towel Rods and TP Holders – Style to match plumbing fixtures and (1) 24” towel rod per shower/tub and (1) Towel ring per Sink.	
Handle Sets for interior doors to be builder’s standard style Venetian or Pewter levers	
Front door, handle set – Including tax	\$225.00
Granite – 3CM	\$45.00 per sq. ft.
Granite – 2CM	\$38.00 per sq. ft.
Appliances – Including Tax	\$6000.00
Landscaping – Provided by Everett Custom Homes.	\$4500.00
Sprinkler System	7 zones
Handrail for Upstairs Outdoor Deck – Including tax	\$40.00 per ln. ft.
Ornamental Wrought Iron staircase – Including tax	\$195 per ln. ft.
Painting faux finishes	\$2500.00