

Everett Custom Homes

Everett Custom Homes Spec Sheet – 3216 York

Customer – ECH Spec Home

Date – 2/18/08

Plan – Revised Fillmore Design Group

Sq Ft – Approx 3506

Sales Price - \$520,900 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.
*	Added deck off up game room.
*	Added full bath in up game room.

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.
*	Termite Pre-treat as required by code.

Framing:

*	2 x 4 stud grade studs used.
*	Roof Pitch as built.
*	Dormers as built.
*	Arched openings as built.
*	Ceiling heights and design as built.

Insulation:

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

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Plumbing:

- * Wirsbo Pex tubing supply lines.
- * White 5' 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 drop-in stainless steel sink with Delta chrome faucet.
- * Tub in J&J Bath and Up Game 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 with no shower door.
- * Stainless steel under-mount kitchen sink.
- * J&J Bath and Up Game Bath to be standard drop-in white porcelain sinks.
- * Master Bath and Powder Bath to be under-mount white porcelain sinks.
- * Up Wet Bar to have drop-in stainless steel sink with Delta chrome faucet.
- * (2) 50 gallon gas hot water tanks.

Drywall:

- * Hand Textured walls throughout house.
- * Bullnose corners throughout Foyer leading into 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 wired.
- * Wiring for 3 exterior coach lights (fixtures to be deducted from lighting allowance).
- * Family Room, Study, Up Game and all Bedrooms to be wired and braced for standard ceiling fans (fans to be deducted from lighting allowance).
- * Under & Over-counter lights in Kitchen (fixtures deducted from lighting allowance).
- * Exterior 110v G.F.I. outlets as wired.
- * (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" Gas Fireplace with brick face, sitting height raised hearth and rustic beam mantel.

HVAC:

- * Trane heat and air system.

Security / Speakers / Low Voltage:

- * Security alarm system with one keypad.
- * Speaker pre-wire as completed.
- * Cable tv and phone jacks as wired.
- * A-buss system as wired.

Roofing:

- * Laminated 40 year shingles.
- * Guttering around entire house.

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Masonry:

* Brick – as per plan shows.
* Rock – front entry gable, garage gable, study and formal dining walls - dry-stacked.
* Brick mailbox with concrete address block.
* Rock fireplace – dry-stacked.

Windows / Exterior Doors:

* Front windows are divided lights with no transoms.
* Side and rear windows as installed.
* Front Entry door – Forged Steel Iron door as installed.
* Windows are 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 Formal Dining, Study, and Great Room (4 inch distressed like 3216 Findhorn).
* Tile floors in the Entry, Gallery, Kitchen, Breakfast, Utility, and all Bathrooms – (standard pattern up to 16" x 16").
* Carpet in all other areas of the house.

Trim and Hardware:

* Maple Cabinets and Base/Case.
* 5 ¼ inch Maple base boards throughout Entry, Formal Dining, Study, Kitchen, Breakfast, Family Room, Powder Bath, Gallery, and Master Bedroom.
* 3 ¼ inch maple base boards through remainder of house and 2 ¼ inch pine base boards in closets.
* Kitchen cabinets, and master bath cabinets to have round fluted corners, and picture frame bulkheads.
* Master bath vanity to have either ball and claw or Queen Ann feet, (furniture look).
* Raised panel cabinet doors with square tops.
* Kitchen island – furniture look with decorative posts on the corners.
* Standard designed range hood (“mantel look”) no brick or rock enclosure.
* Crown molding in Entry, Study, Formal Dining, Family Room, Powder Bath, Gallery, Kitchen and Breakfast where the ceiling design allows (4 ¼ inch).
* 6 Panel Raised Pine Passage Doors.
* One chest of drawers in master closet.
* Bread Loaf Wood handrail for staircase.
* Mud Bench in utility.
* Cookie sheet dividers in Kitchen.
* Island with Gas Range. Knee space on east end of island. Standard design with decorative dual posts.
* Study to have built-in desk with bookshelves on both sides.
* Up Game Room to have wet bar. (1) upper cabinet to accommodate wine rack and other upper cabinets to have cabinet doors with seedy glass.

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Appliances:

*	Dacor 36" Natural gas Cook-top.
*	Dacor 30" Stainless steel, single electric oven.
*	Dacor Stainless steel microwave.
*	Bosch Stainless steel dishwasher.
*	Dacor 30" warming drawer.
*	Garbage disposal.

Countertops:

*	Powder Bath and Master Bath to be 3cm Granite with straight edge, under-mount sink – as per allowance – 4" granite backsplash.
*	Kitchen to be 3CM Granite with straight edge, under-mount sink – as per allowance with tile backsplash.
*	J&J Bath, Utility, and Up Game Bath to be 2cm granite with straight edge, drop-in sink – as per allowance – 4" granite backsplash.

Lighting:

*	As selected by buyer within lighting allowance.
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Landscaping:

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

Exterior Structures:

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

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Allowances	
Carpet, Pad, and Labor (including tax) in Up Game Room, Stairway, and All Bedrooms.	\$21.00 per yard
Light Fixtures, Fans, and Doorbell	\$3800.00
Backsplash Tile (Note on tile if a natural stone is selected there is an additional labor charge and that will be factored into the tile allowance. Buyer will have to check depending on type of tile to determine actual amount – Also accent pieces will be factored into the allowance as well as sales tax)	\$4.00
Hardware – Pulls	\$2.49
Hardware – Knobs	\$1.89
Hardware – 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	
Granite – 3cm	\$38.00 per sq. ft.
Granite – 2cm	\$35.00 per sq. ft.
Landscaping – Provided by Everett Custom Homes.	\$3500.00
Sprinkler System	7 zones
Front door, handle set.	\$215.00
Painting faux finishes	\$2500.00