

Everett Custom Homes

Everett Custom Homes Spec Sheet – 4233 Roundup

Customer – ECH Spec Home

Date – 2/14/2008

Plan – Revised Preferred Plans Custom Design

Sq Ft – Approx 3462

Sales Price - \$520,900.00 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.
- * Convert French doors in the Family Room, Master Bedroom and Upstairs Game Room to balcony to Garden Doors.

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.

Insulation:

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

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Plumbing:

* Wirsbo Pex tubing supply lines.
* White 5' corner 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 sink with Delta chrome faucet.
* Tub in upstairs guest bath to be white cast iron with tile enclosure – Tub in Master Bath to have tile surround with wood skirt. Showers in Master Bath, Downstairs Bath, and Upstairs Bath to be tile with bronze frame and clear glass enclosure.
* Stainless steel under-mount kitchen sink.
* Stainless steel under-mount veggie sink.
* Upstairs J&J Bath and Upstairs Bath to be drop-in white porcelain sinks.
* Master Bath to be standard under-mount white porcelain sinks.
* (2) 50 gallon gas hot water tanks.
* Downstairs Guest Bath to have standard white pedestal sink.

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 that include cans required for baths.
* Wiring for 3 exterior coach lights (fixtures to be deducted from lighting allowance).
* Wiring for 2 front porch light and wiring for 2 rear patio light (fixtures to be deducted from lighting allowance).
* Family Room, Study, and all Bedrooms to be wired and braced for standard ceiling fans.
* Over-counter and under-counter lights in Kitchen (fixtures deducted from lighting allowance).
* Wiring for (5) puck lights in entry niches (fixtures to be deducted from lighting allowance).
* (2) exterior 110v G.F.I. outlets.
* (3) 110v G.F.I. outlets in garage, one of which is used for lawn sprinkler control.
* (1) 220v. dryer plug in utility room.
* (1) 110v exterior outlet on back patio for optional t.v.

Fireplace:

* (1) 36" direct Vent Gas Fireplace with rock face, sitting height raised hearth and rustic beam mantel.
* (1) Outdoor 36" 0 Clearance wood burning fireplace.

HVAC:

* Trane heat and air system.

Security / Speakers / Low Voltage:

* Security alarm system with one keypad.
* (6) Speaker pre-wire in two rooms.
* Cable tv or phone jacks as wired.

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Roofing:

* Laminated 40 year shingles.
* Guttering around entire house.
* Two copper Finials, Gem Top Standard Small Style

Masonry:

* Brick – as per plan shows. *Note – on the elevation brick goes to the downstairs top-plate. Siding to be used above the top-plate.
* Rock – front entry gable and garage gable, regular mortar joint.
* Brick mailbox with concrete address block.
* Rock fireplace with sitting height hearth – drystack.
* Brick on face of kitchen/bar countertop facing the living room.
* Brick outdoor fireplace with sitting height hearth.

Windows / Exterior Doors:

* Front windows to be divided lights as installed.
* Side and rear windows as installed.
* Front Entry door as installed.
* Patio doors to be steel, single light.
* Windows to be Allenco Vinyl Low-E windows (with almond colored frames).
* 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.
* 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 (To the entry of the Master Bedroom)and Formal Dining and Study and Family Room (4 inch non-distressed no hand scrape).
* Tile floors in the Kitchen, Breakfast, Utility, and all Bathrooms – (standard pattern up to 16" x 16").
* Carpet in all other areas of the house.

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Trim and Hardware:

* Maple Cabinets and Base/Case.
* 5 ¼ inch ash base boards throughout Entry, Formal Dining, Study, Gallery, Kitchen, Breakfast, Family Room, Bath #2, and Master Bedroom.
* 3 ¼ inch ash 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.
* Standard designed range hood (“mantel look”) no brick or rock enclosure.
* Crown molding in Entry, Study, Formal Dining, Master Bed, Kitchen and Breakfast where the ceiling design allows (4 ¼ inch).
* 6 Panel Raised Pine Passage Doors.
* Built-in desk in study to be appx. 7’ with open book shelves on top.
* Island to be standard design with decorative dual posts.
* Chest of drawers in master closet.
* Wood panel above study door with casing up both sides to 8’ high.
* Redwood wine rack in wine cellar.
* Linen cabinet in master bath.
* (2) Built-in corner china hutch on decorative feet in breakfast area.
* Standard Bread-loaf Wood Handrail with wrought iron pickets for staircase and balcony. Pickets to be on allowance.

Appliances:

* Natural gas 30” cooktop.
* Stainless steel microwave.
* Stainless steel dishwasher.
* Garbage disposal in kitchen sink and veggie sink.
* Wolf 30” warming drawer.
* Wolf 30” Double Oven, stainless steel.

Countertops:

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

Lighting:

* As selected by buyer within lighting allowance.

Landscaping:

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

Exterior Structures:

* Deck off upstairs game room – approx 8’ x 10’ with iron handrail and Garden Doors.
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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 Bedrooms and Up Bonus Room.	\$18.00/yd
Carpet, Pad, and Labor (including tax) on staircase.	\$40.00/yd
Light Fixtures, Fans, and Doorbell	\$4,000.00
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	
Front door, handle set.	\$215.00
Granite – 3cm	\$38.00 per sq. ft.
Granite – 2cm	\$35.00 per sq. ft.
Appliances	\$5300.00
Landscaping – Provided by Everett Custom Homes.	\$3750.00
Sprinkler System	6 zones
Wine Cellar with Iron Gate Entry	\$1000.00
Handrail for Upstairs Outdoor Deck	\$40.00 per ln. ft.
Wrought Iron Pickets for Handrail	\$9.00 a picket
Painting faux finishes	\$2500.00