

# Everett Custom Homes

## Everett Custom Homes Spec Sheet – 4401 Roundup

Customer – ECH Spec Home

Date –3/26/2008

Plan – Revised Robert Fillmore Design

Sq Ft – Approx 3259

Sales Price - \$498,900.00 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.
- \* Ceiling heights and design as built.
- \* Arch openings 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 drop-in sink with Delta chrome faucet.
- \* Tub in 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.
- \* Black under-mount kitchen sink.
- \* Black under-mount veggie sink.
- \* J&J Bath and Up Game 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.
- \* Up game to have stainless steel drop-in sink with Delta chrome faucet.
- \* (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 exterior coach lights as per installed (fixtures to be deducted from lighting allowance).
- \* Family Room, Study, 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:

- \* Trane heat and air system.

## Security / Speakers / Low Voltage:

- \* Security alarm system with two 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 40 year shingles.
- \* Guttering around entire house.
- \* (2) copper finials on roof.
- \* Stephenson Richmond copula.

## Masonry:

- \* Brick – as per plan shows.
- \* Rock – (3) front study, entry, formal dining gables, drystack application as completed.
- \* Rock – fireplace, drystack application as completed.
- \* Brick mailbox with concrete address block.
- \* Brick outdoor fireplace.

## 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 installed. Forged Iron door with rain glass.
- \* 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 installed.
- \* 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:

*	Knotty Alder Base/Case.
*	5 ¼ inch Knotty Alder base boards in Study, Kitchen, Breakfast, Family Room, Formal Dining, and Master Bed/Bath.
*	3 ¼ inch knotty alder boards through remainder of house and 2 ¼ inch pine base boards in closets.
*	Kitchen cabinets, Powder Bath, and Master Bath cabinets to have round fluted corners, and picture frame bulkheads.
*	Master bath and Powder Bath vanity to have either ball and claw or Queen Ann feet, (furniture look).
*	Raised panel cabinet doors with square tops.
*	Study built in desk/bookcase to be approx. 8' wide and 6' tall with open book shelves on top.
*	Install (2) truss style wood beams in study.
*	Crown molding in Entry, Study, Family Room, Formal Dining, Master Bed, Kitchen and Breakfast where the ceiling design allows (4 ¼ inch).
*	One chest of drawers and one set of open shelves in Master Closet.
*	Picture frame mirror frame for Master Bath and J&J Bath.
*	Exterior shutters as per plan.
*	Knotty Alder Passage Doors.
*	Wrought iron handrail on upstairs deck.
*	Kitchen Island appx. 9'x3' with veggie sink. Standard design with open shelves and knee space.
*	Living room bookcase and entertainment center.
*	Up game cabinet for possible built-in mini refrigerator.
*	Ornamental iron staircase.

## Appliances:

*	Dacor 48" Duelfuel range, stainless steel.
*	Stainless steel microwave.
*	Stainless steel dishwasher.
*	Garbage disposal in kitchen sink and veggie sink.

## Countertops:

*	Powder Bath, and Master Bath to be 3cm Granite with demi 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 Game Bath, J&J Bath, and Utility to be 2cm granite with straight edge, drop-in sick – 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.

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## Exterior Structures:

* Deck off upstairs media room – approx 9’x18’ with metal handrail.
* 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	\$4250.00
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/sq.ft.
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
Landscaping – Provided by Everett Custom Homes.	\$4000.00
Sprinkler System	7 zones
Handrail for Upstairs Outdoor Deck – Including tax	\$40.00 per ln. ft.
Painting faux finishes	\$2500.00