

Everett Custom Homes

524 Seville – Tuscan Park

Customer – SPEC

Date – 5/1/2008

Plan – Revised Robert Fillmore Plan

Sales Price – \$376,900 (Approx 2900 Sq.Ft.) including lot and 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 with minimal use of retaining walls. Bart to provide further detail.

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.
- * Arched openings built.
- * Zip board and taped.

Insulation:

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

Plumbing:

- * Wirsbo Pex tubing supply lines.
- * White 5' jetted tub in Master Bath.
- * All toilets to be standard white elongated toilets.
- * Faucets to be Delta Legland Style in "Venetian Bronze" or "Pewter".
- * Utility to have drop-in stainless steel sink with Delta chrome faucet.
- * Tub in guest bath to be white cast iron with tile enclosure – Tub in Master Bath to have tile surround with wood skirt. Walk-in Shower in Master Bath to be tile.
- * Stainless steel under-mount kitchen sink.
- * (2) 50 gallon gas hot water tanks.
- * Power Bath to have standard white pedestal sink.
- * Master Bath to have standard white drop-in sinks.

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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 and required for baths
* Wiring for 3 exterior coach lights (fixtures to be deducted from lighting allowance).
* Wiring for 1 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.
* (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" B-Vent Gas Fireplace with brick face, sitting height raised hearth and rustic beam mantel.
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HVAC:

* Trane system.

Security / Speakers / Low Voltage:

* Security alarm system with one keypad.
* (4) Speaker pre-wire in two rooms.
* Total of (10) cable tv or phone jacks

Roofing:

* Laminated 30 year elk prestige shingles.
* Guttering around entire house.

Masonry:

* Brick – as per plan shows.
* Rock – front entry gable, regular mortar joint.
* Brick mailbox with concrete address block.
* Brick family room fireplace – regular mortar joint.

Windows / Exterior Doors:

* Front windows to be divided lights with no transoms.
* Side and rear windows to be single light windows with no transoms.
* Front Entry door as ordered.
* 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 carriage insulated with black iron hardware.
* Concrete window sills.

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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:

* Stained concrete floors in the Entry, Formal Dining and hall to Kitchen, Powder Bath and Utility.
* Tile floors in the Kitchen, Breakfast, Master Bath, Up Bonus Bath, and J&J Bath – (standard pattern up to 16' x 16').
* Carpet in all other areas of the house.

Trim and Hardware:

* Maple Cabinets and Base/Case.
* 3 3/4" maple base boards throughout Entry, Formal Dining, Study, Gallery, Kitchen, Breakfast, Family Room, Powder, and Master Bedroom.
* 2 3/4" inch maple base boards through remainder of house and 2 1/4 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.
* Crown molding in Entry, Great Room, Study, Kitchen and Breakfast where the ceiling design allows (4 1/4 inch).
* 6 Panel hollow core masonite interior doors.
* 4' Chest with open shelves in Master closet.
* Kitchen Island to be standard design with open shelves on one end.
* Standard bookshelves in study.

Appliances:

* Natural gas 30" cooktop with vent hood.
* Stainless steel microwave.
* Stainless steel single electric oven.
* Stainless steel dishwasher.
* Garbage disposal.

Countertops:

* Kitchen to be 3cm Granite with straight edge, under-mount sink – as per allowance – tile backsplash.
* Master Bath to be 2CM granite with straight edge, drop-in sink – as per allowance – 4" granite backsplash.
* J&J Bath and Up Bonus Bath to be cultured marble, standard color – integrated sinks – 4" backsplash.
* Utility to be concrete countertop with 4" concrete 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.

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

* N/A

Allowances	
Carpet, Pad, and Labor (including tax) for Bedrooms and Study	\$18.00 per yard
Light Fixtures, Fans, and Doorbell (including tax)	\$2750
Floor 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.)	\$2.25
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.)	\$2.75
Master Bath Floor and Shower Walls (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.)	\$2.50
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.	\$165.00
Granite – 3cm	\$38.00 per sq. ft.
Granite – 2cm	\$35.00 sq.ft.
Appliances	\$3000.00
Landscaping – Provided by Everett Custom Homes.	\$2500
Sprinkler System	6zones
Painting faux finishes	\$750.00