

914 OMAR

Following is a list of elements to be incorporated in the new construction at 914 Omar

Appliances

Range: 48" Fisher Paykel Gas Professional Series



Dishwasher: Fisher Paykel double drawer



Refrigerator: Frigidaire 5' Professional Style refrigerator/freezer with trim kit



Vent-A-Hood: site built with Zephyr Insert

Micro Wave: builder select

Wine chiller: builder select

Exterior Doors

Front and Door: 3'0" x 8'0" Stain Grade Horizontal Glass Door with 4 Lites

Back Doors: 3'0"x 8'0" Stain Grade Wood One Lite doors (1 operable and 2 stationary)

Garage: 16' X 8' Steel Door with Windows (uninsulated) (builder select)

Exterior Trim Package

Front Porches will have paint grade or Cedar Farmhouse Style columns

Back Porch will have 8" x 8" box columns with crown moulding

Interior Trim Package

Downstairs : 4 piece "farmhouse style" moulding

Upstairs Bedrooms, Baths & Hallway: 4 piece "farmhouse style" moulding

Beam ceiling (white oak) in the Dining Room ceiling

Wainscoting (paint grade) will be installed in Dining Room @4'

Craftsman fireplace mantle & millwork surround built on site with paint grade materials.

Interior doors: Shaker Style 5 Horizontal Panel Masonite Solid Core (paint grade)

Study Doors: 1 lite doors (similar to back doors) 5'0 x 8'0"

Stain Grade newels and handrail. Spindles to be Paint Grade

Cabinetry

All first floor cabinetry will be inset Shaker Style with concealed hinges and full extension drawer slides built on site with paint grade materials. Kitchen cabinetry will be to the ceiling. The second floor will have lip mould cabinetry with concealed hinges.

Builder designs all cabinetry, trim and closets.

Paint

All paint will be Sherwin Williams

Interior: 1 primary enamel color for all trim plus 1 accent color in 1 cabinet in 1 room
(for example, for small bath cabinetry or the kitchen island)

4 interior wall colors

Wall paint will be flat latex. Enamel paint will be satin finish

(upgrade charge will apply for any finish other than flat on exterior siding and interior walls or satin on enamel)

(Paint contractor will provide 5 free samples/ additional samples are \$15. Each)

Exterior: 1 siding color, 1 trim color and 1 accent color

Ceiling Height

10' on first floor and 10' on second floor

Ceiling in the Master to be Vaulted

Windows

Double hung wood windows with Low E Insulated glass and tempered glass where required

Front elevation windows will have a 4 horizontal panes

Back, West and East elevation will have 1/1 configuration

Jeldwen/Caradco stationary wood windows are utilized in some areas

Roof

30 year raised profile shingles with continuous ridge venting. Shingles to be Charcoal or Weatherwood color.

Front Porch will have a charcoal, silver, or black stainless steel roof

Foundation

Per engineer design: Typical is Concrete Slab on Grade

Garage: Concrete slab on grade.

Sheetrock

Light texture. No rounded corner beads

Porches are sheetrocked. Garage Interior is NOT sheetrocked and NOT painted

Fireplace

42" gas fireplace with switch

Landscaping

Full sod in front & back yards. 2 Front and 2 back flower beds

Front will have 2 beds with 1 row of evergreen shrubs, 1 row of dwarf shrubs, seasonal color and flowering accent plants. Back will have 1 row of evergreen shrubs with flowering accent plants (total 4 beds @ approximately 6' each)

Fully fenced back yard: 7' verticle cedar pickets

4' metal fence enclosed area from east property line to driveway with a pedestrian gate (electric gate and motor is not included) \$19.00 per foot allowance

Bull rock on both sides of home

Flooring

Reclaimed red Oak hardwoods throughout the downstairs and the upstairs (excluding bath and laundry floors). Floors to be sanded, stained with buyer selected color, and coated twice with a satin polyurethane finish.

Ceramic or Natural Stone Tile

\$7500 Allowance for materials (tile, accessories, grout, mastic, thinset and caulk)

Kitchen backsplash, utility room floor, all bathroom floors, tub and shower surrounds

Maximum two grout color selections in budget

NOTE:

***Delivery charges will be applied by fabricator if more than three vendors are selected
Builder does not apply sealer as it changes the appearance of stone***

Natural Stone Countertops

\$24/sf Allowance for materials for Kitchen, Butler Pantry, utility and all Bathroom countertops.

$\frac{3}{4}$ straight polish on all counters except island. Island is 1 $\frac{1}{2}$ straight edge

If Buyer selects slabs, they must be completely utilized. (i.e. excess used in other rooms)

Buyer to select from Builder's Vendor – selections made elsewhere to be tagged by Buyer for pick up.

Budget allows for 1 selection throughout house

NOTES:

Delivery charges will be applied by fabricator if more than two vendors are selected

Builder does not apply sealer as it changes the appearance of stone

Shower Enclosure

Master Bath: 3/8" plate glass, frameless with heavy hinges in chrome

Powder Bath: 3/8" plate glass, frameless with heavy hinges in Matte Black

Mirrors

Plate glass inserted into custom frames built on site with paint grade materials.

Door & Cabinet Hardware

Cabinet Pull Allowance - \$6/knob; \$7/drawer pull

Bathroom Accessories: Gatco Latitude 2 or Gatco Cafe series

Interior Doorknobs: Emtek Modern Crystal

Front Door: Emtek Davos

Back Doors: Emtek Knurled

Doorknobs Available in Satin Brass, Polished Nickel, Polished Chrome or Flat Black



Back doors

Front Door: Emtek Davos

Interior Doors: Emtek Modern Crystal

HVAC

16 SEER high efficiency units with programmable thermostats

Separate units for upstairs & downstairs. Heating to be natural gas.

NOTE: homeowner must change ac filters every 3-6 months or units may become disabled and warranty will void

Electrical Fixtures

Kitchen: Pendants (2) - \$300 Allowance Each

Dining Room Chandelier - \$1800 Allowance

Entry Foyer (1) - \$300.00 Allowance Each

Stairwell Sconce: Feiss Ethan in Matte Black



Over Fireplace Cabinets: Hinkley Arti in Matte Black





Hall and Ensuite Bathrooms: Z- lite Harper in Chrome



Primary Bathroom: (4) Artcraft Brinkley in Chrome

Master Bath Chandelier: - \$350.00 Allowance

Exterior sconces - \$150 Allowance per fixture

Surround sound (pre-wire only) in family room and speaker prewire on back porch

Pre-wire for alarm on all windows and doors with pre-wire for 2 control panels

Prewire for 2 cameras- 1 on front and 1 on back porch

Interior and Exterior Fans in flat black : (builder select)

(builder selects all ceiling fans, undercabinet, garage and closet lights)

Plumbing

Navian tankless gas water heater

NOTE: tankless heaters have filters that need to be changed every year

Master and Powder Bath toilets: Kohler Highline Elongated in white

Secondary bath toilets elongated in white porcelain (Proflow or equivalent)

Dryer Connection to be natural gas and/or electric

Two hose bibs



Master: 67" Freestanding Acrylic Tub

Secondary Baths – 30" x 60" white steel tub

All Bathrooms to have white undermount rectangular porcelain sinks



Master: Kohler Bancroft (in Chrome) 2 wall mount, 1 handheld and 1 ceiling mount



Kohler Bancroft in secondary baths (in Chrome)



Vanities:

Showers



Powder Bath: Kohler Bancroft (in Chrome)



Kitchen: Kohler Purist with Sidespray in Flat Black or Polished nickel

Potfiller: Builder Select in flat black or Polished nickel



Kitchen Sink: Farmsink in White 33"

Utility sink and faucet: builder select

Builder will build to these specifications unless notified by buyer (in writing) within 4 weeks of install if they require a change order.

20% will be added to all change orders & cost over runs.

All change order request MUST be in writing

Selections must be made within three weeks of the timeline date or builder has the right to make selection for buyer

Buyer

Buyer

Seller

Builder