

COURTNEY PINES

Addendum A Specifications

FOUNDATION

Monolithic concrete slab with steel rebar reinforcement on load bearing walls with fiber reinforcement and sprayed previous to pour with termite treatment.

FRAMING

2x4 walls 16" on center. Double bottom plate attached to foundation and is connected to truss by sheathing nailed to bottom plate with two rows of 8-penny nails 3" on center. This is attached to top plate and truss system. 7/16" OSB sheathing. Engineered truss roof system.

SHEETROCK AND PAINT

Sheetrock is 1/2" sanded smooth and painted with two coats of flat off white, latex paint. Ceilings are finished smooth. All front doors are painted to match shutter selection. Interior trim painted with latex semi-gloss white. Garage is finished.

BOXING AND SIDING

White vinyl siding with white vinyl soffit, low maintenance.

PATIO, WALKS, AND DRIVEWAYS

Concrete poured 4" deep. 12'x12' rear patio and front porch sized according to plan. Driveway 18' wide from garage to street. Sidewalk 3' wide from drive to front door.

DOORS AND WINDOWS

Windows are vinyl DP 45 or better wind rating, single hung, double pane with screens on bottom sash. Composite 6-panel front door. Door from house to garage 6-panel metal. 15-lite metal back door. Metal garage door with windows and high wind package with auto opener. 50"x50" acrylic window over garden soaker tubs.

HARDWARE

Kwikset doorknobs and dead bolts on outside doors, house numbers, doorstops, shower rods, toilet paper holders, towel bars, 42" mirrors above vanities, and ventilated white wire closet shelving. Kwikset brushed nickel doorknob and hinge package.

FLOOR COVERINGS

Carpet is Beaulieu, with 6 lb. pad. Foyer is Mannington Jamestown Oak Plank engineered. Vinyl is Mannington Vega II in kitchen, breakfast nook and laundry room. Master bathroom flooring is ceramic tile.

INSULATION

R30 on the ceiling and R13 walls. R16 through the walls.

HEATING AND COOLING

Goodman 13 SEER heat pump. Bonus room individually zoned. Energy Star® Programmable Thermostat.

BUYERS

_____ DATE _____
_____ DATE _____

FIREPLACE

Ventless fireplace with white mantel and black slate hearth and surround or ceramic tile. Gas stubbed out behind fireplace and buyer must supply gas tank and gas supplies after closing.

ROOF

Shingles will be Architectural 30-year shingles. Shingle colors and Manufacturer Black, Weatherwood and Driftwood.

INTERIOR TRIM

2-1/4" casing, 5-1/4" base molding, 6-panel Masonite interior doors. Windows cased with 2" casing.

CABINETS

Selections are White or Birch in Kitchen. All bathroom cabinets are white.

GUTTERS

Gutters on rear of house over patio area. Gutters on front of house around front door.

APPLIANCES

Stainless steel appliances. Smooth top range. Energy Star® Frigidaire Dishwasher.

PLUMBING

Stainless steel kitchen sink. Moen chrome faucets and trim. Elongated toilets, 50-gallon hot water heater, fiberglass tub-shower combination in second bath, separate fiberglass shower and 5' garden tub with ceramic tile surround on select plans. Double vanity in master bath and single vanity in second bath. Washer connection, ice maker connection and two outside spigots.

ELECTRICAL

Light fixtures have a silver finish. Building provides bathroom fans, door chimes, and smoke detectors. House wired to code, ceiling fans with lights in the master bedroom and living room and prewired in bedrooms 2, 3 and FROG. CAT 3 phone jacks in all bedrooms, kitchen, and FROG. Cable TV in all bedrooms, living room, and FROG. GFI protected circuits in kitchen, bathrooms, 2 exterior outlet, and 2 garage outlets.

LANDSCAPING

Buyer will receive up to 10 pallets of sod. Irrigation in front and back. Timed irrigation system. Shrubs include (10) 3-gallon plants, (2) small trees and pine needles in bedding areas. ****The Builder will use his discretion regarding the final grade of the homesite.**

BUILDER: EVERETT BUILDERS

_____ DATE _____
_____ DATE _____

