

**Brother's Custom Works, Inc.**  
**John and Bev Luther**

POB 249  
Hungerford, TX 77448

---

Phone 979-532-2250  
Fax 979-532-2229  
Email [JNBLuther@Yahoo.com](mailto:JNBLuther@Yahoo.com)

March 18, 2009

**Features and Estimate /Shaw Custom Home / TX**

Build Cost / 3570 SF Living Area / Upscale Features / \$535,000.00  
Lot Allowance \$60,000  
Total Package Price \$595,000.00  
Featured Options: Electronics Package / Pool / Detached Summer Kitchen & Pool Bath  
Featured Options Estimate / Add \$241,250.00  
Option / Brazos River Waterfront Lot / Add \$130,000.00  
Total Waterfront Lot / All Options \$966,150.00

**Contract Preparation**

Personal "Mini" Home Building Seminar  
Extensive Product and Construction Method Review with Homeowner  
Custom Plans and Design Specifications  
3570 SF Living Area  
800 SF 3 Car Garage with Storage Area  
675 SF Front and Rear Porch

**Site Preparation / Foundation**

Site Layout for Homeowner Approval  
Soil Test and Report / Soils Report and Structural Engineer's Plan Review  
Site Stripping / Foundation Pad and Compaction  
Structural Concrete Foundation with Drilled and Reamed 12/36 Foundation Piers

**Frame and Exterior Trim**

All Wall and Roof Framing @ 16" O.C. / Roof Pitch 8/12 and 12/12  
Inland Windstorm Structural Construction  
9' Common Walls and Ceiling / 10' and 12' Walls and Ceilings @ Foyer and Dining Room  
Step Ceilings @ Living Room / Family Room / Dining Room / Master Bedroom  
Solid OSB Sheathing All exterior Walls  
Tyvek Housewrap  
8" Window Seal Bitumen Tape / All Windows  
James Hardie Fiber Cement Exterior Trim  
Perforated Soffit / Attic Air flow  
Real Stucco Wall and Double Stacked Stucco Trim @ Front and Side Elevation  
Sherwin Williams A-100 Satin Exterior Paint

**Exterior Doors and Windows**

Mahogany Entry Door / 14" Sidelites / Circle Head Transom Window Above  
Designer Entry Lockset and Deadbolt  
Fiberglass Secondary Entry Doors / Solid Construction with Insulated Low E Glass  
Weather-stripping and Adjustable Thresholds  
Double Pane / Insulated Low E Glass Windows / 1/2 Screens

### **Roofing and Roof Decking**

Tech Shield Radiant Heat Barrier Decking  
24" Galvanized Valley Metal  
Bitumin Self Sealing Underlayment  
Oversized DL Style Painted Aluminum Drip Edge  
Spanish Tile Roof with Continuous Ridge Vents  
Painted Roof Penetrations to Match Tile

### **Energy Savings / Comfort**

Tyvek Housewrap and Window Seal Tape  
R 13 Borate Spray Wall Insulation and R 30 Attic Insulation  
13 SEER Trane / 3 Zone HVAC System  
Programmable Thermostats  
Insulated Fiberglass Exterior Doors  
Interior Ceiling Fans / Exterior Ceiling Fans

### **Decorator and Convenience Features**

Multi-piece Crown Mold @ Living Room / Dining Room / Family Room / Master Bedroom  
Crown Mold @ Kitchen / Upsized (3 1/4") Window and Door Casing 4 1/2" Base  
Personalized Custom Closet Shelf and Rod Layout @ Master Bedroom  
Custom Built Cabinetry  
Raised Panel Arched Cabinet Doors  
Rope Crown Mold @ Cabinet Tops  
Pull Out Shelves and Pan Storage @ Kitchen Cabinets  
Full Extension Drawer Slides  
Tilt Out Drawers @ Kitchen and Laundry Sinks  
Rope Corner Accents @ Kitchen Island  
Granite Kitchen Countertops with Travertine Tile Backsplash  
Under-mount Kitchen and Laundry Room Sinks  
Entertainment Center built to Homeowner Equipment Specifications  
Custom Office Cabinetry / Built-in Credenza and Bookcases  
Custom Built Office Desk to Match Cabinetry  
Furniture Style Power Room Vanity / Custom Bordered Mirror to Match Cabinetry  
Marble Power Vanity Top  
Wainscote / Chair-rail @ Dining Room  
Full Length Vanity Mirrors  
Central Vacuum System / Dust Pan Vacuum @ Kitchen / Garage Outlet  
Electric Garage Door Openers  
Insulated Garage Walls with Drywall and Trim

### **Plumbing Features**

PEX Plumbing System with Manifold  
50 Gallon Energy Efficient Water Heaters  
Schedule 40 PVC Drain System  
Water Lines Insulated All Exterior Walls and Attic Perimeter  
Under-mount Stainless Steel Sinks @ Kitchen and Laundry  
Upscale Powder Room Sink Faucet and Bath Hardware  
Master Shower with Vertical SPA  
Kitchen and Laundry Faucets with Built-in Sprayer  
ADA Height Toilets with Elongated Bowls  
American Standard Americast Tubs @ Secondary Baths  
Cultured Marble Vanity Tops with Integral Sink Bowls and Backsplash  
Cultured Marble Tub Surrounds with Soap / Shampoo Storage Shelves @ All Standard Tubs  
Granite Look Cultured Marble Whirlpool Tub / Surround Splash and Window Seal @ Master  
Bathroom and Oversized Shower @ Master Bath with Textured Floor  
Frameless Glass Shower Doors and Large Rainfall Shower Heads @ All Standard Tubs  
Oversized Master Shower with Seat

2 Shower Units with Vertical Body Spray and Large Rainfall Head Shower Heads @ Master Shower / Handheld Option  
190 Degree Hot Water Dispenser @ Kitchen Sink  
Whole House Water Filtration  
Drinking Water Filters @ Kitchen Sink

### **Appliances**

Stainless Steel Kitchen Appliances  
36" Counter-depth Built-in Refrigerator with Ice Maker and Cold Water on Door  
Oven and Built-in Microwave  
Cooktop with Telescoping Hidden Venthood  
Energy Efficient Stainless Steel Dishwasher  
Front Loading Washer and Dryer

### **Electrical and Electronics Package**

300 AMP Underground Electrical Service  
Interior Electrical Panel with Master Switch  
Exterior Main Breaker with Additional Future Add-on Breaker Spaces  
Décor Easy Touch Light Switches and Décor Plugs  
Décor Fan Control and Dimmer Switches  
Ground Fault Protection @ All Wet Locations  
Under Cabinet Countertop Kitchen and Office Lighting  
Home Security System / Security Cameras  
Exterior Motion Controlled Flood Lights All Areas  
8 Interior Phone Locations / 5 Interior TV Locations  
Whole House Intercom System with Door Bell Exterior Unit @ Front and Side Entry Doors  
AM / FM Intercom Unit with Audio Feed from Entertainment Center  
Hardwired and Wireless Computer Network  
Media Computer Connections @ Entertainment Center / Linked to Network and Server

### **Floor Covering**

Ceramic and Stone Tile / Wood Floor and Pre-Finished Wood Floor Selections  
Upgrade Carpet and Pad

### **Exterior Features**

St. Augustine Premium Sod  
Landscape Beds and Plantings  
Computer Controlled / Programmable Irrigation @ Yard and Flower Beds  
Whole House 6" Aluminum Gutters  
Washed Pea Gravel Driveway and Front Walk with Stone Inserts  
Stucco Mailbox with Large Locking Mailbox and Cast Stone Address Blocks  
Cast Stone Address Block @ Entry Door

## Options

### **Electronics Package / Fully Functional @ Move-in / Add \$32,400.00**

Whole House Network Server and Backup Storage  
Desktop Computers with 22" Monitors @ Office / Cordless Keyboard and Mouse  
High speed Internet Satellite  
5 - Direct TV / HD DVR Receivers with Internet Connections  
65" HD DLP TV @ Greater Room / Also Serves as Computer Monitor  
Media Computer @ Entertainment Center / Linked to Whole House Network and Server  
65" TV & Computer Allows Computing and Internet Surfing with Wireless Keyboard / Mouse  
Pioneer 7.1 Home Theater Receiver  
Sony 400 Disk DVD Changer  
Sony Multi Format VCR / DVD Recorder  
Logitech Harmony Advanced Remote for All Electronic Devices  
Klipsch Interior and Rear Patio Speakers  
Wall-mount Flat screen HDTV @ Office with DVD Player  
3 – 26" LCD TVs with Built-in DVD Player Wall Mount @ Secondary Bedrooms  
Wall Mount Glass Equipment Shelves / 3 Shelves per Unit @ secondary Bedrooms  
42" Plasma TV and Glass Shelves at Master Bedroom or Entertainment Center  
37" LCD TV @ Outdoor Kitchen With Summer Kitchen Option  
Telescoping and Articulating Mounts @ All TVs  
Internet Access all TV HD Receivers and Computers  
Direct TV HD DVR Receivers and Direct TV (Internet) on Demand Custom Program Service  
Media Sharing via Home Network

### **Pool / Add \$70,000.00**

42' Cloud Pool with Blue Quartz Plaster and Flagstone Coping  
2 Ton Waterfall  
Ample Bench Seating  
Water Fed Slide with Slide Area Swim Out  
Computer Controlled Management System with Remote Control  
Heated Whirlpool Spa with Waterway Spill into Pool  
Auto Fill and Overflow Drain  
Swim Lane Tile  
Stamped Concrete Decking with Sealed Expansion Joints  
Deck Shower and Area Drains  
Decorative Rock @ Pool Equipment Area

### **Detached Pool House Outdoor Kitchen and Guest Quarters / Add \$138,950.00**

140 SF Enclosed Storage Room with 6' Roll-up Door / Walk Door and Pool ½ Bath  
180 SF Outdoor Kitchen and Sitting Area  
400 SF Guest Quarters  
Stucco Cooking Area Cabinets with Granite Countertop  
Raised Bar  
5 Burner Stainless Steel Gas with Rotisserie / 2 Burner Stainless Steel Gas Side-burner Unit  
Stainless Steel Double Cabinet Doors  
Under-counter Stainless Steel Outdoor Icemaker and Refrigerator  
Stainless Steel Under-mount Sink with Disposal  
High Rise Stainless Steel faucet with Built-in Sprayer  
Outdoor Pool Shower  
Warm or Hot Water Hose Faucet for Clean-up  
Items Below are Contingent Upon Purchase of Electronics Package Option  
Cabinet Enclose Flat screen HDTV with Built-in DVD Player  
Telephone / Direct TV Satellite / Direct TV on Demand Internet Service / Computer Network