

Sample Building Specifications

15-Nov-12

Builder: Solstice Custom Homes

Fax: 503-297-0104

Oregon CCB# 193633

Contact: Alan DeHarpport: 503-709-2277

Buyer:

Price: \$475,000

Property: Lot 1 Alder Meadows

Property Ownership: LWD, LLC dba Solstice Custom Homes

- Plan:**
1. Alan Mascord Design plan "2230CE - Solstice Custom Homes" consisting of 2,751 square feet.
 2. In the event there are differences between the plan and specifications, the specifications shall be used. Wherever these specifications are noted "per plan", the plan shall be used.
 3. Builder to pay for final plan set and 10 copies.

Permits and bonds: 1. Builder shall apply for and obtain all permits and bonds.

Temporary Utilities:

1. Builder shall obtain temporary utilities.
2. Buyer to transfer utilities to their name prior to occupancy. It is recommended that all utilities providers be contacted at least two weeks prior to move in

Insurance:

1. Builder shall provide general aggregate liability insurance of no less than \$1,000,000 death and personal injury for no less than \$1,000,000 during construction of the home.
2. Buyer responsible for homeowners insurance upon completion of the home.

Site Preparation and Excavation:

1. Builder shall clear, excavate, and backfill the lot for foundation to ensure reverse grading away from the home. Final grading in preparation for landscaping included in landscaping allowance.
2. Builder shall stake the home location per plot plan. Washington County Inspector will inspect the foundation before and after foundation is poured. A final survey of the foundation will be performed after foundation is poured.

Foundation: Footings and walls shall be built per plan according to code. The size and reinforcement, if any, is to be per plan or to Washington County requirements.

Retaining Wall(s): 1. Not included.

Concrete Flatwork: 1. Front entry walk to be four feet wide from driveway to front door. Exact layout to be determined on site. Driveway to be no less than 20' wide x 20' deep. Approach and sidewalks included per City of Tigard requirements.
2. All flatwork to be exposed aggregate except existing sidewalk along SW Cedarcrest and SW 74th.
3. Garage floor to be no less than 4" concrete with smooth finish draining to driveway.
4. Concrete back patio to be 20' wide by 10' deep exposed aggregate finish.
5. All flatwork shall drain away from structure.

Decking: None.

Fencing: 1. Back and side yards included with two gates 10' from front of house.
2. Fencing to be "shadowbox" style fence same as built at 5180 NW 140th Ave, Portland, OR 97229.

Landscaping: 1. Allowance \$2,500 to be determined by Buyer.
2. Includes grading, irrigation with controller, sod, shrubs in front yard only. Side yards and back yard to be barkdust.

Framing: 1. All ceilings heights to be 10 feet on the main and 9 feet on upper level except Den to be vaulted.
2. Floor joist size, spacing and grade per plan. If no grade is shown #2 Douglas Fir shall be used. Exterior walls to be sixteen inches on center with double top plate. Studs to be #2 Douglas Fir. Headers over windows and doors in load bearing walls to be four by twelve inches unless shown otherwise on plan. Roof framing to be engineered trusses per plan.
3. Interior archways over Dining at entry hallway and Great Room at guest room hallway included.
3 Roof and exterior sheeting to be Oriented Strand Board (OSB).
4. Interior walls to be framed with 2x4 studs.
5. Exterior walls to be framed with 2x6 studs.
6. Vapor barrier meeting Washington County code shall be applied to exterior of the sheeting on walls.

Siding: 1. Material to be James Hardi Industries HardiPlank "Cedar Mill" style pre-primed lap siding except for areas where cultured stone Nichihai paint grade shake as shown on plan.

Soffits: 1. Front covered area at entry to be soffited with rough sawn plywood and painted.
2. No soffit in eaves.

Gutters and Downspouts: 1. Gutters: 5 inch fascia metal 26 gauge.

2. Downspouts: Box metal 26 gauge 2"x3" rectangular.

Fireplace: 1. One natural gas fireplaces (Heat & Glow model 750) with log set with wall switches included in Great Room.
2. 12" tile surround and 4" x 12" x 48" wood mantel included. Allowance for mantle: \$500 includes all material, labor and paint.

Windows: 1. Manufacturer to be Jeld Wen or Milgard.
2. Window color to be almond or white with no grids.
3. Windows shall be built per plan without grids.

Exterior Doors: 1. Front entry door allowance = \$750
2. Garage door to include windows equivalent to 7405 SW Cedarcrest St, 97223.
3. Garage side access door to be fiberglass and equivalent to 7405 SW Cedarcrest St, 97223.
4. Exterior door off dining to be fiberglass and equivalent to garage side access door.

Exterior Paint: 1. Buyer to select all interior and exterior colors.
2. Exterior to be two paint colors, Sherwin Williams A100 exterior paint.
3. Interior to be two paint colors, water based satin finish walls, oil base semi gloss trim. Additional colors \$250 each.

Water service: 1. 5/8" water meter included.
2. Supply line from meter to house shall be 1"
3. Shut off valve location to be in garage to be determined by plumber.

Water Drain Lines 1. ABS drain lines to be connected to sanitary sewer, vented to roof.

Plumbing: 1. All sinks, tubs, showers, and toilets shall be provided according to plan.
2. Plumbing fixtures to be selected by buyer. Allowance = \$4,000 for tubs, sinks, toilets and all faucets.
3. Kohler Archer sinks and Delta Lahara 4" set faucets included in all baths.
4. Pro Flo PF309 stainless steel sink included in Kitchen.
5. Fiberglass tubs/showers included in all baths.
6. All toilets to be Mirabelle Bradenton round, white, chrome or equivalent.
7. Two exterior frost free hose bibs included, one front one rear.

Interior Wiring: 1. Includes all wiring, recessed lighting per plan, plugs and switches per plan.
2. 200 amp main panel service included.

1. 90% gas furnace included. Brand to be selected by HVAC contractor.

Heating and Air Conditioning:

2. A/C ready, but not included. All ductwork sized for A/C, separate breaker in electric panel included for future A/C.
3. Setback programmable thermostat included.

Gas Lines: Gas lines to fireplace, range, and water heater included.

Ventilation: 1. Four inch ducting for ventilation fans included for range, dryer, water heater, and bathrooms.
2. Six inch ducting for kitchen hoodfan included.

Interior low voltage wiring: None.

Interior Vacuum: 1. Rough in plumbing for built in vacuum system by Gary's Vacuflo included.
2. Motor, hoses, and attachments not included.

Insulation: 1. All exterior floors, ceilings, and walls shall be insulated to current code.
2. FTC Insulation disclosure to be provided by Builder prior to start of construction.
3. Sound insulation not included.

Drywall: 1. Half inch drywall included on all walls and ceilings.
2. Fiber cement board included on all shower and tub walls.
3. "Orange Peel" spray texture included on all interior walls including garage.
4. Brocade spray texture included all ceilings except garage ceiling to be Orange Peel.
5. Square sheetrock corners to be used throughout

Interior Doors and Millwork: 1. Western Pacific "Cremona" style painted doors, Quickset "Laurel" egg shaped satin nickel knobs included. Locking privacy doors on all baths and master.
2. Base moldings to be paint grade 5 1/4" in height or less and selected by Buyer from Western Pacific catalog. All windows and doors on both levels to be cased with 3" paint grade casing to be selected by Buyer and painted with oil base semi gloss paint.

Interior Paint: Two colors included to be selected by Buyer. Walls to be water based satin finish. Trim to be oil based semi gloss finish.

Flooring and Countertops: 1. Allowance = \$21,000. Buyer to select all materials.
2. 18"x18" tile floors in all bathrooms.
3. Hardwood flooring throughout main level except Den to be carpet. Carpet on stairs/upper level except bathrooms to be 18"x18" tiles.
4. All countertops to be 12"x12" tile except Kitchen to be "Santa Cecilia" or equivalent granite slab.

Lighting: Fixture Allowance = \$2900 not including recessed lighting (included in Interior Wiring, above). Buyer to select all interior and exterior light fixtures for entry, bathrooms, bedrooms, and exterior at sides of garage.

Bathroom accessories: 48" high plate mirrors included above sinks in all bathrooms.
Towel bars, rings, paper holders allowance = \$300 for all bathrooms.

Kitchen Detail: 1. Flooring to be 3/4" solid maple hardwood (or equivalent) from Direct Source, Inc.
2. Countertops to be Santa Cecelia (or equivalent) granite slab with "ogee" self edge from Direct Source, Inc.
3. Kitchen cabinets to be selected from Pacific Crest Custom Cabinets. Allowance \$14,000. See Cabinetry, below.
4. Backsplash to be tile or slate from top of counter to bottom of cabinetry
5. 1/2hp disposal included from Ferguson Enterprises, Inc.
6. Pro Flo PF309 30"x18" stainless steel sink included from Ferguson Enterprises, Inc. See Interior Plumbing, above.
7. Five recessed lights included with separate switched light over sink.
8. Under counter lighting not included.
9. Indirect lighting over cabinets not included.
10. Dimmer switches not included.
11. Kitchen appliances to be selected by buyer. Allowance = \$5,000 for built in range, microwave oven, and hoodfan.

Cabinetry: 1. Allowance = \$14,000. Vendor: Pacific Crest Custom Cabinetry. Includes built in entertainment center five feet high in Great Room.

Interior Detail: 1. Entry and main level hallway to be hardwood flooring.
2. Dining Room includes hardwood flooring, no waincoting, no crown molding, one wall switch, four recessed lights (no fixture).
3. Staircase includes carpet, basket and twist wrought iron spindles right side to top of stairs. 6"x6" newel post stained to match hardwood floor, 4"x4" other posts stained to match hardwood floor. Upper hallway balcony over stairs to be sheetrock half wall with painted wood cap.
4. Great Room includes hardwood, built in entertainment center, fireplace with mantle, recessed lights per plan with one recessed light over fireplace switched separately.
5. Laundry room includes vinyl flooring, cabinetry per plan, 12"x12" tile counters, 6" high tile backsplash
6. Main level bath includes 18"x18" tile flooring, fiberglass tub/shower with no door, toilet, fan, cabinet with sink per plan, one 48" high plate mirror over sink, one bar light over sink, one recessed light over tub/shower.
7. Den includes carpet flooring, double glass doors, closet, one flush mount ceiling light.
8. Bedrooms include carpet flooring, swinging closet doors to match interior doors, one flush mount ceiling light.
9. Upstairs hall bathroom includes two sinks, two faucets, 18" tile flooring, cabinetry per plan, 12" tile counters, tile backsplash 6" or less, plate mirror over counter, bar light fixture above mirror, one recessed light over tub/shower, one toilet, one fan, one fiberglass tub/shower, no shower door, one paper holder, two towel rings, one towel bar.

10. Master Bedroom includes carpet flooring in bedroom and closet, double entry doors, fixed painted shelving in closet with clothes hanging rods. Fireplace not included.

11. Master Bathroom includes two sinks, two faucets, 18" tile flooring, 12" tile counters, tile backsplash 6" or less, tile surround on tub to match flooring, cabinetry per plan, 48" high plate mirror, bar light fixture over mirror, one recessed light over shower, two recessed lights over tub, one toilet, one 72" fiberglass spa tub, one 60" fiberglass shower with glass door, two fans, one paper holder, two towel rings, two towels bar on shower door.

12. Upper hallway to be carpet flooring, recessed lights per plan.

13. Garage includes concrete floor, sheetrock textured and painted walls and ceilings (no brocade on ceiling), one 50 gallon hot water heater, furnace, one freezer dedicated electrical outlet, two standard electrical outlets, three T8 four bulb fluorescent flush mount ceiling lights, 2 electric garage door openers with two remotes and access door to side yard.

