



*** SPECIFICATIONS 2020**

12310 Harvest Meadow

November 2, 2020

- FOUNDATION:** Tella Firma raised foundation on piers – per engineer’s design
- FRAMING:** 2x6 wood framing all exterior walls with open “T” corners per plan and applicable building codes
TechShield radiant barrier roof decking
Cement fiber board exterior siding and trim
HomeSeal-R around all windows and exterior doors with Owens Corning FlashSeal ® three-piece system on sills and sides.
Owens Corning RimSeal-R ® gasketing sealer at all top and bottom plates including interior and exterior doors and window openings.
Engineered floor system
4 x 8 T & G Advantech Subfloor at second floor
OSB sheathing fully lapped and sealed with Owens Corning Fomular insulated sheathing and HomeSeal tape at all seams and joints.
- ROOFING:** Boral concrete tile roof system with sharkskin and ice an water underlayment.
See allowances
- WINDOWS:** Pella Black double pane wood clad with Low E insulated glass divided light on front elevation, single light on remainder of home at sides and rear.
- FIREPLACES:** 63” Distinction linear gas fireplace @ family room, 42” wood burning Montana at outdoor living
- PLUMBING:** (2) tankless water heaters circulating system
Fixtures to be Brizo and Delta or equal - Chrome or equal finish at all fixtures
Gas BBQ stub-out at patio
Free standing master tub
Blanco undermount sink at kitchen, stainless steel utility/bar
Hose bibs per plan (4)
Undermount porcelain sinks at all vanities – Kohler or equal
Elongated commodes at each bathroom – white
Gas stub-out at dryer
Gas run to all furnaces and fireplaces
Acrylic tubs at secondary baths (w/o showers)
See plumbing fixture allowances

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- ELECTRICAL:** Per plan and applicable building codes
Ceiling fans pre-wired at family room, bedrooms, game room, study and patio
Decorative fixtures per plan (Lighting Allowance)
Under cabinet Xenon lighting at kitchen and butler's pantry
Accent lighting at front elevation ("up-lights")
Holiday Light Plugs (2) – Under Soffit
Floor plugs at family room and study – (3)
Lutron dimmer switches - Includes Lutron lighting controls – kitchen, breakfast, family and dining
Step lights in stairs
See electrical lighting allowances
- HVAC:** Total Nominal Tonnage – 12 Tons
3 tons – master suite and study
4 tons – remainder of the 1st floor
5 tons – 2nd floor
Furnace – Lenox 80% Variable Speed Furnaces
Condenser – Lenox 16 SEER Two Stage Condensers
IComfort Wi-Fi colored touch screen thermostats
Humidity control
- STRUCTURED WIRING:** **Ron Davis Structured Elite** – Structured can and lid, Tv/phones all bedrooms, six zones of audio, one network line any location, Fiber ready if available. DSS rough in. Phone punch down block... All service lines ran, all termination points trimmed. Prewire for keypad or V/C.5.1 surround any room...Cat6 Dmarc included
Audio Zone – Cabling for Keypad / Volume Control and Speakers - One 16/4 and Cat-5e to Keypad, Two 16/2 Cables from Keypad to Speaker. Locations – Cabling and Trim Out Included. 6 standard total of 11. Formal Dining, Study, Wine Room (if applicable), Kitchen, Outdoor Living, Future Rock, Master Suite, Master Bath, Game Room X 2, Exercise Room
Multimedia Outlet – One Cat 5e Cables, One Cat-6 Cable, One 22/2-Cabling and Trim Out Included. Family standard, Study, Media Room, Outdoor Living, Master Suite and Game Room

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Standard Multimedia Outlet – One Cat-5e Cable, One RG6 Cable-Cabling and Trim Out Included. Master Bath and Exercise (if applicable) 7.1 Surround Sound Cabling and Trim Out
Security Camera Cabling and Trim Out

Advanced Network Outlet – 1-Cat6 and 1Cat 5e-Cabling and Trim Out included. Study standard, Office off kitchen
Wireless access point pre-wire and trim
Pre-wire and trim for garage door, gate and doorbell integration.

INSULATION:

Owens Corning Comfort Built Plus Energy Package

Energy Star Seal

Seal to IEC, above code standard

Blown In Blanket

Exterior Walls 2x6 blown R-23 fiberglass wall

Batt

Joist Ends R-15 unfaced batt insulation (3.5")

Attic Knee Wall R-15 unfaced batt insulation (3.5")

Batt Ceilings Under Decking R-22 unfaced batt insulation (6.75")

Batt Ceilings Under Dead Space R-38 unfaced batt insulation (12.0")

Slopes Closed to Roof deck R-22 unfaced batt insulation (6.75")

Slopes Open to Attic R-38 unfaced batt insulation (12.0")

Garage Ceiling w/ Living Above R-38 unfaced batt insulation (12.0")

Overhangs R-38 unfaced batt insulation (12.0")

Sound Walls R-11 unfaced batt insulation (3.5")

All baths, laundry, media and master.

Attic Blow

Attic Blow R-49 loose fill in attic

Gasket Labor

Gaskets FoamSealR by Owens Corning at top plate

Gasket at interior sound walls (baths, laundry, media and master).

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- DRYWALL:** 5/8" Sheetrock at all walls and ceilings with cement backer at tubs and showers. Finish shall be orange peel with three coats of mud at all joints (dried and sanded in between) and all walls skim coated in main living areas including, family / living room, master bedroom, master bath and closet, study, media, all hallways, game room, wine room (if applicable), laundry / utility, mud room, kitchen and morning room. Garages, closets, secondary baths and bedrooms shall be a light orange peel texture.
- SECURITY:** Prewire with 30 – 39 openings
Prewire runs only for up to 7 glass breaks
Basic trim out: 1 control panel, 2 key pads, 1 sounder
- APPLIANCES:** Thermador Package
30" All refrigerator column
Flush install stainless panel
24" All freezer column
Flush install stainless panels
Masterpiece handles
48" Pro range top 6 burners w/griddle
Thermador hood liner
30" double self-clean upper convection oven
Integrated stainless dishwasher w/pro handle
30" warming drawer
27" Microwave with trim kit
40" built in BBQ grill
Double and single access doors
24" outdoor rated refrigerator
24" up bar beverage center
- CABINETS:** Custom designed site-finished cabinets throughout
See cabinet allowance
- DOORS/TRIM:** 8' solid-core, two panel, 4 square hinge masonite doors on first and second floor-paint grade
1x8 base down
1x6 base up
All windows cased out
Crown molding – paint grade
3 ½ Door casing throughout – paint grade
Shelving and closet rods at all closets per plan – paint grade
See trim materials and labor allowances

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- STAIRS:** Stairs (Flatwork):
Over-The-Post 3/8x 2C.R.S. flat bar hand rail, mitered wall rails, 1-1/4 tubular steel newel posts, 1/2" solid square bar stock custom rectangle baluster pattern terminated into flatwork with square holes, plain sawn white oak custom start step, treads & landing tread with eased square edge nose detail, paint grade MDF 3/4 risers & stringers with square edge detail. Project includes 20-rise main stair with up to 22LF balcony, 20-rise rear stair with steel wall rail and cast-iron wall rail brackets, 96" wide playroom 2-rise; B2 prime black paint over iron. See stairs and handrail allowances
- CONTROLLED WINE ROOM:** Bottle storage and glass enclosure with temperature settings
- COUNTERTOPS:** Solid natural surface at all countertops
3 cm marble or quartzite at kitchen, outdoor cooking, powder and baths 2, 3, 4, 5 and master bath
Backsplash at all vanity and utility tops to be 4"
See countertop allowances
- FLOORING:** Site-finished stained wood floors per plan with choice of finish
Tile at all bathrooms and utility room
See flooring allowances
- CARPET:** Shaw 12' Simple and Elegant at
- Bed 3 & Closet
- Bed 4 & Closet
- Bed 5 & Closet
Shaw 12' Speedzone at
- Media
See carpet allowances
- WALL TILE:** Tile at tub/shower surrounds, tub deck, and kitchen splash
See tile allowances
- MIRRORS/
SHOWER:** Framed mirrors at all baths
3/8" frameless shower enclosure at master bath
3/8" frameless shower enclosure at bath #2, 3, 4 and Master
See mirror and shower door allowances

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- HARDWARE:** Privacy, passage, and dummy doorknobs per plan
Decorative entry handle set as part of entry door
Deadbolts/keyed doorknobs at all French doors
Hardware at all cabinet doors and drawers
Bath accessories to be Gatco, Luxart, JVJ or equal for
Toilet paper holders, towel bars, and towel rings at all bathrooms
7" Telescoping Valet Rod - Polished Chrome
Rev-A-Shelf 35"-48" Pull Down Wardrobe Hanger Rod
1-5/16" Dia x 2.0mm Thick x 6' Round Steel Closet Rod - Polished
Chrome 1-5/16" Dia x 2.0mm Thick x 8' Round Steel Closet Rod -
Polished Chrome Closed Closet Bracket for 1-5/16" Rod w/ Screws -
Polished Chrome Open Closet Bracket for 1-5/16" Closet Rod -
Polished Chrome.
See allowance for hardware
- BRICK** Per Plan
/
STUCCO:
- FLATWORK:** Salt-finished driveway, lead walk with brick ribbons. City walk broom
finish.
- FENCE:** **Wood Fencing**
8ft Board on board cedar fence with 1x6 pickets and steel posts, 2x4
cedar rails, 2x6 cedar cap – all prestained, Iron per plan
- LANDSCAPE:** Full irrigation system and sod included
See allowance
- GARAGE DOORS:** Insulated Cedar garage doors per plan with two openers and two
remotes.
- GUTTERS:** Full gutters and downspouts
Downspouts to be tied into underground drains
6" ½ round gutters and 4" round down spouts on entire house
- PAINT:** Paint to be PPG Architectural Coatings or Equal
Wall and ceiling primer 6-4 Speedhide Interior Latex Hi Build Primer

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*** SPECIFICATIONS 2020**

Wall / Ceiling 82-110 Manor Hall Interior Acrylic Eggshell (ceilings Flat)

Interior Enamel – 82-510 Manor Hall Interior Acrylic Latex – Trim and Cabinets

2 Exterior colors and 1 Stain, 4 Interior colors

EXTERIOR PATIO: Outdoor covered living

FIRE SPRINKLER SYSTEM: Installed wet sprinkler system per adopted codes. The system will incorporate equipment from the TYCO Manufacturing Corp. and Senju, which will include but is not limited to: piping, sprinkler heads, valves, flow devices and gages. System shall be inspected and certified by the city for approval.

GARAGE FLOOR FINISH: Garage epoxy - option only

Buyer Initials ^{DS} S ^{DS} JWF Builder Initials RD

Additional Items or Modifications to those above per Sellers:

- * Replaced all areas with carpet with matching hardwood floors, including closets
- * Finished Out the Bonus Storage area into an Exercise/Storage Room with hard surface flooring, custom cubicle storage area, mirrored wall, and wired for wall mounted television
- * Additional outlets added in the Outdoor Covered Patio, in Hallway next to Half Bathroom, and on West Wall of Primary Bathroom
- * Full Size Dishwasher added to the Upstairs Game Room Bar
- * Ice Maker added to Outdoor Kitchen Area
- * Under Counter Freezer added in Utility Room

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