

# Highland Construction Company LLC

11980 NE 24<sup>th</sup> Street, Suite #200  
Bellevue, WA 98005  
(425) 454-1900

## CONSTRUCTION SPECIFICATIONS FOR

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"The Arbors ar Harbour Pointe"

December 22, 2010  
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The following specifications are to be the basic construction standards for materials, equipment, labor and installation techniques for The Arbors. All construction shall meet or exceed local, state and federal building codes. These specifications are to be used in conjunction with the deco specifications package, plot plan, and construction drawings. All written specifications shall take precedent over the construction drawings. These specifications are intended for the exclusive use of Highland Construction Company LLC, and are subject to change at any time prior to the sale of a home.

Purchaser: \_\_\_\_\_ H: \_\_\_\_\_ W: \_\_\_\_\_ Fax: \_\_\_\_\_

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Job No. \_\_\_\_\_ Lot No. \_\_\_\_\_ Plan No. \_\_\_\_\_ Garage: \_\_\_\_\_

Lot Address \_\_\_\_\_  
\_\_\_\_\_

I have read and understood these specifications as they have been presented to me. These specifications shall be included as part of the purchase agreement.

Highland Construction LLC \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

## **SITE WORK**

<b>Driveway &amp; Walks:</b>	Exposed aggregate concrete.
<b>Rear Patio:</b>	Exposed aggregate concrete. Size per plan and lot.
<b>Landscaping:</b>	Front/rear yard landscape. Irrigation available as a presale option.

## **CONSTRUCTION**

<b>Siding:</b>	Fiber-cement 5/16" x 8 1/4" horizontal lap siding, Hardi-Panel, Hardi-shingles, Brick, Cultured Stone. Soffits are Hardi-Panel.
<b>Roofing:</b>	<b>IKO</b> 30 year Architectural composition roofing. Color: Weatherwood.
<b>Windows:</b>	Double glazed white vinyl windows with white grids (per plan) Screens included for all operable windows and sliding glass doors.
<b>Insulation:</b>	Ceilings: R-49 Walls: R-21 Floors: R-30
<b>Garage Door:</b>	<b>Wayne Dalton</b> <i>Sonoma</i> insulated steel raised-panel doors per plan. 1/3 hp chain drive opener for each door. Two remotes per house.
<b>Fireplace:</b>	36" Direct vent gas per plan. Stained mantel with 3x3 slate tile, or 'Cronin Stone' surrounds per plan.

## **MILLWORK & DOORS**

<b>Exterior Doors:</b>	<b>Codel</b> 6'-8" tall raised-panel fiberglass door per plan.
<b>Stained/Painted:</b>	All doors and moldings are painted.
<b>Interior doors:</b>	Hollow core two raised-panel interior doors.
<b>Millwork:</b>	Base: 1/2 x 6 primed MDF flatstock throughout house. Door Casing: 1 x 4 primed MDF with 5/4 x 4 primed MDF header at all doors. Windows: Sill and apron at all windows.
<b>Open Rail:</b>	Stained hemlock handrail (#6510H) with Fitts FIH series wrought iron balusters. Choice of two patterns in three colors. Painted newels on curb wall with painted wood cap. No skirt boards. Rosettes to be stained.

## **CABINETS**

<b>All areas:</b>	Beech cabinets with recessed-panel doors (choice of stains and two door styles), satin nickel knobs, hidden hinges, woodgrain interiors. Beech crown molding at Kitchen cabinets. 36" high bath vanities at Master Bath and Hall Bath. One medicine cabinet at Hall Bath per plan.
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## **MIRRORS & SHOWER DOORS**

<b>Master Bath:</b>	42" high mirror over vanity. Clear glass bi-pass shower door with brushed chrome frame.
<b>Powder Room:</b>	Framed decorative mirror (24"x36").
<b>Hall Bath:</b>	42" high mirror over vanity.

## PLUMBING FIXTURES AND FAUCETS

<b>Kitchen:</b>	Sink: <b>Moen</b> Stainless steel, double basin sink. Faucet: <b>Price Pfister</b> T534-CMS Parisa pullout spray, stainless steel. Disposal: <b>Badger</b> I, 1/3 H.P.
<b>Master Bath:</b>	Lavatory: <b>Sterling</b> 442004 Sanibel 20" x 17" oval vitreous china, white. Faucet: <b>Price Pfister</b> T48-RP0K Portola faucet, satin nickel. Toilet: <b>Sterling</b> 402215 Windham, 1.6 gallon, elongated bowl, white. Soaking Tub: <b>Lasco</b> 4160620 Montrose I 60" x 36" soaking tub, white. Tub fittings: <b>Price Pfister</b> RT6-RP0K Portola roman tub faucet, satin nickel. Shower: <b>Lasco</b> 1603-DTS shower enclosure with simulated tile pattern, white. Shower fittings: <b>Price Pfister</b> RP89-7RPK Portola shower valve, satin nickel.
<b>Powder Bath:</b>	Lavatory: Pedestal Sink - <b>Gerber</b> Logan 22-559, white. Faucet: <b>Price Pfister</b> T49-RP0K Portola satin nickel wide spread faucet. Toilet: <b>Sterling</b> 402215 Windham, 1.6 gallon, elongated bowl, white.
<b>Hall Bath</b>	Lavatory: <b>Sterling</b> 442004 Sanibel 20" x 17" oval vitreous china, white. Faucet: <b>Price Pfister</b> T48-RP0C Portola faucet, chrome. Toilet: <b>Sterling</b> 402215 Windham, 1.6 gallon, elongated bowl, white. Tub/Shower: <b>Lasco</b> Gel coat Fiberglass tub/shower enclosure, white. Tub fittings: <b>Price Pfister</b> R89-8RPC shower valve, chrome.
<b>Laundry Room:</b>	Wash. Mach.: Recessed valve box Laundry tray: Rough-in only for laundry sink. Optional: <b>Mustee</b> #10 drop in laundry tray and <b>Price Pfister</b> T71-221 faucet.
<b>Exterior:</b>	Two hose bibs, located at front of house and rear patio at nook door.

## APPLIANCES

<b>Gas Range:</b>	<b>Whirlpool</b> GW397LXUS gas range, stainless steel.
<b>Microwave Hood</b>	<b>Whirlpool</b> WMH1163XVS microwave hood, stainless steel.
<b>Dishwasher:</b>	<b>Whirlpool</b> DU1015XTXS dishwasher, stainless steel.

## FLOOR COVERINGS

<b>Vinyl:</b>	Master Bath, Hall Bath, and Laundry Room.
<b>Hardwood:</b>	3-1/2" wide prefinished engineered hardwood floor in Entry, Powder Room, Kitchen and Nook per plan. Choice of four colors.
<b>Carpet:</b>	All other areas to be <b>Mohawk-Portico</b> High Life carpet with 6 lb. rebond pad.

## GRANITE SLAB, TILE, LAMINATE

<b>Kitchen:</b>	12x12 Granite tile countertops per color scheme with eased and polished self-edge. 5" Coordinating tile backsplash.
<b>Master Bath:</b>	13x13 tile countertop with tile backsplash/self-edge. Drop in soaking tub with tile backsplash, deck, and skirt. Shower surround is fiberglass.
<b>Powder Room:</b>	Pedestal sink.
<b>Hall Bath:</b>	6x6 tile countertop with tile backsplash/self-edge. Tub/Shower surround is fiberglass.
<b>Laundry Room:</b>	Laminate countertop with laminate self-edge and 3x12 tile for optional cabinet.

## MECHANICAL

<b>Heat System:</b>	95% AFUE gas furnace with Digital Programmable Thermostat.
<b>Hot Water Tank:</b>	40 gallon gas.
<b>Gas Piping:</b>	At range and fireplace.
<b>Exhaust Fans:</b>	All exhaust fans located in bathrooms with tubs or showers to be on 1-hour timers. Hall Bath and Master Bath Toilet Room fan/light combination to be Nutone #769RFT. Master Bath tub/shower fan, Powder Room fan, and Laundry Room fan to be Nutone #QTR110U

## HARDWARE

<b>Doors:</b>	<b>Schlage-Dexter</b> – satin nickel <i>Torino</i> style levers. Entrance handle/deadbolt set provided at front door. Passage and deadbolt provided at house to garage doors. Privacy locks provided at all bathroom doors and at Master bedroom door.
<b>Bath Hardware:</b>	Master Bath: Satin nickel towel bar, towel ring(s), and toilet paper holder. Powder Bath: Satin nickel towel ring and toilet paper holder. Hall Bath: Chrome towel bar and toilet paper holder.

## PAINTING & DRYWALL

<b>Drywall:</b>	Light dash texture finish throughout. Square corners throughout. Firetape only in garage. RC channel at interior walls of furnace closet.
<b>Exterior:</b>	Choice of pre-selected exterior color schemes. Body, trim, and accent color to be acrylic latex paint. Front door and shutters to be painted the accent color.
<b>Interior Walls &amp; Ceilings:</b>	PVA sealer (approved vapor barrier product per WSEC), Latex flat wall paint, one color throughout, except Latex eggshell enamel in Baths and Laundry. No garage walls/ceiling paint (doors/casings do get painted).
<b>Interior doors &amp; Millwork:</b>	Satin finish latex enamel.

## ELECTRICAL

<b>Lighting:</b>	Choice of lighting packages per plan.
<b>Technology wiring:</b>	Network plates with one Category 5 outlet (data or phone) and one RG-6 cable TV outlet at all bedrooms, Kitchen, Family Room, Bonus Room, and Den (if applicable). <b>Leviton</b> 28" Structured Media Enclosure with Advanced Home & Telephone Panel #47606-AHT and one additional Voice & Data Expansion Board #47603. Network hub not included. Conduit to crawl space and attic provided for future low voltage wiring.

## SHELVING

<b>Closets:</b>	White wire ventilated shelving, except tight-mesh white wire ventilated shelving in walk-in Kitchen pantry.
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