



STEVE BURNSTEAD

CONSTRUCTION COMPANY

Built by The Bridges at Talus LLC

CONSTRUCTION SPECIFICATIONS FOR Custom Series Homes Phase 1

Talus Parcel 10, 11, 12
“A Clean Air Community”
Energy Star Certified
October 13th, 2009

The following specifications are to be the basic construction standards for materials, equipment, labor and installation techniques for the plat of Talus Parcel 10, 11 and 12. 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 express use of The Bridges at Talus L.L.C., 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. _____

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.

The Bridges at Talus, L.L.C. _____ Date ___/___/___

Purchaser _____ Date ___/___/___

Purchaser _____ Date ___/___/___

Site Work

Driveway & Walks:	Exposed aggregate concrete with broom border edges at drive and entry sidewalk. field design.
Rear Patio:	A 150 sq. ft. concrete patio allowance is included as a standard. Exposed aggregate with troweled joints - field designed
Deck:	Cedar deck allowance provided on a lot by lot basis, determined by builder. Waterproof elastomeric deck standard (per plan design) for plans A, B, C, and G
Landscaping	Full yard landscaping is included for each lot, per approved design. Additional Landscaping provided at corner lots.
Irrigation	Front yard irrigation with battery powered automatic controller standard (rear yard optional) Fencing is not a standard feature. Optional privacy fencing may be installed per the approved design standards for The Bridges at Talus. No front yard fencing is permitted.
Privacy fencing	Rear yard fencing on lots 73 thru 76, and 83 thru 90 shall be limited to 42" in height. All fencing bordering greenbelts shall be limited to 42" height. All fencing is optional and available at an additional cost.

Exterior Construction

Entry Doors:	PELLA Mahoghany entry system with matching full-length sidelights and Mahoghany door frame (per plan): Plan A,B,C: 3-lite Craftsman with dentil shelf WP800G Plan F,G: 9-lite Prarie Style DM89LS Jeld Wen "Evertone" Premium Vinyl sliding doors at nook or basement, per plan. PELLA Architect series French doors per plan.
Framing:	2x6 exterior double-wall construction (per plan), 2x4 interior wall construction. Engineered I-joist floor system – designed per plan. Interior party walls to be constructed of ½" quiet rock, R-21 Batt insulation, 2x6 studs, 7/16" OSB sheathing, ½" Densglass gold exterior grade gypsum sheathing with minimum 1 ½" airspace between units.
Siding:	Siding material: TK Western Cedar beveled, solid cedar board and batten and / or #1 cedar shingles (per plan). All exterior trim is solid TK cedar (corners, bands, window and door trims) per plan. TYVEK house-wrap underlayment at all exterior siding surfaces
Masonry:	Cultured stone veneer with cultured stone cap - per plan. Enketherm Type II drainage system installed behind all stone veneer
Roofing:	Certainteed "Landmark" 40 year ICBO approved composition shingle
Gutter & Downspouts:	Continuous gutter and downspout system tight-lined to approve storm drainage facility. Painted per deco selection
Windows:	Jeld Wen "Evertone" Premium vinyl windows and sliding doors throughout. Exterior cladding color: Brown / Interior color: white Window screens are included for all operable windows and sliding doors.
Skylights:	Western Skylights, (Insulated) Per plan

Garage Door: Therma Classic insulated Carriage House Style steel garage door with glass panel:
 Plan A,B,C: S203S top-lite grid
 Plan F,G: S209S prairie-style grid

Garage Door Opener: Lift Master 1/3 hp screw-drive garage door opener with extra transmitter standard

Interior Construction

Sheetrock: Walls: Light dash texture throughout
 Corners: rounded outside corners main floor, upper hall and master bedroom. Square corners at balance of house.
 Party wall: QuietRock™ sound insulated drywall at all common party wall locations
 Sound walls: QuietRock™ sound insulated drywall at selected interior sound wall locations (laundry room or bathroom, per plan)
 Garage: Sheetrocked and firetape finish only

Fireplace: Family room (per plan) Fireplace: Novus ND4236 by Heatilator with mantel height stone, cultured stone hearth slab and full-height stained alder panel above (Per approved designs)
 Library (B plan): Novus NB3630 by Heatilator with stained mantel surround, slate tile face (no hearth). See-thru exterior fireplace (G plan): Heat-n-glo Twilight-II gas fireplace with gas enclosure, logset and cultured stone exterior face detail at outside deck (slate tile face and hearth at interior face, per designer selection).

Insulation: Walls: Per Plan - Per WSEC requirements R-21 Batts
 Floors: Per Plan – Per WSEC requirements R-30 Batts at framed floors. R-10 rigid at underslab basement floors
 Ceiling: Per Plan – R-38 at blown ceilings. R-30 Batts at vaulted ceilings

Sound Insulation: Sound insulate interior walls and floors of all bathrooms and laundry room with R-11 unfaced fiberglass batts. Includes exposed drain pipes passing through living spaces.

Mechanical / Plumbing

Heat System*: **Furnace*:** 90% AFUE gas furnace TRANE, (or equal)with forced-air heating system
Thermostat*: Digital programmable thermostat Honeywell PRO 8000

Hot Water Tank*: **Tank*:** 50-gallon gas hot water tank with .62 high-efficiency rating.

Hot Water re-circulating system*: Grundfos UP10-16BUATLC pump installed at hot-water tank with cross-over valve installed at master bath lavatory. (Note: additional crossovers can be installed in other plumbing locations at an additional cost)

Plumbing supply: FlowGuardGold plumbing supply throughout

Washing machine floor drain: Camco model 20752 washing machine floor drain (or equal) installed in laundry room

Sewage Ejector pump: Zoeller 912-1067 ejector pump with alarm installed on selected basement lots for lower-level bath only. Phase 1 lots will be 56, 57 and 58.

Gas Piping: **Location:** Cooktop, fireplace, furnace, hot water tank and BBQ stub at rear deck / patio

Smoke Detectors: Smoke detectors hardwired with battery back up as required by code.

CO Detector*: Install one CO detector hardwired with battery backup

Fire Sprinkler: Install full residential automatic fire sprinkler system, including: backflow preventer, riser manifold with drain valve, pressure gauge and flow detector switch, fire alarm bell.

Air Filtration*: Broan Guardian-Plus HEPA filtration unit installed on furnace return-air duct for continuous interior air filtration. Fresh air intake with motorized damper. All homes to be constructed with SBCC Clean Air Campaign specifications.

Exhaust Fans*: Master Shower: Nutone QTREN 110 exhaust fan, 1.3 sones
 Powder room: Nutone QTREN 080 exhaust fan, .8 sones
 Main bath(s): Nutone QTREN110FLT fan/light, 1.3 sones
 Laundry: Nutone QTXEN150 whole-house exhaust, 1.4 sones

Electrical

Service: 200-amp service panel

Switches: Decora Rocker-style switches throughout
 Dimmers: Decora slide dimmer at dining room and kitchen island pendant lights

Lighting*: Three standard builder lighting packages available. All exterior light fixtures shall be compact fluorescent light (CFL) with photocell control on entry porch and garage lights (per plan). All bedrooms, closets, bonus room and laundry room lights shall have CFL lamp.

**Recessed Lighting*:
 Nook/Dining Room:** Recessed can lights (per electrical plan). Compact fluorescent lamp at all recessed lighting locations, per electrical plan.
 Pendant fixture per standard decorative lighting package. (per electrical plan)

**Entry:
 Kitchen Island:** Pendant fixture or semi-flush fixture per standard decorative lighting package. (per electrical plan)
 2-pendant fixtures on dimmer switch (per plan)

Technology Wiring

**Tech Wiring:
 Phone/TV/Data:** CAT-5e dedicated phone and Data wiring and RG-6 dedicated video wiring at the following locations (per plan): Family room, den, kitchen, bonus room, all bedrooms.

Audio Prewire: 4 room speaker prewire is included: includes 4 pairs of speakers with separate volume control. All locations home-run to family room entertainment cabinet. Several distributed audio trim packages available at an additional cost.

Security Prewire: Prewire all exterior doors for future security system. Includes prewire for one motion sensor and 2 control panels. Security system trim and additional locations available at an additional cost.

**Plumbing Trim
 Package**

Kitchen: **Sink:** 2-compartment under-mount stainless steel sink
Faucet: Delta “Leland” 978SSSD stainless pullout faucet with soap dispenser
Disposal: Insinkerator Badger 5 1/2hp disposer
Ice-maker Box: Rough-in for ice-maker included

Laundry: **Washer Box:** Included
Laundry Tray: Mustee 17F free-standing laundry sink with Delta 2133 chrome pullout faucet

Powder: **Sink:** Decolav model 1435 white ceramic vessel sink (additional vessel sink options available at an additional cost)
Faucet: Delta “Leland” 579WF faucet (brushed chrome)
Water closet: Gerber EL Maxwell elongated bowl – white
Shower: (G-plan) Fiberglass pan with ceramic tile walls
Shower Control: (G-plan) Delta “Leland” 14278LHP-H778 (chrome)

Main Bath:

Sink: Gerber 12-834 Oval china - white
Faucet: Delta 2540LHP/H240 4" centerset - chrome
Water Closet: Gerber EL Maxwell elongated bowl - white
Tub/Shower: MAAX TSTE60 one piece fiberglass tub and shower unit with embossed tile finish
Control: Delta T14430LHP chrome

Master Bath:

Sinks: Gerber 12-834 Oval china - white
Faucets: Delta 3538PT 8" widespread faucet – aged pewter
Water Closet: Gerber EL Maxwell elongated bowl - white
Shower Pan: white fiberglass base – (walls are ceramic tile)
Shower valve: Delta T14238PT – aged pewter
Tub: MAAX "Timeless" 72" x 36" drop-in acrylic soaking tub - white– per plan
Tub valve: Delta T2738PT – aged pewter

Hose Bibs:

2 standard (one at front and one at rear)

Appliances

Cooktop:

Viking VGRT360BSS-C 36" commercial gas range with 6-burners.



Vent:

Broan "Rangemaster" Commercial Hood BRO644204 42" wide stainless steel hood with P5 Best Blower and halogen lights.



Double Oven:

Bosch HBL3550LIC stainless steel self-cleaning double oven with top convection / conventional lower oven.



Microwave:

Bosch HMB5050 built-in stainless steel microwave with HMT57XO trim kit.

Dishwasher*:

Bosch SHE43MO5 300 series stainless steel dishwasher with stainless steel interior and 4 wash cycles.

**Refrigerator
(Optional):**



Refrigerator is not included. Cabinet space provided to accommodate up to 39” wide standard refrigerator opening.

Several refrigerator options are available as an optional upgrade.

Interior Finish

Interior doors:

8ft tall Elite 4-panel door with solid core interior and brushed chrome hinges at all main floor pre-hung door locations (per plan). 8ft tall 12-lite French door(s) at den, per plan. Elite solid core 4-panel doors at master bedroom and bathroom and laundry room, Elite hollow core 4-panel doors at all remaining painted door locations. Solid 4-panel stained fir door at all stained door locations. Solid 6ft-8in tall door between house/garage (per plan). Bifolds are 4-panel Elite hollow-core doors.

Millwork:

Base: 9” Custom profile base at entry, formal hallway, formal dining room, powder room, upper hall and master bedroom. 3” ‘Craftsman’ style base throughout balance of house.

Casing: 3” ‘Craftsman’ style casing and plinth block detail at all interior doors.

Formal door detail: Entry (Inside and out), all formal hallway locations, all stained millwork locations and master bedroom and bath.

Standard door detail: Balance of house

Formal window detail: Entry, stairs, powder room, formal dining room, all stained millwork locations, master bedroom (per approved plan)

Modified window detail: Entry, den, master bedroom and bath, kitchen and family room

Standard window detail: Secondary bedrooms, hall bath’s laundry room (per plan)

Built-up mirror detail: Wood mirror detail at master bath and powder room.

Stained millwork location: Kitchen, Nook, Great room, Den (per plan)

Painted millwork location: Balance of house.

**Half-wall / Open
Rail:**

Wood half wall cap detail (stained or painted) location per plan.

Open rail details at entry stair (per plan), with sloped knee wall and built-up starter post. Includes stained Hemlock 6210 rail, standard iron balusters (straight design) with decorative iron “knuckle” every 3rd baluster, and square newel posts – Per approved millwork design

Cabinets

Cabinets:

Canyon Creek Alder cabinets with choice of selected stained finishes.
Door style: Stratford raised panel doors with concealed hinges and stained alder finish throughout.
Kitchen Island: Falmouth recessed panel doors and drawers with custom glaze / painted finish (Includes finished end panels at Sides and below eating counter); 4” custom crown at kitchen; decorative light valance at kitchen uppers; letter slot dividers at upper cabinet in work center (per plan); 2ea glass doors in selected upper cabinet locations; 5ft Upper cabinet above washing machine standard (base cabinet in laundry room with formica counter top is optional).
Optional: Custom edge-glaze finish –or- custom paint/glaze finish at additional cabinet locations Is available at an additional cost.

Mirrors and Shower Doors

Master Bath:

Mirror: Wood-wrapped mirror detail
Shower door: Custom clear glass enclosure with brushed-nickel trim

Main Bath:

Mirror: Plate mirror
Optional Tub/Shower door: Clear or Frosted glass sliding glass door with chrome trim

Powder Bath:

Mirror: Plate mirror standard with built-up wood mirror detail surround.
Shower Door: Clear glass with brushed chrome trim (per plan option)

Floor Coverings

Vinyl:

Material: Mannington “Benchmark” or equal
Location: Laundry room

Tile:

Material Allowance: Level “A” ceramic tile material.
Location: Entire master bath including toilet room, hall bath, powder bath with shower (per plan option)

Carpet:

Manufacturer: Shaw
Style: This Time (great room); Aspen Lakes II (balance of home)

Carpet Pad:

6# rebond

Hardwood:

Material Pre-finished Hardwood 5” wide plank engineered Metropolitan “Antique Birch Sorrento” –or- “Maple Tillamook”
Location: Entry, entry hall, kitchen, nook, e-space (per layout supplement)
(Note: G plan has hardwood in formal dining area, F plan has carpet in formal Dining room.)

Countertops

Kitchen:

Counter: Granite slab with 4cm laminated standard edge detail at kitchen counters and island
Material Allowance: Group “A” slab
Backsplash: Full height ceramic tile with level A liner and deco dots (per designer sketch)

Powder:

Counter: Marble tile
Backsplash: 4” wood
Self-edge: marble tile

Hall Bath:

Counter: Ceramic tile
Material Allowance: level A ceramic tile
Backsplash: wood
Self-edge: Ceramic tile

Master Bath:

Counter: Marble tile
Backsplash: Wood
Self-edge: Marble tile

Hardware

Interior door:

Manufacturer: Schlage
Style: Lever grip
Color: Brushed Chrome

Front door:

Manufacturer: Schlage
Style: Grip handle with deadbolt and interior lever set
Color: Brushed chrome

Patio swing door:

Manufacturer: Pella
Style: Lever set with keyed lockset
Color: Brushed chrome

Bath Hardware:

Item: Towel bars and toilet paper holders
Finish: Chrome finish hall bath, brushed chrome finish at master and powder bath
Location: All baths (chrome towel ring at powder bath).

Cabinet Knobs:

Manufacturer: Top Knobs
Style: (3) designer-chosen packages available with knobs and pulls
Location: Standard throughout all baths and kitchen, per allowance

Painting

Exterior

Painted exterior trim for all windows, door and siding trim. Siding: Parker wood-hide (or equal) semi-transparent stain (contrasting colors for various siding materials, per designer selections. Stained siding will fade over time due to exposure to sun and elements. Regular re-painting is recommended to maintain overall appearance and uniformity (see builder maintenance addendum)

Front Door:

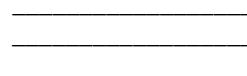
Stained entry door, sidelights and frame with painted trim detail

Interior Walls & Ceilings:

PVA primer on all drywall surfaces.
Parker Pro Flat latex on all drywall surfaces, per standard selection.
One color standard.
Wet areas : Parker Pro Satin Latex

Interior doors & Millwork:

Manufacturer: Parker
Line: Satin Park Ave Oil Base Enamel, or equal, for painted areas
Stained Areas: Kitchen, Nook, Den and Family Room
 Stained millwork to match cabinets as close as possible
 Stain color will vary due to differences in species of wood
Painted Areas: Balance of the house



Closet Shelving:

White wire ventilated shelving. Five shelves in linen or pantry (per plan), two shelves master closet, one shelf at all remaining closets, (per plan).

Decorating:

A total of 2 hours of professional decorating assistance at the SBCC design studio is included with each home purchase for material and color selections relating to home construction. Additional design services are available for \$75 per hour.

SBCC does not provide in-house design services for furnishings or window treatments.

Note: Items delineated by an “ * ” denote Energy-Star rated

