



# STEVE BURNSTEAD

CONSTRUCTION COMPANY

Built by The Bridges at Talus LLC

## CONSTRUCTION SPECIFICATIONS FOR

### Executive Series Homes

### Lots 77 through 80

### October 13<sup>th</sup>, 2009

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**Talus Parcel 10, 11, 12**  
**“A Clean Air Community”**  
**Energy Star Certified**  
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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 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. \_\_\_\_\_

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 \_\_\_/\_\_\_/\_\_\_

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## Site Work

<b>Driveway &amp; Walks:</b>	Exposed aggregate concrete with troweled edge, field design.
<b>Rear Deck:</b>	Elastomeric finish waterproof deck with cedar railing
<b>Landscaping/</b>	Full yard landscaping is included for each lot, per approved design. Additional Landscaping provided at corner lots.
<b>Irrigation:</b>	Full yard irrigation provided for all planted beds. Automatic battery-operated controller provided.

## Exterior Construction

<b>Entry Doors:</b>	PELLA Mahoghany entry system with full-length sidelights and Mahoghany door frame (per plan): WP800G 3-Lite Craftsman style with dentil shelf (matching sidelights) Jeld Wen "Evertone" premium vinyl sliding door at nook (E-plan) -or – PELLA Architect series French door at nook (D-plan) per plan.
<b>Framing:</b>	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.
<b>Siding:</b>	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.
<b>Masonry:</b>	Cultured stone veneer with cultured stone cap - per plan. Enketherm Type II drainage system installed behind all stone veneer
<b>Roofing:</b>	Certainteed "Landmark" 40 year ICBO approved composition shingle
<b>Gutter &amp; Downspouts:</b>	Continuous gutter and downspout system tight-lined to approve storm drainage facility. Painted per deco selection
<b>Windows:</b>	Jeld Wen "Evertone" premium vinyl windows throughout (per plan). Color: Brown exterior / white interior Window screens are included for all operable windows
<b>Skylights:</b>	Western Skylights, (Insulated) Per plan

**Garage Door:** Therma Classic insulated Carriage House Style steel garage door with glass panel Model S203S top-lite 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: squared outside drywall corners throughout  
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 at exposed framing locations

**Fireplace:** Family room (per plan) Fireplace: Novus ND4236 by Heatilator with mantel height slate tile face, cultured stone hearth slab and full-height stained alder panel above (Per approved designs)

**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

**Sound Insulation:** Ceiling: Per Plan – R-38 at blown ceilings. R-30 Batts at vaulted ceilings  
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

**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:** Install Grundfos hot-water re-circulating pump with crossover valve located at master bath lavatory. (Note: additional crossover valves available at an additional cost)

**Gas Piping:** **Location:** Cooktop, fireplace, furnace and hot water tank, gas BBQ at deck

**Smoke Detectors:** Smoke detectors hardwired with battery back up as required by code. Includes all bedrooms.

**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:**

Pendant fixture or semi-flush fixture per standard decorative lighting package. (per electrical plan)

**Kitchen Island:**

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 / Security:**

Audio Prewire and trim available at an additional cost, schedule permitting  
Security Prewire and trim available at an additional cost, schedule permitting

**Plumbing Trim  
Package**

**Kitchen:**

**Sink:** COSMO 2-compartment under-mount stainless steel sink  
**Faucet:** Delta "Leland" 978SSSD stainless pullout faucet with soap dispenser  
**Disposal:** Insinkerator Badger V 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:** Deco Lav 1435 ceramic vessel sink (white)  
**Faucet:** Delta "Leland" 579WF faucet (brushed chrome)  
**Water closet:** Gerber EL Maxwell elongated bowl – white  
**Shower:** (plan D only) Fiberglass pan with ceramic tile walls (white)  
**Shower Control:** (plan D only) Delta "Leland" 14278LHP-H778 (chrome)

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**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 porch, one located at lower driveway)

**Appliances**

**Cooktop:**

GE Profile model JGP963SEKSS 36" wide stainless steel gas cooktop with black iron grates



**Vent:**

**Oven/Microwave:**

GE model 30" JTP90SMSS stainless steel self-cleaning oven with built-in microwave.



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**Dishwasher\*:**

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

**Refrigerator  
(Optional):**



ENLARGE

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)  
**Standard door detail:** Balance of house  
**Formal window detail:** Entry, formal dining room (per approved plan)  
**Modified window detail:** Den, master bedroom and bath, kitchen and family room  
**Standard window detail:** Secondary bedrooms, hall bath, bonus, laundry (per plan)  
**Built-up mirror detail:** Wood mirror detail at master bath and powder room.  
**Stained millwork location:** Kitchen, Nook, Great room(per plan)  
**Painted millwork location:** Balance of house.  
Wood half wall cap detail (stained or painted) location per plan.

**Half-wall / Open  
Rail:**

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 3<sup>rd</sup> baluster, and square newel posts – Per approved millwork design

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## Cabinets

### **Cabinets:**

Canyon Creek Alder cabinets with choice of selected stained finishes.  
Door style: Shaker recessed panel doors with concealed hinges and stained alder finish throughout. 3 1/2" cabinet crown at all uppers, light valance for kitchen upper cabinets 5ft Upper cabinet above washing machine standard. (Base cabinet in laundry room with formica counter top is optional).

## 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 (D plan)

## Floor Coverings

### **Vinyl:**

Material: Mannington "Benchmark" or equal  
Location: Laundry room; hall bath

### **Tile:**

**Material Allowance:** Level "A" ceramic tile material.  
**Location:** Entire master bath including toilet room, powder bath with shower (D plan only)

### **Carpet:**

**Manufacturer:** Shaw  
**Style:**

### **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, powder room (E plan), family room (E plan)

## Countertops

### **Kitchen:**

**Counter:** Granite slab with 4cm laminated standard edge detail at kitchen counters and island  
**Material Allowance:** Group "A" slab

### **Powder:**

**Backsplash:** Full height ceramic tile with level A liner and deco dots (per designer sketch)  
**Counter:** Ceramic tile  
**Backsplash:** 4" wood  
**Self-edge:** Ceramic tile

### **Hall Bath:**

**Counter:** Ceramic tile  
**Backsplash:** wood  
**Self-edge:** Ceramic tile

### **Master Bath:**

**Counter:** Ceramic tile  
**Backsplash:** Wood  
**Self-edge:** Ceramic 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:  
(D plan only)**

**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:** Standard brushed steel cabinet knobs (Canyon Creek)

**Location:** Standard throughout all baths and kitchen

**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)

Note: Exterior colors for each building are pre-selected from designer color boards

**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 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 Burnstead design studio is included with each home purchase for material and color selections relating to home construction. Additional design services are available from \$85 per hour.

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

