

# CAVALERO RIDGE

## CAVALERO RIDGE LLC

### Construction Material Specifications

Purchaser \_\_\_\_\_

Lot #: \_\_\_\_\_ Job # \_\_\_\_\_ Plan # \_\_\_\_\_

- The following guideline specifications are the basic construction material standards for the plat of Cavalero Ridge in Snohomish County, Washington.
- All construction shall meet or exceed local, state and federal building codes - meets Northwest "Energy Star" requirements.
- These specifications are to be used in conjunction with the deco specifications package, plot plan and construction drawings.
- All written specifications take precedent over the construction drawings.
- These specifications are intended for the express use of Cavalero Ridge LLC., and are subject to change at any time prior to the sale of a home at builder's discretion.

#### **SITE WORK:**

- Utilities:                      Underground power, telephone and cable TV.
- Driveways:                    Exposed aggregate concrete, width of garage doors only.
- Patios:                         Exposed aggregate concrete per plan and lot conditions. Approximately 13 x 13 or 170 square feet. No patio on basement homes with decks.
- Decks:                         All basement homes will include decks sized per plan. Decking to be 5/4 x 4 Cedar with Cedar railing. Stairs to lower grade are optional.
- Entry Walks:                Exposed aggregate concrete.
- Landscaping:                Front yard: soil, sod, bark, plants/trees.  
Rear yard: soil, sod, bark  
Side yards: soil, bark or gravel
- Fencing:                      Plat standard fencing available as an upgrade.
- Sewer system:                Underground sewer.
- Drainage:                     Tight lined to storm drainage system.

## **CONSTRUCTION:**

- Framing: 2x6 walls with OSB sheathing.  
2x10 floor joists on 1<sup>st</sup> floor, floor trusses at 2<sup>nd</sup> floor. Basement plans get floor trusses at both 1<sup>st</sup> and 2<sup>nd</sup> floors.  
No skirt boards at stairs  
Ceiling heights (per plan).  
¾" tongue and groove OSB sub-floors.  
7/16" OSB roof sheathing.  
Frame header only for optional man door at garage
- Roofing: 30 year architectural composition shingle. Color: Weatherwood.
- Siding: Pre-primed cement board 5/16"x8-1/4" lap siding, board/batt siding, hardi shingles, Prefinished 1x6 knotty pine soffits, primed white-wood trim, brick or manufactured stone (as determined by plan). Trim around front windows only, except corner lots on side adjacent to street.
- Insulation: R-38 ceilings, R-21 walls, R-30 floors, as per Washington State Energy Code.  
Note: Wrap bathroom/laundry walls with R11 unless a wall is shared with another bathroom or closet. Waste pipes sound insulated per plan.
- Gutters/Downspouts: Gutters: 6" fascia gutters aluminum with baked enamel finish.  
Downspouts: 2" x 3" rectangular aluminum baked enamel finish.  
Gutters will be painted.
- Windows: Milgard "Montecito" double glazed "Energy Star" rated white vinyl windows with Low-E glass. Screens on all operable windows and sliding glass door at nook (per plan).

## **PLUMBING:**

- Kitchen: ESI 90516 Undermount Stainless Steel, double basin sink provided and installed by granite slab contractor.  
Faucet: Delta 467SS Stainless w/spray  
Disposal: 1/3 HP Badger (No air switch except if island sink)  
Refrigerator: recessed ice maker supply valve.
- Powder room: Sink: PEDESTAL -AMST 0115-4-4-020 or equal - White  
Faucet: Delta 2578-SSLHP H278 – Brilliance Stainless  
Toilet: Gerber Viper 21-512, 1.6 gallon, elongated bowl or equal - White
- Master bath: Sinks: Mansfield 1290 20" x 17" oval Vitreous China or equal - White  
Faucets: Delta 2578 LHP H278, Chrome  
Toilet: Gerber Viper 21-512, 1.6 gallon, elongated bowl or equal - White

Shower pan: 48"x36" fiberglass shower pan - White  
Shower fittings: Delta 14278LHP/H778, Chrome  
Tub: Lasco Montrose I 36" x 60" deck mounted soaking tub - White  
Tub fittings: Delta 2778LHP/H678, Chrome

Hall and basement Baths Sink: Mansfield 1290 20" x 17" oval Vitreous China or equal - White  
Faucet: 2578LHP H278, chrome  
Toilet: Gerber Viper 21-502, 1.6 gallon, round bowl or equal - White  
Tub/Shower: Aquaglass 60"x40" gel-coat fiberglass oval tub/shower enclosure with simulated tile pattern, white.  
Shower/tub fittings: Delta T14478LHP/H778, Chrome

Optional ¾ Bath: Mansfield 1290 20" x 17" oval Vitreous China or equal - White  
Faucet: Delta 2578LHP/H278 Chrome  
Lasco 1363 36" x 36" fiberglass shower stall – White  
Shower fittings: Delta 14278LHP/H778, Chrome

Laundry: Recessed valve box for washing machine. Recessed vent box for dryer. Roughin only for optional sink per plan.

Other: Two hose bibs (location per plan)

### **MECHANICAL:**

Furnace: Bryant Energy Star 90+ AFUE gas furnace. Furnace and ductwork to be professionally cleaned upon completion of home.

Thermostat: Honeywell TH811OU1003 7 day programmable with summer fan switch.

Gas Lines: Gas line to family room fireplace and kitchen for gas range, clothes dryer (if located on upper floor).

Hot water tank: "Energy Star" rated gas .62 EF.

### **ELECTRICAL:**

Service: 200 AMP.

Outlets: Per plan and building code.

Switches: Decora switches – white in color.

Cable TV/Phone/ Data One Category 5 outlet (data or phone) and one RG-6 cable TV outlet at all bedrooms, Kitchen, Family Room, Bonus Room, Den and basement (if applicable). Master bedroom to have one additional "phone only" jack per plan. 28" Structured Media Enclosure with Advanced Home & Telephone Panel #47606-AHT and one additional Voice & Data Expansion Board #47603 or equal.

Network Hub not included. 1" conduit to crawl space and attic provided for future low voltage wiring.

- Smoke detectors: Locations as required per building code.
- Bath fans: Exhaust fans in master, hall, and basement baths are to be on 1-hour timers. Bathroom fans rated "energy star". Whole house fan (location per plan).
- Lighting: Pre-selected lighting packages with choice of exterior and dining room pendant lights per plan. Rated to meet energy star requirements.
- Garage Door Openers: Screw drive 1/3 hp openers. 3 car garages get 3 remotes.
- Security: Available as an option

### **APPLIANCES:**

- Range: GE JGBP33SEMSS
- Micro/hood: GE JVM1750SMSS
- Dishwasher: GE GLD5660NSS – "energy star rated"

Note: appliance model changes due to availability & per plan specifications.

### **FIREPLACE:**

- Family Room: Direct vent gas fireplace with log set. Stained mantel with legs per plan. Flush hearth. Cronin stone or 3x3 slate tile face per selections.

### **GYPSUM WALLBOARD:**

- Texture: Light dash finish throughout. 90 Degree corners throughout. RC channel at interior walls of furnace closet. Fire taped only in garage.

### **COLOR SCHEMES :**

- Choice of 3 pre-selected color schemes:
- Interior (hard surfaces):
- Family room: carpet, fireplace tile or Cronin stone per plan.
  - Powder room: hardwood, pedestal sink. If ¾ bath option, then tile countertop/backsplash, and floor.
  - Kitchen/nook: hardwood floor, granite slab with full height tile backsplash.
  - Master bath: tile floor, tile countertop, tile self edge/backsplash, shower, and tub surround
  - Hall bath/basement bath: vinyl floor, tile countertop, tile self edge and backsplash.

Utility room: vinyl floor. If optional cabinets are installed then laminate countertop and self edge with tile backsplash.

## **PAINTING:**

- Exterior: Three colors of exterior latex paint (choice of pre-selected color schemes. Elevations with shingles get a solid body paint, elevations without shingles get the accent paint color (choice of 2 door colors (per color scheme). Gutters to be painted.
- Interior: PVA sealer (approved vapor barrier product per WSEC), Latex Flat Wall one color throughout, except Latex Eggshell Enamel in Baths and Laundry. No garage walls/ceiling paint. Paint to be Sherman Williams builders or equivalent. Wall color determined per color scheme.
- Painted Millwork: Acrylic Semi-Gloss enamel.

## **DOORS AND MILLWORK:**

- Entry door: Raised panel insulated fiberglass entry door (per plan), fully weather-stripped with Bronze threshold, door sweep and deadbolt. Sidelights and transoms to be vinyl per plan.
- Exterior doors: Kitchen/Nook location - white vinyl sliding glass door or insulated fiberglass full lite store door fully weather-stripped with Bronze threshold, door sweep and dead bolt (per plan).  
**Upgrade:** Garage to exterior - Raised panel fiberglass solid core door with smooth finish, fully weather-stripped, with dead bolt (per plan).
- House/Garage door: Solid-core 20-minute rated door, w/bomber, fully weatherstripped with Bronze threshold, door sweep, and prepped for passage knob and deadbolt.
- Interior doors: Raised 2 panel hollow core doors with smooth finish.
- Closet doors: Raised panel hollow-core doors with smooth finish at hallways, bipass doors at bedrooms.
- Millwork: Base: Liteboard OG Base 5 1/4" at main floor. Liteboard OG 3 1/4" at upper or basement floors (painted).  
Casing: 1x4 liteboard with 5/4 x 4 header  
Windows: Wood wrapped windows (1x4 at sides, sill and apron at bottom, and 5/4 x 4 header) at main floor. Sill and apron only at remaining windows per plan.  
Stair Cap at 1/2 wall: 1x6 with casing. No skirt boards.  
Crown Moulding: None

Bypass Doors: Cased Opening

Fireplaces: Stained mantles with legs. Millwork stained to match cabinets within industry standards.

Garage doors: Raised panel insulated metal doors. Size per plan and lot conditions.

Door hardware: Schlage Plymouth Entry handle Satin Nickel. Dexter Seville lever handle interior hardware. Deadbolt provided at front door, store door at nook (per plan), house to garage door and optional garage man door.

### **CABINETS:**

Cabinets: Alder cabinets with recessed doors and knobs per standard selections, hidden hinges, White melamine interiors. Alder crown molding at Kitchen cabinets. 36" high bath vanities at Master, Powder, and basement baths. Height of Main bath vanity is 33-1/2". Kitchen upper cabinets are 36" tall. Medicine cabinet at hall and master bath. Utility, ¾ Powder Room, and family room entertainment cabinets are optional per plan. Choice of 2 door styles and 5 stain colors. Upgrade door styles available.

### **Granite Slab/Tile/Laminate:**

Kitchen: 3CM Granite slab countertops per standard selections with eased and polished self-edge. Full height American Olean Vallano 6x6 or equal tile backsplash per standard selections. If plan has desk at kitchen, wood countertop with wood backsplash/self-edge per plan. Tile backsplash Deco is optional.

Master Bath: United Pacifica Roma 13x13 or equal tile countertop with tile backsplash and tile self-edge. 13x13 tile surround at shower to ceiling, drop in soaking tub with tile backsplash, deck, and skirt. Tile Deco is optional.

Powder Room: Pedestal sink standard. Plans with optional ¾ bath will get vanity cabinet with Tierra Sol Piere Di Buxi 12x12 or equal tile counter with tile backsplash and self-edge.

Hall and Basement American Olean Sonesta 6x6 or equal tile countertop with tile backsplash/self-edge. Tub/Shower surround is fiberglass.

Utility Cabinets: Optional cabinet: Laminate countertop with laminate self-edge and American Olean Costa Rei 3x12 tile backsplash.

### **FLOOR COVERINGS:**

Hardwood: Pre-finished wood at entry, hall, powder, kitchen/nook per plan. Shaw Cheyenne ¾" Engineered Hardwood. Three standard colors with upgraded hardwoods available.

Vinyl: Domco Custom Flor or equal at utility and hall bath. Hall bath and utility to have the same vinyl selection.

Carpet: All other areas to be Shaw Tuftex Dream Alone with 6 lb. Rebond pad. Shaw upgrade carpet available as an option. Shaw berber carpet available as an option.

Tile: Tierra Sol Piere Di Buxy 12x12 or equal at master bath floor and at powder if optional ¾ bath.

### **BATH ENCLOSURES:**

Master Bath: 48" W x 36" D fiberglass shower pan – white. 13x13 tile surround. Clear glass door with chrome finish per plan.

Master Tub: Lasco Montrose I 36"x60" non-jetted fiberglass deck mounted soaking tub with tile surround, deck, and skirt.

Hall and Basement Baths: Aquaglass 60"x40" gel-coat fiberglass oval tub/shower enclosure with simulated tile pattern, white.

¾ Bath: Lasco 1363 36" x 36" fiberglass shower stall – white 1603-STC 60"x36" gel-coat fiberglass shower pan – white. Optional per plan.

### **BATH HARDWARE:**

Master Bath: 24" chrome towel bar, chrome towel ring, chrome TP holder. Clear glass door with Chrome finish per plan.

Powder Bath: Satin Nickel towel ring and TP holder. Satin Nickel shower door frame if optional ¾ bath selected.

Hall and Basement Baths: 24" chrome towel bar, chrome TP holder.

### **MIRRORS/SHOWER DOORS:**

Master Bath: 42" high mirror over vanity.

Powder Bath: Choice of 3 framed deco mirrors.

Hall and Basement Baths: Chrome shower rod. 42" high mirror over vanity.

### **MISCELLANEOUS:**

Shelving: White wire ventilated shelving per plan.

Tile/Grout: No grout sealing provided at tile areas.

I have read and fully understand these specifications as described in the following text. These Specifications are included as a part of the Purchase and Sales Agreement.

**Purchaser** \_\_\_\_\_ **Date** \_\_\_\_\_

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**Cavalero Ridge LLC**