

# LAUREN PINES SPEC HOME SPECIFICATIONS

*Effective 5/13/10*

- I. EXTERIOR
  - a. Mitten "Oregon Pride" textured, vinyl siding
  - b. Aluminum fascia and vinyl soffits
  - c. Non-Rot Columns
  - d. Misc. decorative pieces are none-rot prime trim painted (per plan)
  - e. Front porches will have full columns or half columns with dry stack stone or brick
  - f. Front elevation must be minimum 40% brick or stone
- II. FOUNDATION
  - a. Monolithic slab and footings with #4 rebar, vapor barrier and 2,500 psi concrete
  - b. Concrete front stoop
  - c. Standard 12'x12' patio in rear
- III. WINDOWS/DOORS
  - a. Vinyl insulated, single-hung, Low-E
  - b. Bottom tilt sash with grills and screens
  - c. Front doors are oval frosted leaded glass door (no side panel windows)
  - d. Other exterior doors are metal insulated
  - e. Garage service door is metal raised panel non-insulated, fire rated (side load)
- IV. FRAMING
  - a. Ceilings are 9' down and 8' up
  - b. According to code
  - c. Walls 16" on center (exceeds code)
  - d. Engineered floor and roof system
  - e. Second floor is 3/4" tongue-in-groove OSB glued and screwed
  - f. 7/16" OSB under vinyl siding
  - g. 7/16" Tek Shield OSB for roof sheathing
  - h. Tray ceilings in master bedroom
- V. ROOFING
  - a. 20 year fiberglass shingles over #15 felt
  - b. TAMKO 20-year or equal
  - c. Gutters are seamless (full gutters), factory painted aluminum per plan
- VI. INSULATION
  - a. R13-walls, R30-attic.
- VII. INTERIOR TRIM
  - a. Doors-6 panel masonite textured
  - b. Casing- 3 1/4" colonial casing around doors
  - c. Windows-sheetrock wrapped with window stool and apron
  - d. Baseboard- 5 1/2" colonial
  - e. Shoemold at Vinyl – painted white (with optional Hardwood Shoe mold – white)
  - f. Half walls will be open rails with spindles

- g. Oak handrail
- h. Chair railing and picture framing (“wainscot”) in dining room
- h. Crown molding in formal areas – dining and master

#### VIII. PAINT

- a. Interior walls and ceilings-2 coats flat latex- one color to be chosen from builders color samples
- b. Trim- 2 coats semi-gloss latex-one color
- c. White ceilings
- d. Prime and paint Garage walls (no trim)

#### IX. DRYWALL

- a. Ceilings and walls are smooth finished
- b. Drywall is screwed to avoid sheetrock pops

#### X. CABINETS & COUNTERTOPS

- a. Recessed flat panel maple/birch with recessed hinges and 36” uppers and crown molding
- b. Granite countertop with 4” backsplash in kitchen with undermount sink
- c. White on white cultured marble counters with oval recessed bowls in baths
- d. Layout per plan

#### XI. ELECTRICAL

- a. Pre-wire for 2 TV’s, 2 phones (CAT5 wire) and 2 ceiling fan pre-wires in Family Room and Master Bedroom
- b. 2 exterior GFI outlets
- c. Smoke and CO detectors per code
- d. Master and Secondary bedrooms to have overhead lights
- e. Prewire for security system [don’t need]
- f. Garage
  - i. 1 exterior GFI outlets [is this in addition to the 2 exterior mentioned above?]
  - ii. 2 interior GFI outlets
  - iii. Pre-wire for garage door opener
  - iv. 2 overhead keyless fixtures (lights)
  - v. Exterior lights per code

#### XII. PLUMBING

- a. Pedestal sink in powders rooms – Briggs Pompano
- b. Stainless double bowl with chrome faucet and sprayer (Moen – Chateau # 7430
- c. Ice maker connection in kitchen
- d. Prewire for garbage disposal (1/3 HP Badger disposal optional)
- e. Faucets - one lever chrome (Moen - Chateau #L4621 or equal)
- f. Master Bath has 4 piece tub/shower (Sterling) and two sinks and garden tub
- g. Secondary bath 4 piece tub/shower (Sterling) w/ Moen Chateau- one lever chrome
- h. Water Closets to be white elongated commode – Briggs

- i. 50 gallon electric water heater
- j. 2 exterior hose faucets
- k. Recessed vertical dryer connection

XIII. HVAC

- a. 13 Seer HVAC unit - designed to meet adequate needs of home and to code
- b. Programmable thermostat (regular thermostat for Bonus Room)

XIV. BATH ACCESSORIES AND CLOSETS

- a. Mirrors are 42" high
- b. Powder Room has an oval mirror (in plans with powder rooms)
- c. Shelving – Standard wire shelving – ventilated

XV. FLOORING

- a. Armstrong Initiator Vinyl in Kitchen, Baths and Laundry.
- b. 3/8" Foam Pad and Shaw Redbud Carpet in Family Room, all Bedrooms, Dining Room, and Office.
- c. Engineered wood in Foyer

XVI. HARDWARE

- a. Locks are Kwickset "Bristol" satin nickel or equal
- b. Hinge or board door stops on all doors

XVII. APPLIANCES

- a. All appliances - black or stainless- Kenmore
- b. Stove-30 inch Self Cleaning flattop electric range
- c. Microwave with Range Hood – non vented
- d. Dishwasher-4 cycle
- e. Fire place (electric or propane option) – need to prewire

XVIII. LIGHTING

- a. Chosen from builder samples. Standard package (Satin Nickel)

XIX. LANDSCAPING

- a. Five 3 gallon shrubs and two 3' tall corner plants and three – five gallon for HVAC screening
- b. Two trees in front – 2" in diameter- in planting strip – landscaper choice [this may be optional...?]
- c. No tree in back yard
- d. Black mulch around all trees and shrubs
- e. Seed and straw front, side and back yard
- f. Use starter fertilizer for new grass
- g. Place rip rap on both sides of culvert to minimize erosion (rip rap stockpiled on site)

## **Move-in package options:**

1. Option 1 – Outdoor Package (\$7,500 value)
  - a. Irrigation - \$3,500
  - b. ChemLawn 1 year package (Scotts) - \$300
  - c. Lawn mower (Sears) - \$1,200
  - d. \$2,500 in closing costs
  
2. Option 2 – Indoor Package (\$7,500 value)
  - a. Garage door opener (if not standard) - \$300
  - b. Keypad entry to garage - \$200
  - c. Blinds - \$1,000
  - d. Stainless steel fridge - \$2,000
  - e. Backsplash in kitchen - \$1,500
  - f. \$2,500 in closing costs
  
3. *A la Carte* Options
  - a. Microwave - \$500 (if not made standard)
  - b. Sod front yard - \$2,000
  - c. Ceiling fan in master bedroom and family room (if not standard) - \$500
  - d. Premium landscaping package – \$1,500
  - e. 2-10 warranty - \$900
  - f. \$2,500 off closing costs
  
4. One option is to price all items above and give them \$7500 in choices (and up to \$3k in closing costs)