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Specifications for "344, 346, 354, 356, 362 & 364 Hidden Ridge Drive"

Framing: Exterior walls 2X6 studs with 2x4 white wood interior walls; Walls 16" on center; Roof trusses 24" on center with ½ OSB sheets; The exterior walls are 7/16" OSB covered with Typar or Tyvek; Party wall 2x4 framing, R13 Batt insulation, 5/8" sheetrock, 1" air gap, 5/8" sheetrock, 2x4 framing R13 insulation, 5/8" sheetrock.

Exterior Covering: Siding shall be LP Smart Siding; Soffit, fascia shall be aluminum; roof shall be GAF Timberline shingles.

Masonry: Exterior stone to be J & N stone.

Windows: Residential window to be V200 high performance, low-E vinyl windows.

Drywall: 5/8" fire rock to meet code; ½" on walls; orange peel wall texture and ceilings; round corner bead.

Heating & Air Conditioning: HVAC units shall be Lennox ML196UH04536B 45,000btu 96% eff furnace and Lennox ML14-XC1-24 24,000btu 14.5 seer a/c.

Electrical: Wired to national building code; specs shall be:
SERVICE: (1) 400 Amp service with disconnect and 4-meter stack with lever bypass metering per Linn Co REC. (1) 150 Amp panel in each unit garage. Includes secondaries to service, up to 30'. All power trenched around back of building to hit Hoffman box and changed over to ALSER. (1) Empty 1" conduit from Demarc to rear of each unit.
EXTERIOR: (1) Can light on stoop, (3) coach lights on garage front on 3 way switching, (1) Ceiling fan/light on rear porch on 2 separate switches. (1) Coach light on rear deck on 1 switch, (1) Coach light on rear patio on 1 switch, (4) Convenience outlets. (1) AC wiring with disconnect and low voltage wiring. (1) Push button for door wiring system.

2 CAR GARAGE: (2) Keyless lights on 1 switch. (2) Convenience outlets. (2) Overhead door opener outlets with low voltage wring.
MUDROOM: (1) Ceiling light on 3 way switching. (1) Outlet for washer. (1) Outlet for electric dryer. (1) Convenience outlet.
SMALL HALL: (1) Can light on 3 way switching. (1) Convenience outlet. (1) Interconnected smoke/CO detector.
MASTER BEDROOM: (1) Ceiling fan/light on 2 separate switches. (4) Can lights on separate switch, (6) Convenience outlets, (1) Combination phone/TV jack. (1) Interconnected smoke/CO detector. (1) Ceiling light in closet on 1 switch.
MASTER BATHROOM: (2) Vanity lights on 1 switch. (1) Can light in shower on 1 switch. (1) Exhaust fan/light on 1 timer switch. (2) Convenience outlets.
HALL BATH: (1) Vanity light on 1 switch. (1) Exhaust fan/light on 2 separate switches. (1) Convenience outlet.
DINING: (1) Ceiling light on 3 way switching. (2) Convenience outlets.
KITCHEN: (4) Can lights on 3 way switching. (2) Pendant lights over island on 1 switch. (4) Convenience outlets, or to code. (1) Outlet for fridge, microwave, and 240 volt electric range. (1) Dishwasher and disposal wiring with cords.
GREAT ROOM: (4) Can lights on 3 way switching. (1) Ceiling fan/light on 2 separate switches. (5) Convenience outlets. (1) Wall outlet for TV, recessed box. (1) Combination phone/TV jack. (1) Wiring for gas fireplace, 1 outlet and 1 switch.
FOYER: (1) Ceiling light on 3 way switching. (1) Convenience outlet.
SMALL HALL: (1) Can light on 1 switch. (1) Convenience outlet. (1) Interconnected smoke/CO detector.
STAIRWELL TO LOWER LEVEL: (1) Wall light on 1 switch for storage under stairwell. (3) Stair tread lights on separate switch.
LL SMALL HALL: (1) Can light on 3 way switching. (1) Convenience outlet.
LL REC ROOM: (8) Can lights on 4 way switching. (1) Ceiling Fan/Light on 2 separate switches, (7) Convenience outlets. (1) Combination phone/TV jack.
LL HALLWAY: (2) Can lights on 3 way switching. (1) Convenience outlet. (1) Interconnected smoke/CO detector.
LL BATHROOM: (1) Vanity light on 1 switch. (1) Exhaust fan/light on 2 separate switches. (1) Convenience outlet.
LL BEDROOM 3: (1) Ceiling fan/light on 2 separate switches. (5) Convenience outlets. (1) Combination phone/TV jack. (1) Interconnected smoke/CO detector.
LL BEDROOM 2: (1) Ceiling fan/light on 2 separate switches. (5) Convenience Outlets. (1) Combination phone/TV jack. (1) Interconnected smoke/CO detector. (1) Ceiling light in closet on 1 switch.
LL MECHANICAL: (1) Keyless light on 1 switch. (1) Wiring for gas furnace with disconnect and low voltage wiring. (1) Wiring for electric water heater with disconnect. (1) Outlet for sump. (1) Outlet for data comm. (1) Convenience outlet.

Interior Painting: One coat of primer, one coat of low luster eggshell latex from Sherwin Williams on all interior rooms of dwelling. Ceiling to be white – walls TBD.

Flooring: Carpet style All Set II or any equal price installed over ½" supreme cushion, areas include master bedroom, master closet, stairs, lower bedroom 2, bedroom 3, lower level rec room and hall; Hardwood style Tempo Abode or any equal price installed in areas including front entry foyer, great room, dining, kitchen, ½ bath and hall; Ceramic tile style Platinum 12x24 or any equal price installed over tile underlayment in main area and on concrete in lower, areas including mudroom/laundry and lower level bath; Ceramic tile style Platinum 12x24 or any equal price with matching mosaic on master bath floor and custom walk in shower; Ceramic tile style Coco 2x6 or any equal price, area includes the kitchen backsplash.

Gutter and Downspouts: Continuous aluminum to match soffit/fascia.

Cabinets and Vanities: Legacy Debut Series cabinets installed in kitchens, baths, fireplace built-ins, and laundry room per plans. Color TBD.

Countertops: Stock quartz in kitchen and bathrooms.

Door Hardware: Interior doors will have levers; bi-fold doors will have pulls; door bumpers are spring type.

Interior Trim: 3-panel shaker poplar doors with prefinished poplar wrapped jambs; ranch stop; hookstrip poplar casing; color TBD.

Bath Hardware: ¼" plate glass mirror mounted in baths. (1) towel bar, (1) toilet paper holder, (2) towel rings installed in master bathroom; (1) towel bar, (1) toilet paper holder, (1) towel ring installed in other bathrooms.

Appliances: Appliances will be GE ENERGY STAR; Fridge to be GFE26JYMFS; Range to be JGBS66REKSS; Microwave to be JVM3160RFSS; Dishwasher to be GDT550PYRFS.

Fireplace: Napoleon B36 Ascent Series Fireplace.

Plumbing; (6) Aquatic Icon TS6032 60" x 32" white fiberglass recessed tub/shower module complete with waste and overflow tub drain and Moen Genta #2473 Posi-Temp single handle control tub and shower faucet with diverter spout. (4) 2" shower drain fitting and Moen Genta #2472 Posi-Temp single handle control faucet. Installed on tile shower. (12) Proflo #1503/6112 Comfort Height white toilet with seat and supply with stop. (14) Moen Genta #6702 single handle control center set faucet, pop-up waste fixture, and supplies with stops. (2) Proflo 20" x 18" white china pedestal lavatory with Moen Genta #6702 Single handle control center set faucet, pop-up waste, and supplies with stop. (4) Moen Genta #7882 single handle control swing spout sink faucet, spray attachment, strainer, and supplies with stops. (4) Insinkerator Model Badger V garbage disposal. (4) Plumbing

connection for dishwasher. (4) Water line for refrigerator ice maker. (4) Oatey washer box for laundry facilities. (8) Woodford #19 frost proof sillcocks for lawn faucets. (4) 50 gallon High efficiency glass lined electric hot water heater with temperature-pressure relief valve, ¾" water shut-off valve above the water heater. (4) ¾" water meter set-up. (4) 2" floor drain in the basement. (4) Radon pit and 3" piping to the outside. (4) Sump pump, check valve, and piping to the outside.

Garage Door: 5330 9x8 Carriage House w/Lites; ½ horse belt drive openers; keyless entry.

Insulation: Exterior walls to be R20 unfaced batts; Boxsills to be R19 unfaced batts; flat/vaulted lids to be R38 kraft faced batts; Baffles – every truss space; 2x4 basement walls to be R19 unfaced batts; unfinished basement walls to be mess netting; Garage walls to be R11 unfaced batts; House attic to be R49 blown in fiberglass; Garage attic to be R19 blown in fiberglass.