

Rosellen Group LLC

Specifications for Ridge Creek Condominium (D)
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Foundations:

Concrete will be 5-sack mix with a 2000 P.S.I. rating.

Floors:

The flooring system consists of a leveled compacted sand bed covered with rigid R-10 styrofoam insulation. Over the insulation is a 6" by 6" reinforcing steel mesh that the hydronic heat tubing is attached to. Four inches of concrete are poured over the foam, mesh and tubing creating a huge thermal mass.

Walls:

Walls are framed using Spruce studs. Headers above all windows and doors are #2 and better Douglas fir or engineered beams. Wall sheathing is 7/16 inch oriented strand board. Tyvar house wrap is installed over the wall sheathing to allow interior moisture to escape and to limit outside air infiltration. All exterior walls are 2*6 construction and the interior walls are 2*4. Backing installed for grab bars in Master shower and near master toilet.

Roof:

The roof system is made up using engineered trusses with a 6/12 pitch. Solid vented blocking at the eaves and through the roof vents near the ridge provide attic ventilation. Hurricane clips are used at the bearing points. The roof sheathing is 7/16 inch oriented strand board with clips between trusses for extra support. Fifteen pound felt is applied over the sheathing and the actual roof shingle will be a Elk Brand 40 year composition material. The color selected for all roofs in the project will be weathered wood. Gutters and downspouts are continuous metal.

Siding:

Hardiplank, pre-primed, fiber-reinforced, cement lap siding. This product has the durability of concrete and the look and warmth of wood. Pre-primed spruce is used for barge and fascia and most of the exterior trim.

Painting:

Siding is pre primed and will receive one additional coat of 100% acrylic, exterior flat latex paint. Exterior trim will receive 1 coat of exterior latex primer, and two coats of latex flat. Exterior body and trim colors have been pre selected and approved by the Design Review Committee. Exterior doors receive 2 coats of exterior alkyd semi-gloss. Interior walls and ceilings will receive, one coat Vapor Shield Primer, one coat P.V.A. primer, and one coat interior latex flat or satin (in baths and laundry). Budget is for one light color for walls and ceilings. A touchup kit containing the interior and exterior paints used will be left for the homeowner.

Plumbing:

Scope of work:

1. Ice maker supply at refrigerator.
2. Two hose bibs.
3. Pressure reducing valve on main water supply.
4. Easy access main shutoff valve for the entire house.

Kitchen

- (1) Kohler K3361-3 kitchen sink, SS
- (1) Grohe 33.330.000 faucet, CP
- (1) Grohe 28.878.000 soap dispenser, CP
- (1) Badger 5 disposal
- (1) basket strainer, CP

Hall Bathroom

- (1) Kohler K2196-4 lavatory, white
- (1) Delta 4530LHP lavatory faucet, CP
- (1) Delta H24 handle, CP
- (1) Delta A24 accent, CP
- (1) Kohler K3423 toilet, white (comfort height)
- (1) Bemis 500PRO toilet seat, white
- (1) Kohler K1542 tile-look tub/shower
- (1) Delta 1748LHP tub/shower faucet, CP
- (1) Delta A74 accent, CP
- (1) Watco 601-PP-PVC-CP drain

Master Bathroom

- (2) Kohler K2196-4 lavatory, white
- (2) Delta 4530LHP lavatory faucet, CP
- (2) Delta H24 handle, CP
- (2) Delta A24 accent, CP
- (1) Kohler K3423 toilet, white
- (1) Bemis 500PRO toilet seat, white
- (1) Maax "Samish" tub & shower combo
- (1) Delta 1724LHP shower faucet, CP
- (1) Delta A74 accent, CP
- (1) Delta 2730LHP roman tub faucet, CP
- (1) Delta H64 handle, CP
- (1) Delta A64 accent, CP
- (1) Watco 601-PP-PVC-CP drain

Laundry Room

- (1) Mustee #10 laundry sink, white
- (1) Delta 2123 faucet, CP

Windows:

Windows are by Certain teed or Weathervane. The frames are vinyl and screens are provided for all operable windows. The windows carry a lifetime manufacturer's warranty. Sliding glass door has stainless steel rollers for smooth opening. All glass is treated with a low-e coating.

Skylights:

There are three skylights provided including a 4040 skylight in the kitchen, a 2020 skylight in the master bath and a 2040 skylight in the main bath. Skylights are high quality aluminum on vinyl frames with laminated glass manufactured by Crystalite. All glass is treated with a low-e coating. Size and location of windows is indicated on floor plan with the exception of the Den (see front elevation)

Front Door:

Smooth fiberglass door, sidelite, transom, entry system, featuring R-15 polyurethane foam core, solid lock block, no painting required, and a 25 year limited warranty. Made by Codel Entry Systems.

Cabinets:

Cabinets are custom built. The standard layout plan is available upon request and will be like the one shown in the model home (unit #9). There is a laundry room sink cabinet and washer/dryer surround. All cabinets have plywood interiors and "Blumotion" soft close, full extension drawer glides. The cabinets are constructed from oak with a natural finish and the style is shaker. Other styles, materials, and options are available in our custom plan.

Interior woodwork:

Interior doors to be hollow core six panel pre painted white. Base and door casing are pre-finished hemlock, stained to tie in with cabinets. Windows will be sheetrock wrapped with rounded corners on three sides (high windows will be wrapped on four sides) and will have a hemlock stool and apron. The den will have a pre-painted solid core door with full glass and sidelight.

Fireplace:

A gas log fireplace by Heat n Glo (6000 TR-OAK) with black front is in the living room. A wrap around sheet rock mantel is standard. The firebox has an 8" by 8" tile surround and a 12" hearth. Wired for fireplace blower.

Concrete Flatwork

All patios and driveways will be 6-sack pea gravel mix, with an exposed aggregate or brushed finish. Steel pins inserted into the foundation to help prevent concrete from settling at doorways. Expansion strips are used to isolate the patio slabs and driveway from the foundation. The exposed aggregate areas will be acid cleaned and sealed.

Heating and Mechanical:

The home has a hydronic heating system using a Combi-Core 50 gallon water heater. This heater keeps the heating and domestic water isolated from each other. The system consists of five zones, Den, Bedroom, Master Bedroom, Master Bath, and a fifth zone which covers the remainder of the home. Each zone has its own digital thermostat control. Manifolds are used for balancing and heating control. In addition the system includes a stainless steel pump. A manual mixing valve is used to lower the floor water temperature for efficiency. The system is installed and warranted by Andgar Corporation.

Appliances

Range is a 30" slide in style JGSP23BEYBB (black), Dishwasher GSD4800JBB (black), Microwave JE1860BHBB wall mount with trim kit (black). Stack washer and dryer included in laundry (white), WSXH208HWW and DSXH43EAWW. The appliances are manufactured by General Electric. The refrigerator is an Amanna counter depth with ice and water, ABC2037DTB (black). The range vent is a thirty inch wide concealed style with light and variable speed fan. Budget amount for appliances is \$4,048.00 installed.

Finish Materials & Flooring

All floors are heated:

Ceramic tile floors in entry, entry hall, hall bath, dining room, utility room master bath, and kitchen.

Carpet and pad in den, front bedroom, living room and master bedroom/ walk in closet.

Laminate with wood trim backsplashes on countertops in hall bath.

Master bath vanity, tub and shower surround are ceramic tile.

Kitchen countertops and bar top are granite.

A single row of eight inch by eight-inch ceramic tile surrounds the fireplace front.

Hearth is twelve-inch deep ceramic tile.

Purchaser may meet with our interior designer to personalize interior finishes if materials have not already been ordered.

Lighting:

The light fixtures and recessed can trims will be selected at Village Lighting based on a budget amount of \$750.00. Fourteen recessed cans are included at rough in.

Circuits, plugs, lighting and switches are to code at a minimum. Two three way switch loops are included. Driveway light included.

Hardware

Hardware will be Accent lever style in satin nickel chrome finish by Schlage.

Front door will have a dead bolt lock. Two decorative towel bars, two towel rings and two TP holders are provided. Buyer may purchase towel bars independently and the builder will install as directed by buyer.

Shelving

All closets will have wire shelving. The closet in the master bedroom will have half single hang and half double hang. There is also a wire shoe rack in the master closet.

Shower Door

The shower enclosure in the master bath is a two-panel step up clear glass and chrome.

Landscaping:

The landscaping is to be professionally designed. The job will incorporate exposed aggregate patios, gravel walkways, living fences, natural berms, large trees, and barked planting beds. Plantings are planned which will tie the rear yards together to create a nature link to the green space buffer surrounding the project. Plantings done by Rosellen Group in common areas and limited common areas will be watered by the associations automatic irrigation system.

Insulation:

Floors are insulated with R-10 foam. All exterior walls around the living space are 2*6 construction allowing for full depth R-21 un-faced fiberglass insulation. The ceilings will be insulated to R-38 with blown in insulation. Garage walls and ceiling will be insulated. Hot and cold water pipes are insulated with R-3 foam where exposed.

Central Vacuum:

Two powered outlets will be roughed in for the central vacuum system. Provisions are also made for a toe kick inlet in the kitchen area.

Phone and Cable:

There will be 5 outlets for telephone and the capability for three separate phone lines. Four cable outlets are standard. Installation of a satellite television system is included.

Security and Sound:

Rough in for security including three doors, a keypad by the entry from the garage, and one motion detector. Rough in for sound and volume controls will include the kitchen, living room, and the den.

Garage door:

Door is a semi or fully insulated, raised panel pre painted (white only), metal, and comes with an electric opener and two transmitters.

BBQ Box:

Quick disconnect gas line connection box for barbeque is plumbed to the patio area.

Warranty:

The home comes RWC exclusive warranty.

Upgrades:

Any costs associated with upgrades and extras requested by the buyer are to be paid for at the time they are ordered or upon billing by seller. Costs for changes will be based on cost plus 15%. If changes or upgrades exceed \$1,000 seller may include a service charge for pricing, coordinating and implementing changes. No upgrades, changes, or extras will be initiated without a change order signed by the buyer and a representative of Rosellen Group L.L.C.

The specifications and conditions above meet the approval of both buyer and seller.

Seller
Rosellen Group L.L.C. _____ date _____

Buyer _____ date _____

Buyer _____ date _____