

The Highlands at Somerset Hill

Home Specifications

Warranty

2-10 Home Buyers Warranty

Appliances (Model #s and appliances may change; appliances selected will be of equivalent quality)

Lots 103-108 and 110-112

Range: Whirlpool GS397LXUS stainless gas range with 4.5 cu ft capacity, AccuBake Temperature Management System, 14,000 BTU Power TMBurner, 5,000 BTU AccuSimmer Burner, and self-cleaning oven.

Microhood: Whirlpool GMH5205XVS stainless 1,100 watt microhood with 2.0 cu ft capacity, hidden vent, steam cooking, 6th Sense sensor cooking, and recessed stoppable glass turntable.

Dishwasher: Whirlpool EnergyStar DU1055XTVS Tall Tub dishwasher with electronic controls, Quiet Partner II Sound Package, auto soil sensor, delay wash option and 5-level SheerClean Direct Feed Wash System.

Garbage Disposal: 1/3 hp

Other Lots

Frigidaire FGF366EC, stainless/black range with 5.0 cu. ft gas, self-cleaning oven featuring one 14,000 BTU sealed power burner and three 9,500 BTU sealed burners. Storage drawer with handle.

Microhood: Frigidaire FMV156EM stainless/black microhood with 1.5 cu. ft., 950-watt microwave with 300CFM fan. Includes 11 power levels, 14" glass turntable, and Add-a-Minute option.

Dishwasher: Frigidaire FDB2000RFC stainless/black built-in dishwasher with "Big Tub" design, high-temp wash option, 2-4-6 hour delay start, and UltraQuiet III sound insulation package.

Garbage Disposal: 1/3 hp

Exception: Town & Country Plan:

Range: Frigidaire PLCF489CC 40" range with two ovens, one 13,000 BTU Sealed Power Plus Burner, two 5,000 Sealed Burners with 500 BTU Low simmer; and two 9,100 BTU Sealed Burners.

Hood: Frigidaire PL42WC51EC.

Shelf Microwave: PLMB209DC with trim kit for custom installation look.

Dishwasher and Garbage Disposal are the same as above.

Lots 91 through 101 (Rim Lots)

Range: Frigidaire PLGS389EC, stainless/black slide-in range with 4.2 cu ft gas, self-cleaning oven featuring one 16,000 BTU Power Plus Burner, one 14,000 BTU Power Burner, one 9,500 BTU Burner, and one 5,000 BTU burner with 675 BTU Low Simmer. Professional style stainless steel handles.

Microhood: Frigidaire PLMV169DC Professional Series 1000 watt microhood with 1.6 cu ft. oven, 13" glass turntable (with on/off feature), and 11 power levels.

Dishwasher: Frigidaire PLD2885RFC stainless/black dishwasher with GraniteGrey Interior, stainless steel food disposer and Ultra Quite Sound Insulation Package.

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Hood: Frigidaire PL42WC51EC.

Shelf Microwave: PLMB209DC with trim kit for custom installation look.

Dishwasher: Frigidaire PLD2885RFC stainless/black dishwasher with GraniteGrey Interior, stainless steel food disposer and Ultra Quite Sound Insulation Package.

Garbage Disposal: 1/3 hp.

Cabinetry

Kitchen: Aristokraft Avalon recessed panel, partial overlay cabinetry in Maple *or* Merillat Spring Valley recessed panel cabinetry with traditional overlay in Cherry or Maple. Kitchen uppers are 36", with some kitchens featuring 42" uppers at aesthetically pleasing locations. Kitchen cabinetry is topped with coordinating crown molding. In Aristokraft Avalon, cabinetry is available in the following stains: Autumn, Fawn, Rouge, Natural and Saddle. In Merillat Spring Valley, cabinetry is available in the following stains: Cider or Paprika (Cherry cabinets); or Toffee, Natural or Sable (Maple cabinets).

Master Bath: Aristokraft Avalon recessed panel, partial overlay cabinetry in Maple *or* Merillat Spring Valley recessed panel cabinetry with traditional overlay in Cherry or Maple. Master Bath vanities are installed 36" high. Stained in same colors as above.

Main Bath: Aristokraft Avalon recessed panel, partial overlay cabinetry in Maple *or* Merillat Spring Valley recessed panel cabinetry with traditional overlay in Cherry or Maple. Vanities are installed at standard height. Stained in same colors as above.

Powder Room: If there is a vanity (as opposed to plans receiving a pedestal sink): Aristokraft Avalon recessed panel, partial overlay cabinetry in Maple *or* Merillat Spring Valley recessed panel cabinetry with traditional overlay in Cherry or Maple. Vanities are installed at standard height or at 36" high, at builder's discretion. Stained in same colors as above. Plans receiving a pedestal sink will receive a white porcelain pedestal sink.

Utility Room: Aristokraft August Antique white thermofoil cabinetry *or* Merillat Arbor Falls II white laminate cabinetry. Two upper cabinets and one utility sink base cabinet provided. Some models may feature additional base cabinetry in place of upper cabinets.

Closet Shelving

White wire shelving. Packages vary by plan but do include one row in bedrooms, at least two rows in master walk-in, and shelving in pantry, if applicable.

Concrete/Flatwork

Driveway: Exposed aggregate driveway, with sidewalk to front door.

Patio or Deck: Exposed aggregate or wood decking. Standard size is approximately 12' x 16', with placement dictated by lot.

Garage Floor: Hard trowel finish.

Drywall

Light orange peel texture on drywalled walls and ceiling. Garage is drywalled and fire-taped. Square corners are standard.

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Electrical

Telephone jacks in all bedrooms, kitchen/nook, den, and computer loft, as applicable by plan. Cable outlets in all bedrooms, family room, den, and computer loft, as applicable by plan. Toggle switches with almond or white switchplate covers are standard. Some models receive black or stainless switches and switchplate covers at builder's discretion. Two outdoor outlets.

Exterior Doors

Exterior front doors are fiberglass insulated, painted to complement exterior color scheme. Additional exterior doors are steel or fiberglass and are painted body color or trim color. Sliding glass doors are vinyl.

Fire Sprinkler System

Standard wet fire sprinkler system to be installed if required by the City but specifically Lots 41 through 55 and Lots 85 through 114. Periodic inspections are required.

Fireplace

Continental DV36 or equivalent gas fireplace with gas log.
Exception: The Town & Country Plan does not come with a fireplace as standard unless specifically requested by buyer.

Garage Door

White metal, raised panel garage door(s). One garage door opener with one one-button remote per garage door.

Gutters/Downspouts

Gutters: Fascia gutter, aluminum baked; enamel finish mounted at 48" on center.
Downspouts: 2" x 3" rectangular aluminum baked-enamel finish.

HVAC/Hot Water Tank

Gas forced air furnace, 80% efficient model, sized per plan. Honeywell programmable thermostat, or equivalent. Fifty-gallon quick recovery gas hot water tank by Rheem or equivalent.

Lots 91 through 101 (Rim Lots)

Gas forced air furnace, 80% efficient model, sized per plan. Honeywell programmable thermostat, or equivalent. Seventy-five-gallon quick recovery gas hot water tank by Rheem or equivalent.

Hard Surfaces and Floor Coverings

In general terms (interior finishes vary per house, at builder's discretion):

Carpet: Shaw or equivalent with 6lb pad or greater; accent carpet by Masland or equivalent with felt pad.

Vinyl: Armstrong, Mannington, Domco or equivalent.

Ceramic and Granite Tile: Variety of manufacturers.

Laminate: Wilsonart, Nevamar, Formica and Pionite.

Entry: Finished-in-place hardwood flooring or ceramic tile.

Kitchen and Nook: Finished-in-place hardwood flooring; granite tile or tile countertops with coordinating backsplash.

Master Bath: Ceramic or stone tile flooring; tile soak tub deck and backsplash; tile vanity countertop and backsplash.

Powder Room: Hardwood or tile flooring; tile counter top and backsplash.

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Main Bath: Vinyl flooring, laminate countertop with tile backsplash.

Utility Room: Vinyl flooring, laminate shelf with tile backsplash.

Lots 91 through 101 (Rim Lots)

The same as above, except:

Kitchen and Nook: Finished-in-place hardwood flooring; slab granite countertops (selected from builder line of slab granite options) with coordinating backsplash.

Master Bath: Ceramic or stone tile flooring; tile soak tub deck and backsplash; tile or granite vanity countertop with coordinating backsplash.

Powder Room: Hardwood or tile flooring; tile or granite counter top and coordinating backsplash if there is a vanity.

Insulation

Insulation is installed in accordance with Washington State Energy Code.

Walls: 2' x 6' wall construction R-21.

Ceiling: flat ceilings = R-38; vaulted ceilings = R-30.

Floors: R-30.

Landscaping

A professional landscape package to include shrubbery and sod in the front yard and sod in the backyard according to the landscaper's discretion given the soil conditions and time of year planting takes place. Beds will be covered with bark or mulch for a finished-looking yard. Front and back yards will be sprinklered.

Lighting/Finish Hardware

Lighting: Custom lighting package through Olympia Lighting Center and other suppliers.

Bath Hardware (towel bars, towel rings, tissue holders): Selected to match finishes, provided through a variety of suppliers.

Door Hardware: Kwikset Hancock in brushed steel or equivalent. Some homes feature upgraded hardware packages, at builder's discretion.

Lots 91 through 101 (Rim Lots)

Lighting: Custom lighting package through Olympia Lighting Center and other suppliers.

Bath Hardware: Selected to match finishes, provided through a variety of suppliers.

Door Hardware: The following upgraded door hardware is standard (Buyer to choose one):

Kwikset Commonwealth Lever Handle in Satin Nickel or Venetian Bronze; Dorian Lever Handle in Satin Nickel or Venetian Bronze; or Laurel Egg-Shaped Handle in Satin Nickel or Venetian Bronze.

Lumber/Framing

Standard 2x6 exterior walls, engineered truss package, and manufactured floor joists on first and second floors.

Millwork and Interior Doors

Painted doors and millwork. Base and casing are MDF of various sizes. First floor windows are fully wrapped; upstairs and basement windows receive sill and apron only. Doors are Craftmaster, Jeld-Wen or equivalent paint-grade interior doors.

Stair Detail: Sheetrock half-wall with cap. Custom handrail or custom sheetrock/picket detail at builder's discretion.

Mirrors and Shower Doors

1/4" glass mirrors in Powder Room, Master Bath and Main Bath installed between backsplash and light fixture, approximately 42" high. Master Bath to receive glass shower door.

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Lots 91 through 101 (Rim Lots)

1/4" glass mirrors in Powder Room, Master Bath and Main Bath installed between backsplash and light fixture(s), approximately 42" high. Master Bath to receive frameless glass shower door.

Painting

Interior Paint: Kelly Moore, Rodda or equivalent interior latex paint throughout. One color is standard.

Painted Millwork/Doors: Kelly Moore, Rodda or equivalent millwork grade paint. One color is standard.

Exterior Paint: Kelly Moore, Rodda or equivalent exterior quality paint. Two body colors, one trim color, and one front door color is standard. Some cedar shakes are stained with Cabot's cedar stain or equivalent.

Plumbing

Chrome fixtures throughout.

Kitchen: Cast iron sink with pull out spray faucet.
Garbage disposal.

Master Bath: Fiberglass soak tub.
Fiberglass shower stall.
Two china sinks.

Main Bath: Fiberglass shower/tub unit.
One or two china sink(s), as dictated by framing.

Powder Room: White pedestal sink or one china sink.

Laundry: Plumbed for washer. Utility sink in a base cabinet with faucet is provided.

Miscellaneous: Ice maker hook-up box in white.
Two outdoor spigots.

Lots 91 through 101 (Rim Lots)

Upgraded plumbing fixtures are standard, including:

Kitchen: Stainless steel undermount sink with pull out spray faucet.
Garbage disposal.

Master Bath: Fiberglass soak tub.
Tile shower stall/tile shower base using Redi-Tile shower pan.
Two china sinks.

Main Bath: Fiberglass shower/tub unit.
One or two china sink(s), as dictated by framing.

Powder Room: White pedestal sink or one china sink.

Laundry: Plumbed for washer. Utility sink in a base cabinet with faucet is provided.

Miscellaneous: Ice maker hook-up box in white.
Two outdoor spigots.

Roofing

30-year laminated fiberglass shingles in standard builder colors.

Security System

A security system to include: 1 siren; 1 keypad; pre-wire for additional keypad in master bedroom; 2 motion sensors; 1 battery backup; all entry doors pinned.

Siding

Front elevations detailed in combinations of shingles, lap siding, board & batten and stucco-style finish. Sides and rear walls are Hardi-plank or Cemplank lap siding.

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Stonework/Masonry

Exterior front elevations will feature manufactured stone, real stone, or brick. The particular material chosen will coordinate with the exterior elevation/color scheme.

Surround Sound

5.1 Surround Sound System with 5 flush mount speakers with wall plates and fittings; one Subwoofer outlet (actual subwoofer not provided). System is installed in one of the following rooms unless otherwise specified by Buyer: family room, bonus room, recreation room, or loft.

Windows/Screens

Vinyl, double-paned, some with a grid pattern to match overall design scheme, provided by Atrium, Alpine, Cascade or equivalent. All operable windows come with custom-built aluminum screens. Skylights are at builder's discretion, regardless of specifications on architectural plans.

SPECIAL NOTE REGARDING SEPTIC SYSTEMS AND GRINDER PUMPS

Septic Systems

Several lots require a pressure septic system. In general, sewage is sent to a holding tank located on-site then pumped into the sewer line located in the street. Periodic inspections and maintenance are required. This system is required on Lots 84, Lots 93 through 106, and Lots 114 through 117.

Grinder Pumps

A grinder pump is required for each home with a daylight basement (a floor below street level). The grinder pump generally handles sewage from the daylight basement level only. The pump is located outside the home and sewage is pumped either to the septic tank (if the home has a pressure system) or to the street sewer. Periodic inspections and maintenance are required.

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Miscellaneous

9' ceilings on the main floor, most models.

Certain homes may receive upgrades not included as part of a standard construction home package (e.g., upgraded hardware). Check with your Realtor.

Natural stone, such as slate, has naturally occurring variations and may not look the same from one house to the next. In addition, some natural materials may flake or chip. This is to be expected.

Brazilian Cherry and other hardwood floors will darken with time. All hardwood floors will change color as a result of exposure to sunlight. Areas beneath furniture will not darken or lighten at the same rate as unexposed floor. Usually, the area beneath furniture will "catch up" to the coloration of the rest of the floor in a reasonable period of time after the furniture has been relocated.

Carbon River Homes reserves the right to change specifications/suppliers at any time during construction. Carbon River Homes may construct the home different from architectural drawings.

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