

# The Highlands at Somerset Hill Lots 13-31

## Home Specifications

### Warranty

2-10 Home Buyers Warranty

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

Range: Frigidaire FGF368GC, 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 FMV156DC 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 FDB1050REC stainless/black built-in dishwasher with high-temp wash option, variable delay start (2-4 hour), and UltraQuiet II sound insulation package.

Garbage Disposal: 1/3 hp

*Exception: The Waterford Plan*

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

Hood: Frigidaire PL42WC51ED.

Shelf Microwave: PLMB209DC with trim kit for custom installation look

Dishwasher and Garbage Disposal are the same as above.

### Cabinetry

**Kitchen:** Merillat Spring Valley recessed panel cabinetry with traditional overlay in Maple, available in the following stains: Toffee, Natural, Sedona, and Sable. Kitchen uppers are 36", with some kitchens featuring 42" uppers at aesthetically pleasing locations. Kitchen cabinetry is topped with coordinating crown molding. Some homes received Aristokraft Avalon recessed panel partial overlay cabinetry in Maple in one of the following stains: Autumn, Fawn, Rouge, Natural or Saddle.

**Master Bath:** Merillat Spring Valley recessed panel cabinetry with traditional overlay in Maple, available in the following stains: Toffee, Natural, Sedona, and Sable. Master Bath vanities are installed 36" high. Some homes received Aristokraft Avalon recessed panel partial overlay cabinetry in Maple in one of the following stains: Autumn, Fawn, Rouge, Natural or Saddle.

**Main Bath:** Merillat Spring Valley recessed panel cabinetry with traditional overlay in Maple, available in the following stains: Toffee, Natural, Sedona, and Sable. Vanities are installed at standard height. Some homes received Aristokraft Avalon recessed panel partial overlay cabinetry in Maple in one of the following stains: Autumn, Fawn, Rouge, Natural or Saddle.

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**Powder Room:** If there is a vanity (as opposed to plans receiving a pedestal sink): Merillat Spring Valley recessed panel cabinetry with traditional overlay in Maple, available in the following stains: Toffee, Natural, Sedona, and Sable. Vanities are installed at standard height or at 36" high, at builder's discretion. Some homes received Aristokraft Avalon recessed panel partial overlay cabinetry in Maple in one of the following stains: Autumn, Fawn, Rouge, Natural or Saddle. Plans receiving a pedestal sink will receive a white porcelain pedestal sink.

**Utility Room:** Merillat Arbor Falls II White thermofoil cabinetry. Two upper cabinets provided. Some models may feature additional base cabinetry in place of upper cabinets. Some homes received Aristokraft Augusta Antique thermofoil cabinetry.

### **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.

### **Electrical**

Telephone jacks in all bedrooms, family room, 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.

### **Fireplace**

Continental DV36 or equivalent gas fireplace with gas log.

### **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.

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### **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.

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

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

### **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.

### **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.

### **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.

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**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.

**Painting**

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

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

Exterior Paint: Rodda, Kelly Moore 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 base cabinet provided.

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

**Roofing**

30-year laminated fiberglass shingles in standard builder colors.

**Security System**

2 keypads, 2 motion detectors, 3 pinned doors and a back-up battery alarm pack.

**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.

**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.

**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.

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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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