

The Overlook at Somerset Hill

Home Specifications:

Warranty

2-10 Home Buyers Warranty.

Appliances

Range: Frigidaire FGS366EC full gas, slide-in range

Dishwasher: Frigidaire FDB1050REC 24" built-in dishwasher with Big Tub design

Microhood: Frigidaire FMV157GC 1.5 cubic foot, 1000 watt microwave oven

Refrigerator: Frigidaire FSC23R5DS 22.6 cubic foot, counter depth, side-by-side refrigerator

Washer: Frigidaire ATF6700FS Affinity 3.5 cu. ft. front loading washing machine

Dryer: Frigidaire AEQ6700FS 5.8 cu ft super capacity drum, front loading dryer

For appliances delivered after 9/2/09:

Range: Maytag MGS5775BDS, full gas, slide-in range

Dishwasher: MaytagMDB4629AWS

Microhood: Maytag MMV1153BAS

Refrigerator: Maytag MCD2257KES counter depth, side-by-side refrigerator

Washer: Maytag MHWE300VW

Dryer: Maytag MEDE300VW

The Element only: Refrigerator is Maytag MFC2061HES.

The Concept I & II only: Washer and dryer are Maytag Bravos Quiet Series MVWB300 and MEDV200.

(Model numbers/appliances may change; appliances selected will be of equivalent quality.)

Cabinetry

Pacific Crest Cabinetry, Metro style, in Oak with Chocolate, Java or Raisin stain; Cherry Natural; or Maple Natural.

Kitchen: 36" uppers.

Master Bath: Estate height vanity (approximately 36").

Main Bath: Standard height vanity (approximately 32").

Powder Room: Pedestal sink, no cabinetry.

Utility Room: No cabinetry provided. See Optional Upgrades.

Closet Shelving

White wire shelving. Packages vary by plan but do include one row in bedroom closets; at least two rows in a master walk-in closet; and shelving in walk-in pantries and linen closets.

Concrete/Flatwork

Driveway: Broomed concrete with sidewalk to front door.

Backyard Patio: Broomed concrete, approximately 8' x 8'; final size and placement dictated by lot.

Garage Floor: Hard trowel finish.

Drywall

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

Electrical

Telephone jacks in all bedrooms, dens, computer lofts, and in the vicinity of the kitchen or desk area, as applicable by plan. Cable outlets in all bedrooms, great rooms, dens, and computer lofts, as applicable by plan. Cable outlet and telephone jack on rooftop deck provided. Toggle switches with white switch plate covers are standard. Two outdoor outlets.

Exterior Doors

Exterior front door is fiberglass, 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 to match window package.

Fireplace

Napoleon BGD36CF Clean Face gas fireplace.

Garage Door

White metal garage door(s). One garage door opener per garage door.

Gutters/Downspouts

Gutters: Fascia gutter aluminum baked enamel finished mounted at 48" on center.

Downspouts: 2" x 3" rectangular aluminum baked enamel finish.

HVAC/Hot Water Tank

Trane 90% efficient natural gas furnace, or equivalent. Honeywell programmable thermostat, or equivalent. Rheem VR Series 63% efficiency, fifty-gallon quick recovery gas hot water tank, or equivalent. Gas stub to rooftop deck.

Countertops/Other Hard Surfaces/Floor Coverings

Countertops and Other Hard Surfaces

Kitchen: Laminate countertops from a variety of manufacturers including Pionite, Wilsonart, Nevamar and Formica. 4" (approx) tile backsplash from a variety of manufacturers.

Master Bath: Laminate countertop from manufacturers listed above. 4" (approx) tile backsplash from a variety of manufacturers. Tile shower with fiberglass or acrylic pan. The Soho: master soak tub receives tile tub deck and surround.

Main Bath: Laminate countertop from manufacturers listed above. 4" (approx) tile backsplash from a variety of manufacturers.

Floor Coverings

Living/Dining, Stairs, Hallways, Bedrooms: Beaulieu Loft carpeting in a variety of colors over Healthier Choice Green pad. After 8/19/09: Mohawk (Horizon Collection) in a variety of colors over Ultimate Choice pad.

Kitchen, Entry, Powder Room: Sustainable wood.

Master Bath: Tile from a variety of manufacturers.

Main Bath, Utility Room, Mud Room: Armstrong Marmorette linoleum in a variety of colors.

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 low-maintenance shrubbery and organic material. Portions of some yards may remain natural. (For sprinkler system see Optional Upgrades.)

Lighting

Lighting package through Olympia Lighting, featuring 50% fluorescent lighting for energy conservation.

Lumber/Framing

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

Millwork, Interior Doors and Door Hardware

Doors are cased. Windows receive sill and apron.

Stair Detail: Sheetrock half-walls with cap.

Interior doors are flush panel, smooth fiberglass. Pamex or equivalent lever door hardware in satin nickel.

Mirrors and Bath Towel and Tissue Accessories

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. Towel bars and tissue holders in chrome.

Painting

Interior Paint: Rodda or equivalent low VOC paint. One color is standard. An interior wall may be painted an accent color at builder's discretion, but is not standard.

Exterior Paint: Kelly Moore, Rodda or equivalent exterior quality paint. One or two colors, plus trim color is standard. Front door is painted an accent color.

Plumbing

Chrome fixtures throughout.

Kitchen: Stainless steel sink with sprayhead faucet, ice maker box, garbage disposal.

Master Bath: Shower pan, two sinks, two faucets, one toilet.

The Soho: receives the above, plus a soak tub.

Main Bath: Fiberglass shower/tub unit, one china sink, one faucet, one toilet.

Powder Room: One pedestal sink, one faucet, one toilet.

Laundry: Plumbed for washing machine; dryer hookup.

Roofing

Walking decks to be 50mil PVC Deck-Shield, or equivalent. Roofing to be 80mil PVC or "Traditions" 50 mil patterned PVC, or equivalent.

Siding

Front, side and back elevations are James Hardie, Cemplank or equivalent siding with accents of Achilles Galvarie metal/foam composite siding.

Windows/Screens

Atrium or equivalent vinyl windows. Skylights are at builder's discretion, regardless of architectural drawings or artistic renderings. All operable windows come with custom-built aluminum screens.

Miscellaneous

9' ceilings on both floors.

Certain homes may receive upgrades not included as part of a standard construction package. Check with your Realtor.

Carbon River Homes reserves the right to change specifications/suppliers at any time.