

STANDARD SPECIFICATIONS & FEATURES

DATE: 7/15/2009
JOB #: Cole's Crossing
CUSTOMER: CD&C
PLAN: TBD

GENERAL SPECIFICATIONS

EXTERIOR: Craftsman with B&B Accents or Shingles Accents, Opt. Cultured Stone Post Base, Gable Brackets or Beams, Shutters, Window Trim, etc.
FLATWORK: (1) Rear Patio (per lot coverage ratio), Front Porch, Front Walk, Drive, and City Sidewalk
ROOF: 30 year Dimensional composition shingles, Color _____
GUTTERS: 5" "K" style gutters over Facia with Enclosed Soffits
ROOF SHEETING: 7/16" OSB plywood
FACIA: 2"x8" SPF
RAFTERS: Trusses, 24" o.c, 14" eaves,
UPGRADE FRONT DOOR 3068 Thermatru "American Style" Craftsman CCA221 with Dentil Shelf (Some Plans have Transoms over front door)



REAR DOOR: 36" in-swing door from garage to home, 36" UK-1 Garage Side Door
ROOF INSULATION: R-49/38/30/21 (location specific)
FLOOR INSULATION: R-30 or R-38
WALL INSULATION: R-21
EXTERIOR WALLS: 2" x 6" studs on 16" centers (104 5/8" on 1st Floor, 92 5/8" on 2nd Floor) (most plans)
INT. WALL FINISH: Orange Peel Texture with Round Corners
SIDING: Hardiplank Lap All Around, Gable Bracket, Hardishingle Accents, Opt. Cultured Stone per Allowance, B&B Accents, etc.
ELECTRICAL: To Code
FLOOR JOIST: Engineered I-joists with 4" x 8" beams (9 1/2" @ 19.2" o.c.=1st floor, per Manufacturer's Layout on 2nd Floor)
FLOOR DECKING: 1 1/8" T&G Plywood (glued, screwed and nailed)
EXTERIOR CORNERS: Plytrim, Cedar, or Comparable (moulded 90 degree)
INTERIOR DOORS: White Painted in Place
DOOR CASE/BASE: White Painted in Place
DOOR KNOB: Schlage series Brushed Chrome "Plymouth" knobs or comparable
WINDOWS: Milgard white (or Tan) vinyl schedule 40 or comparable (Top Grids Front Door Side)(U=.32)
EXT. WINDOW TRIM: Cased with Apron and Sill
INT. WINDOW TRIM: Interior Cased Windows in Living Areas (Downstairs), Sheetrock Wrapped Windows with Sills Upstairs
VINYL: Per allowance - includes material & installation
CARPET: Per allowance - includes material & installation
CARPET PAD: Per allowance
OPT. TILE: Per allowance
LAMINATE FLOORING: Per Allowance
VAULTS: Per Plan



MISC.: Earth Advantage Program (Energy Efficiency, Indoor Air Quality, Environmental Responsibility, Resource Efficiency) or Energy Star Features

KITCHEN

LIGHTS: Recessed Lights per Plan
FLOOR COVER: Vinyl Flooring per Allowance
RANGE: 30" Free Standing Gas per Allowance
HOOD: 30" Micro Hood per Allowance
OPT. RANGE: 40" Freestanding Gas - Frigidaire PLCG489CL (Total Allowance=\$2159.00), **plumb for gas**
OPT. HOOD: 42" Vented - Broan QS342SS (Total Allowance = \$393.00)



REFRIGERATOR: N/A, plumb for icemaker
COUNTERTOP: Quartz or Granite Counter Tops
SINK: Undercounter Stainless Steel Sink with Kohler Brushed Nickel "Fairfax" K-12177-BN Pull-Out Faucet



CABINETS: Canyon Creek Cornerstone "Shaker" Cabinet in Hickory, Oak, or Beech. Other door styles and a variety of stains are available.

Shaker & Shaker Solid

AVAILABLE WOOD SPECIES

- Maple
- Cherry
- Alder
- Beech
- Hickory
- Oak
- VG Fir*
- Rustic Pine*

Shaker Solid may also be ordered in:

- Rustic Maple
- Rustic Alder
- Rustic Hickory

*Millennia only
Shown in Maple

Cornerstone Door Edge Details:
A B C D E G H L M N R S T

Millennia Door Edge Details:
A B G H L M N S T

View Edge Details

DISHWASHER: Per Allowance
OPT. DISHWASHER: Frigidaire PLD4460 SS Dishwasher (Total Allowance = \$700.00)



MISC: 1/3 h.p. garbage disposal
MISC: **Optional Items can include Trash compactor, Microhood, Wine Cooling Cabinet, Island Prep Sink, Double Wall Mount Ovens, Separate Cooktop, etc.**

MISC:

UTILITY

LIGHTS: Surface Mount Light per Allowance, Exhaust Fan per Code
CABINETS (2) W2430 Wall Cabinets with Rod in Between
FLOOR COVER: Vinyl Per Allowance
WASHER: Plumb and wire for washer
DRYER: Wire and vent for dryer with "Ductbox"
MISC:

GARAGE

FURNACE: 90% Efficient Furnace (per EA or ES), April Aire Ventilation System (per EA or ES), **AC Rough-in,**
WATER HEATER: **50 or 65** Gallon Gas depending on fixture count and use
OH DOOR: Wayne-Dalton with Opt. "Stockton 1" Glass in Top Panel
OPENER: Genie PMX-500 1/2 HP Chain Drive with 2 Remotes
WALL COVER: Smooth Coat Sheetrock
MISC:

LIVING ROOM

FLOOR COVER: Carpet per allowance
ENTRY: Std. Laminate Floor,
ENTRY CLOSET: (Some plans) vinyl dipped wire shelf @ 72"
MISC: **Arches per Plan**

FAMILY ROOM (some plans)

FLOOR COVER: Carpet per allowance
MISC: **Opt. Wire/Switch/Support for Paddle Fan, Arch to Dining Room (some plans)**

DINING ROOM

CARPET: Carpet per allowance
MISC:

HALF BATH

WALLS: Orange Peel Texture with Round Corners
FLOOR COVER: Vinyl per allowance
LIGHT: Per allowance
SINK: "Devonshire" Pedestal



OPT. SINK: "Bancroft" 24" Pedestal



OPT. SINK:

"Bancroft" 30" Pedestal



FAUCET:

Kohler "Devonshire" K-394-4 Widespread Vanity Faucet in Polished Chrome



OPT. FAUCET:

Kohler "Bancroft" Monoblock Vanity Faucet K-10579



OPT. FAUCET:

Kohler "Bancroft" Widespread Vanity Faucet K-10577



MIRROR:

Cabinet width with Polished chrome bottom trim

BATH FAN:

Installed with Humidistat

CABINETS:

Same as Kitchen

TOILET:

Kohler "Devonshire" K-3457 Elongated Bowl Toilet with Ingenium Flushing System



OPT. TOILET:

Kohler "Bancroft" K-3487 Elongated Bowl Toilet with Class 5 Flushing System



MISC:

GUEST BATH

- WALLS:** Orange Peel Texture with Round Corners
- FLOOR COVER:** Vinyl per allowance
- LIGHT:** Per allowance
- TUB:** Maax or Fiberglass 60" Tub/Shower Combination (smooth or tile print wall)



TUB/SHOWER TRIM: Kohler "Devonshire" K-T395-4 Trim in Polished Chrome



OPT. TUB/SHOWER TRIM: Kohler "Bancroft" K-10582



COUNTERTOP: Corian or comparable Solid Surface Counter with Integral Sink



SINK: Solid Surface or Kohler Undercounter
FAUCET: Kohler "Devonshire" K-394-4 Widespread Vanity Faucet in Polished Chrome



OPT. FAUCET Kohler "Bancroft" Monoblock Vanity Faucet K-10579



OPT. FAUCET Kohler "Bancroft" Widespread Vanity Faucet K-10577



MIRROR: Cabinet width with Polished chrome bottom trim
BATH FAN: Installed with Humidistat
CABINETS: Same as Kitchen
TOILET: Kohler "Devonshire" K-3457 Elongated Bowl Toilet with Ingenium Flushing System



OPT. TOILET: Kohler "Bancroft" K-3487 Elongated Bowl Toilet with Class 5 Flushing System



MISC: Optional items can include skylight, "Johnny" wall cabinet, upgrade faucet, etc.

MASTER BATH (Some Bath Plans Differ)

WALLS: Orange Peel Texture with Round Corners
FLOOR COVER: Vinyl per Allowance
LIGHT: Per allowance
SHOWER: Maax or Fiberglass Fiberglass 36" Shower (some plans have 48" or 60" showers)



SHOWER TRIM:

Kohler "Devonshire" K-T396-4 Polished Chrome Trim



OPT. SHOWER TRIM:

Kohler "Bancroft" K-T10583



OPT. TUB:

Kohler "Tercet" (k-1161-LA-0) corner Whirlpool Tub w/Htr, Tile Splash, (Note: some plans have rectangular Kohler "Proflex" Whirlpool Tub with Heater)(Photo shows option controls and handheld shower wand)



OPT. DECK FAUCET:

Kohler "Devonshire" K-T398-4 Polished Chrome Faucet



OPT. DECK FAUCET

Kohler "Bancroft" K-10592



COUNTERTOP: Corian or comparable Solid Surface Counter with Intergral Sink
SINK: Solid Surface or Kohler undercounter
VANITY FAUCET: Kohler "Devonshire" K-394-4 Widespread Vanity Faucet in Polished Chrome



OPT. FAUCET Kohler "Bancroft" Monoblock Vanity Faucet K-10579



OPT. FAUCET Kohler "Bancroft" Widespread Vanity Faucet K-10577



MIRROR: Cabinet width with chrome trim
BATH FAN: Installed with Humidistat
CABINETS: Same as Kitchen
TOILET: Kohler "Devonshire" K-3457 Elongated Bowl Toilet with Ingenium Flushing System



OPT. TOILET: Kohler "Bancroft" K-3487 Elongated Bowl Toilet with Class 5 Flushing System



MISC.: Optional Items can include Skylight, "Johnny" Wall Cabinet, Additional Cabinets, etc.



FLOOR COVER: Carpet per allowance
LIGHT: Per allowance
CLOSET: Hollow core door with vinyl dipped wire shelf @ 72"
MISC.: Opt. Wire/Switch/Support for Paddle Fan, Wire for Phone and TV
MISC.:

BEDROOM 2

FLOOR COVER: Carpet per allowance
LIGHT: Per allowance
CLOSET: Bi-pass hollow core sliding wardrobe doors with vinyl dipped wire shelf @ 72"
MISC.:

BEDROOM 3

FLOOR COVER: Carpet per allowance
LIGHT: Per allowance
CLOSET: Bi-pass hollow core sliding wardrobe doors with vinyl dipped wire shelf @ 72"
MISC.:

LOFT/BONUS ROOM (some plans)

FLOOR COVER: Carpet per allowance
LIGHT: Per allowance
CLOSET: N/A
MISC.: 1/2 Wall, Opt. Wire/Switch/Support for Paddle Fan, TV and Phone Jack
MISC.: Vault (some plans)

ADDITIONAL

WATER SHUT OFFS: Throughout
MISC: 3 each telephone jacks (Kit, Family, M/Bed)
 3 each television jacks (Family, Living, M/Bed)
 2 each hose Bibs - location: TBD
 Permits, sidewalk, driveway, sewer & water hook-up fees
 Design and Engineering Charges

ALLOWANCES

APPLIANCES:	
RANGE	700.00
DISHWASHER	700.00
RANGE HOOD	400.00
GARBAGE DISPOSAL	Supplied by plumber
LIGHT FIXTURES & BULBS	1000.00
HANDRAIL	Per Price Quote
VINYL & INSTALLATION	\$23.50 per sq. yard
CARPET, PAD &	\$18.75 per sq. yard
LANDSCAPING	\$6,000.00
CULTURED STONE	Per Price Quote
FENCING	Per Price Quote
TILE	Per Price Quote

ALL POINTS & CLOSING COSTS FOR FINANCING TO BE PAID BY CLIENT

AUTHORIZATION: _____ **DATE**

AUTHORIZATION: _____ **DATE**

CONSER HOMES, INC. _____ **DATE**

NOTE: Because of continuous improvement, Conser Homes, Inc. reserves the right to modify specifications with written approval.



**Note: the items below are NOT required by Oregon Building Code
but are included in all Cole's Crossing Homes!!!**

2009 Energy Star "NW Builder Option Package" Envelope Upgrade Path	
INSULATION	
Ceiling Insulation - Flat	R-49
Ceiling Insulation - Rafter Vault	R-30
Ceiling Insulation - Scissor Truss	R-38
Wall Insulation	R-21
Underfloor Insulation	R-38
DOORS & WINDOWS	
Max Glazing Area	21% of home S.F.
Window U-Value	U=.32
Skylights	Code Compliant, max are limited to 5% of heated floor space
Doors	R-5
DUCTS	
Duct Insulation	R-8
Duct Sealing	Mastic Paste Only
Max. Duct Leakage	=<0.06 CFM/ft ² or 75 CFM Total @ 50Pa
Return Air Provisions	Rooms with 2 or more supplies require dedicated return air path, rooms with single supplies may have door undercuts of at 1" as a minimum
VENTILATION & AIR SEALING	
Whole House Ventilation	Mechanical Ventilation
Spot Ventilation	Energy Star Qualified or 2 sone or less Bath Fans
Envelope Tightness	7.0 ACH @ 50Pa
HEATING AND COOLING EQUIPMENT	
Gas Furnace	90 AFUE
Heat Pump	8.5 HSPF/SEER 13
Air Conditioner	SEER 13
Combustion Appliance Zone (CAZ)	CAZ Pressure Test Required
WATER HEATING	
Natural Gas	.62 efficiency
APPLIANCES AND LIGHTING	
Dishwasher	Energy Star Qualified
Lighting	75% of Fixtures fitted with Energy Star Bulbs or Fixtures

<u>EARTH ADVANTAGE SPECIFICATIONS (Specifications may change per home plan)</u>	
1.1.1	Access to Public Transit – 1/2 mile
1.1.3	Develop, Post and Implement Erosion Control Site Plan
1.1.8	Buffer along Natural Features
1.1.9	Protect Non-grading Areas
1.1.10	Pervious Surface: Percentage of hardscape - 25-50% / >51%
2.1.1	Develop and Implement Waste Management Reduction Plan
2.1.2	Recycle 100% of Wood & Cardboard
3.1.2	Weather Barrier: Installed properly
3.1.3	Window/Door Flashing System: Sill pans and/or flexible flashing
3.1.4	Rainscreen Wall System: Airspace under masonry siding



3.1.6	Low-Point Drain: Crawl space or basement
3.3.1	Intermediate Framing Techniques: Insulated corners & Headers
3.4.1	Ceiling Insulation: R49 (R38 in vaults)
3.4.5	Energy or Raised Heel Truss
3.5.1	Floor Insulation: R38
3.5.2	Decking System: T/G Engineered decking
3.5.3	Flooring Support System: I-Joist system used in house
3.7.3	Fiber Cement: 50-yr. warranty (1/50%/51-100%)
3.7.6	Outdoor Patio: Concrete or pavers
3.8.1	Exterior Paint: Low VOC (150/gpl or lower) / Lifetime warranty
3.8.3	Green Seal Certified Paint: Additional points to paint measures
3.9.1	Window Efficiency: U-0.32
3.11.1	Exterior Doors: Steel and/or Fiberglass (R5 min) (28 ft ² exempt)
3.11.3	Blown-in Wall Insulation System: Fiberglass or Cellulose
3.11.5	Concrete with Fly Ash or Slag: (15% - 24% mix / 25% or greater)
4.1.2	Gas Heater for Primary Heat Source: ENERGY STAR reqs.
4.1.4	No Fireplace or Wood Burning Stove Installed in Home
4.2.1	Design Heating/Cooling Loads Using Appropriate Industry Guidelines: Manual J and Manual S or equivalent
4.2.2	Forced Air Gas: Min. 90% AFUE furnace
4.3.1	Design Duct System Using Appropriate Industry Guidelines: Manual D or equivalent
4.3.2	Duct Leakage Test: Max leak <.06 CFM per ft ² of floor OR 75 CFM total @ 50 pa and all ducts sealed with water based mastic
4.3.3	Zonal Pressure Relief
4.4.1	Protect Duct Vents: Cover supply/return vents during construction and install temporary filter on cold return vent
4.4.2	House Dry-out: No central heating system or propane used
5.1.1	House Tightening Measures: Blower Door Test
5.1.2	Thermal Bypass Checklist: ENERGY STAR National Checklist
5.2.3	Balanced System: Exhaust and supply balanced
6.1.1	ENERGY STAR Lighting Package: 75%+ of fixtures are fitted with ENERGY STAR products
6.2.1	Dishwasher: ENERGY STAR spec
7.1.1	Combustion Air Zone Safety: Test req. or combustion within shell
7.1.2	Third-Party Framing Lumber Moisture Test: 19% or lower
7.1.3	Air Filter: MERV 8 - 12 / 13 or higher
7.1.5	Bath Fans: Fans in full baths meet ENERGY STAR requirements
7.1.6	Bath Fan Controls: All Controls - Occupancy/Timer/Humidistat
7.1.10	Humidity Control System: Permanently installed
7.2.1	Wall & Ceiling Latex Paint: Low VOC (150 - 50/<50 grams per liter)
7.2.2	Green Seal Certified Paint: Additional point to 7.2.1 measure
8.1.1	Local Materials: Within 500 miles - 1 point each - up to 4 items
8.2.5	Built-in Recycling Center: Minimum 2 major receptacles
8.3.2	Engineered Wood: MDF or finger-jointed
8.4.2	Hard Surface: Finished floor (25-50% / 51-75% / 76-100%)
8.4.5	Carpet: Post-consumer recycled content (20-50% / 51%-100%)
8.4.8	Urea Formaldehyde-free Underlayment OSB, MDF Exterior grade plywood
9.1.1	Whole-House Pressure Regulating Valve
9.1.2	Efficient Showerhead: <=2 gpm or Water Sense label – one showerhead per stall
9.1.3	Efficient Lavatory Faucet: 1.5/0.5 gpm or less or Water Sense label
9.1.4	Efficient Kitchen Faucet: 1.5 gpm or less
9.2.2	Low-Volume Irrigation System
9.2.3	Hydro Zoning: Grouping of plants and lawn for watering
9.2.4	Irrigation Controller: Water saving features
11.1.1	Energy Modeling: Use of HERS energy scoring system
11.1.3	Green Team Meeting / Includes EA STAR Realtor



11.1.4	Certified Master Home Builder: Builder certified
11.1.5	Homeowner Manual: Earth Advantage information included