

Willow Ranch Townhomes  
Rifle, Colorado

Specifications – February 22, 2007

**WINDOWS:**

Vinyl Windows – “Amsco”, “Phillips”, “Cascade, or other similar vinyl windows as indicated on the building floor plans and building elevations. Color – White

**ROOFING:**

Shingle Roofing System – Finished roofing materials shall be a manufactured by “GAF” or “Tamko” or equal products. Shingles are 3-tab 20 year shingles. Colors shall be selected from manufacturer’s standard line of colors. Ice and water shield compatible with the shingle products shall be applied to roof perimeter areas.

**GARAGE DOORS:**

Insulated metal with factory finish. Openers: 2 Remotes. Keypad entry.

**FRONT PORCH:**

3000 PSI concrete with Broom finish.

**EXTERIOR SIDING, SOFFIT, FASCIA:**

Exterior Trim – The exterior trim boards will be similar to Pro-Trim. Fascia boards, corner boards, and freeze boards also similar to “Pro-Trim”. Soffit materials will be 3/8” AC plywood with continuous soffit vent or perforated cement board similar to “Hardi-Board” or “ABTCO” products.

**GUTTERS/DOWNSPOUTS:**

General Sheet Metal – Metal flashings affiliated with the roofing. Gutters and Downspouts of manufacturer’s standard colors

**PLUMBING:**

A complete design-build plumbing system provided. All utilities to the building will be individually metered for each side.

**PLUMBING FIXTURES:**

Plumbing fixtures listed on fixture list or equal are to be considered the base price fixtures. Fixtures and trim materials allowance included in the price.

**ELECTRICAL:**

A complete design-build system provided. Telephone and Television can be wired and trimmed with certain assumptions for the number of phone lines required. The final location and quantity of boxes will be resolved prior to rough-in.

**HVAC:**

A complete design-build heating, ventilation, and air conditioning system provided. Individual forced air furnaces with A/C provisions can be used. Single zone included in the base price, however, an Upgrade Option is submitted for a 2-zone system. A/C is an upgrade option.

## **INSULATION:**

Damproofing/Foundation Insulation – Foundation damproofing/coating is applied to the exterior of the foundations starting below grade and continuing to the footing. Coating material shall continue across the top of the footing. Minimum 1-1/2” Rigid Perimeter Foundation Insulation is applied to the inside of the new building foundations below grade. A 6 mil poly vapor barrier is placed on grade in the crawlspaces.

Building Insulation – R-11 unfaced sound batts within the bathroom walls, common, and demising walls. R-19 unfaced batt insulation in exterior frame walls and the ceilings of the garages between garage and occupied areas above. Provide R-30 unfaced batt insulation in the top floor ceiling/roof assemblies. A 4 mil. PVC vapor barrier shall be applied to the interior face of exterior walls and the bottom of roof trusses. No batt insulations are included in the crawlspace areas.

## **DRYWALL:**

Gypsum board drywall systems to be 5/8” type “X” at fire rates assemblies and 1/2” regular at non-rated assemblies. Interior living areas drywall finish as an orange peel texture with light skip trowel. Garage walls and ceilings will receive gypsum board drywall fire tape finish. No drywall finish is scheduled for the garage areas.

## **DOORS:**

Interior Wood Doors – Provide hollow core molded hardboard 2 panel pre-hung nominal 6’-8” height paint grade doors for building interior applications. Door jambs/frames shall be finger jointed material intended for paint grade finish.. As much as practical, door widths shall be no less than 24”.

Exterior Metal Doors – Entry doors shall be pre-hung insulated metal doors as manufactured by “Thermo-Tru”, “Stanley” or equal. The front entry doors shall be 2 panel doors and include factory applied door lite assemblies. Door height is a nominal 6’-8” foot height. Other building exterior doors including living to garage, shall be pre-hung units similar to entry door but with no glazing. No decorative glazing is included. Doors shall be standard 6’-8” height units. Safety glass at all locations required by governing codes shall be provided.

## **FINISH CARPENTRY:**

Paint grade wood trim and running trim materials. Finger joint materials for painted applications. Baseboard and door casing trim materials shall be standard sizes of 1/2”x2-1/2” pine colonial style finger joint casing and baseboard.

## **PAINTING/STAINING:**

Interior Painting – Includes finishes for all items provided and scheduled to be painted. Natural finish wood is not included in this project. Doors and all running trims shall receive finish of the same material as the drywall areas. Eggshell sheen is included.

Exterior Painting – Includes all exterior painting and finishing and caulking/sealants.

Gypsum Board Drywall – May be painted, but must also be back rolled immediately behind the spray application.

All surfaces to be painted shall receive as a minimum, 1 primer coat and two finish coats. One (1) color selection per unit and a maximum of two (2) color selections for the entire project are included.

**FLOORING:**

Laminate wood flooring (fake wood). Upgrade option as submitted.

Resilient Flooring – Sheet vinyl flooring equal to “Armstrong-Initiator” in all areas per the room finish schedule.

Ceramic Tile – Upgrade option as submitted.

**RESIDENTIAL EQUIPMENT/APPLIANCES:**

The following appliance products/models are by Sears and in the color white or bisque:

Each Unit will receive:	Refrigerator	#46-70882 (18 cu ft)
	Electric Range	#22-90912 (self cleaning)
	Dishwasher	#22-15152 24”
	Micro-Hood Combo	#22-80012

An upgrade option will be offered.

**CABINETS/TOPS**

Kitchen Cabinets & Countertops – Kitchen cabinets shall have hardwood doors, stiles, and rails. Light wood finishes of oak, maple, or birch. Doors shall be flat paneled and no pulls are included in the base price. “Mid Continent” flat panel square head oak or equal. Plastic laminate countertops and vanity tops with square edge backsplash. An upgrade option will be offered.

**HARDWARE:**

Residential grade hardware by Schlage, Russwin, Kwikset, Cal-Royal, or equal. Finish shall be as similar to color antique brass or antique bronze as possible. Lever locksets and latchsets throughout the building similar to Schlage Flair series. Produced. Privacy sets shall be provided on all bathroom doors.

**GLASS AND GLAZING:**

Full-length mirrors at all vanities.

**TOILET ACCESSORIES:**

Each bathroom will receive a toilet tissue holder, full length mirror, one each shower curtain rod, and two each towel bars. Toilet accessories shall be standard chrome finish.

**CAULKING AND SEALANTS:**

Interior and exterior cosmetic caulking and thermal caulking and exterior sealants.

Acrylic latex caulking for interior and exterior use for cosmetic caulking.

Exterior thermal caulking materials to be single component or other applicable products for the intended application. Colors shall be as selected from the manufacturer’s standard color charts. Interior wet areas caulking such as plumbing fixtures and countertops shall be silicone based products and selected from manufacturer’s standard colors.