

**SOUTHEAST WASHINGTON**

**2026V1\_C-400**

**FOOTING AND FOUNDATION**

SOUTHEAST WASHINGTON

Footing and foundation wall concrete: Concrete per Engineering Plans - PSI per plan  
Footing and foundation wall reinforcing steel: As specified on plans

Foundation Venting: 16"x8", locations/qty per foundation plan  
Grade details - per grade of site: Any retaining deemed necessary by regional construction manager or building officials will need to be addressed on-site

**GARAGE SLAB**

SOUTHEAST WASHINGTON

Concrete: Concrete with smooth trowel finish, tooled expansion joint - PSI per plan  
Bollards: Quantities and locations per code

**FRAMING**

SOUTHEAST WASHINGTON

Framing Material: Kiln Dried Douglas Fir  
First and Second floor: Engineered floor joist/truss system (Design and Layout per Engineer)  
First floor decking: 1-1/8" 4 x 8 tongue and groove  
Second floor decking: 7/8" 4 x 8 tongue and groove  
Exterior wall sheathing: 7/16" OSB or equivalent (per shear wall plan)  
Roof Trusses: Engineered and manufactured truss (per plan)  
Roof sheathing: 7/16" OSB, Enclosed/Vented soffits

**SIDING**

SOUTHEAST WASHINGTON

Weather barrier: Tyvek WRB System w/ Tyvek seam tape  
Exterior Wall Penetrations: Quick-Flash panel (installed by the trade that created the penetration)  
Siding/Ext Trim Manufacturer: James Hardie/Cemplank siding and trim  
Stucco: 1 coat scratch with 1 coat Color/texture (color per design selections)  
Caulking and adhesive: Tyvek Approved Sealant

**EXTERIOR DOORS**

SOUTHEAST WASHINGTON

Northwest Traditional Entry Door (A,E,P,G,H,T): 8' ThermaTru Fiberglass S84812 (w/ Craftsman 2 Lite 2Wx1H, clear glass)  
Columbia Farmhouse Entry Door (F): 8' ThermaTru Fiberglass S84812 (w/ Craftsman 2 Lite 2Wx1H, clear glass)  
Pacific Nordic Entry Door (N): 8' ThermaTru Fiberglass S8000 (Satin Etched glass)  
Cascade Contemporary Entry Door (C,M): 8' ThermaTru Fiberglass S8000 (Satin Etched glass)  
Transom window: Per plan with window package or integrated with front door  
Side lights: Per plan with window package  
Front Entry Handle set: Kwikset San Clemente (finish per Design Package)  
Front Entry Deadbolt: Kwikset SmartCode Touchscreen Deadbolt 270CNT - (color per Design Package)  
Garage Man Door: ThermaTru Fiberglass 8' S8100 (Front Load Only, location availability per Plan, depending on slope of grade)  
**PATIO DOOR (per plan)**  
Slider Manufacturer: Milgard vinyl (size per plan)  
Slider Color: Per Window Color  
Full Light Patio Man Door: 8' ThermaTru Fiberglass S8000 (Clear glass)

**WINDOWS**

SOUTHEAST WASHINGTON

Window Manufacturer: Milgard (subject to availability)  
Window Series: Styleline  
Window Sizes: Per architectural plan and elevation details  
Style: Vinyl frames with clear/obscure/Greylite glass (per plan)  
U-Value: U-25 weighted average  
Screens: Standard on all operable windows  
Grids: Included on street facing elevations per Exterior Elevations  
Window Color: Per Design Package

**ROOFING**

SOUTHEAST WASHINGTON

Composite roofing elements: 30-year architectural Shingle  
Composite and metal color: Per Design Package  
Valley: Ice and Water Shield (per code requirement)  
Underlayment: 15lb Synthetic roofing membrane with ice & water shield (per code)  
Roof Ventilation Design: Per Plan/Elevation/Engineering Plan (see calcs below)  
Metal roof Accent (per elevation): 26 gauge metal - Matte Finish (if applicable)  
Skylights: 2'x4' Clear Glass - Standard (per plan)

**ROOFING/ATTIC VENTING**

SOUTHEAST WASHINGTON

**Net Free Air (NFA) Calcs for Roof Venting Applications (per plan)**  
Birdblocks: 22.38 sq. in minimum  
Ridge Vent 18": 18 sq in per lineal foot  
Rooftop Vents: 50 sq in & 144 sq in  
Wall Vents (12x18): 60 sq in  
Edge Vents: 9 sq in per lineal foot  
Power Vents: 1600CFM

**MASONRY**

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Exterior masonry (per plan): Eldorado stone, over ¼" rain screen per jurisdictional requirements

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**PLUMBING FAUCETS/FIXTURES**

*SOUTHEAST WASHINGTON*

|                                            |                                                              |
|--------------------------------------------|--------------------------------------------------------------|
| <b>Kitchen Faucet:</b>                     | Delta Essa Single Handle Pull-Down Kitchen Faucet - 9113-DST |
| <b>Vanity Faucet:</b>                      | Delta Altado Single Handle Bathroom Faucet - 5442-MPU-DST    |
| <b>Shower Fixture/Trim:</b>                | Delta Altado Monitor 14 Series Shower Trim - T14242          |
| <b>Tub/Shower Combo fixture:</b>           | Delta Altado Monitor 14 Series Tub & Shower Trim - T14442    |
| <b>Freestanding Tub Faucet (per plan):</b> | Delta Atado Roman Tub Trim - T2742                           |
| <b>Faucet Color:</b>                       | All fixtures available in Black or Stainless/Brushed Nickel  |

**PLUMBING TUBS/SHOWERS/TOILETS**

*SOUTHEAST WASHINGTON*

|                                                    |                                                                                       |
|----------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Sink:</b>                                       | AmeriSink AS607 33"x18.5"x9.5" single bowl undermount granite composite sink          |
| <b>Powder Bath Sink:</b>                           | American Standard Cadet center hole only pedestal sink - 0236111.020                  |
| <b>Primary/Secondary Bathroom Sink (Per plan):</b> | Rectangular white undermount sink                                                     |
| <b>Primary Shower Floor:</b>                       | MAAX B3Round 6034 Acrylic shower base w/ center drain                                 |
| <b>Primary Shower Walls:</b>                       | see tile section                                                                      |
| <b>Freestanding Tub (per plan):</b>                | MAAX Jazz F 66x36 Acrylic freestanding center drain bathrub                           |
| <b>Secondary Shower Enclosure:</b>                 | MAAX Icon SH6034 AcrylX alcove center drain one-piece shower                          |
| <b>Secondary Tub/Shower Combo:</b>                 | MAAX Icon TS6032 AcrylX alcove one-piece tub/shower                                   |
| <b>Toilet:</b>                                     | American Standard Cadet Pro 2-piece 1.28gpf chair height elongated w/ slow close seat |

**PLUMBING MISC.**

*SOUTHEAST WASHINGTON*

|                                    |                                              |
|------------------------------------|----------------------------------------------|
| <b>Disposal:</b>                   | Moen EX50C with surface air switch           |
| <b>Water Heater:</b>               | 65 Gallon hybrid Water Heater                |
| <b>Hot Water Recirc Pump:</b>      | Included                                     |
| <b>Frost Free Hose Bibs:</b>       | Standard (location per plan)                 |
| <b>Exterior Wall Penetrations:</b> | Quick-Flash panel                            |
| <b>Exterior Roof Penetrations:</b> | Ultimate Pipe Flashing                       |
| <b>Water Lines:</b>                | Uponor Pex piping and fittings               |
| <b>Whole house water shut off:</b> | Standard in garage (per builders discretion) |

**HEATING AND COOLING**

*SOUTHEAST WASHINGTON*

|                                    |                                                                             |
|------------------------------------|-----------------------------------------------------------------------------|
| <b>Type:</b>                       | 11 HSPF/10 HSPF2 Heat Pump                                                  |
| <b>Manufacturer:</b>               | Carrier/Bryant (or Equivalent)                                              |
| <b>Air conditioner:</b>            | AC included (sized per code and plan, located per builders discretion)      |
| <b>HRV/ERV:</b>                    | Broan® ERV Fresh Air System - Max 150CFM - BLP150E75NS-HW                   |
| <b>Bath Fans:</b>                  | Energy Star rated (max 1 sone)                                              |
| <b>Heat Ducts:</b>                 | R-4 ducts in condition space and R-8 in attic (deeply buried in insulation) |
| <b>Thermostat:</b>                 | Ecobee smart thermostat (or equivalent) (located per plan)                  |
| <b>Exterior Wall Penetrations:</b> | Quick-Flash panel                                                           |
| <b>Exterior Roof Penetrations:</b> | Metal Flashing                                                              |
| <b>Included gas lines:</b>         | (2 Total) range, fireplace (per plan)                                       |

**FIREPLACE (if applicable, per plan)**

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|                  |                                                |
|------------------|------------------------------------------------|
| <b>Model:</b>    | Heat N Glo DV3732                              |
| <b>Type:</b>     | Direct Vent/B Vent (per plan)                  |
| <b>Surround:</b> | Tile per fireplace detail per Design Selection |

**ELECTRICAL WIRING**

*SOUTHEAST WASHINGTON*

|                                    |                                                                                                                            |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Underground service:</b>        | Yes                                                                                                                        |
| <b>Service/Panel size:</b>         | Minimum 200 amps (Sized per plan)                                                                                          |
| <b>Wired for A/C:</b>              | Standard (location per builder's discretion)                                                                               |
| <b>Ceiling Fixture Pre-Wire:</b>   | Ceiling fan rated box, finished with screw-free blank plate - (location per plan)                                          |
| <b>ERV/HRV:</b>                    | Hard wired ERV (per plan)                                                                                                  |
| <b>Interior Outlets/Switches:</b>  | White entire house, Black on dark stained islands                                                                          |
| <b>Kitchen Backsplash Outlets:</b> | Low Profile box with white outlet and matching plate on bottom of upper cabinet                                            |
| <b>Exterior Penetrations:</b>      | Quick-Flash panel                                                                                                          |
| <b>Exterior Outlets:</b>           | (2) weatherproof plugs located at exterior (per electrical plan).                                                          |
| <b>Description:</b>                | All wiring, including hardwired smoke & carbon dioxide detectors, to be completed per code. Includes Solar Ready installed |

**LIGHTING**

*SOUTHEAST WASHINGTON*

|                                               |                                                                          |
|-----------------------------------------------|--------------------------------------------------------------------------|
| <b>Decorate Fixture Bulbs:</b>                | LED Bulbs throughout                                                     |
| <b>Disc Light Locations:</b>                  | WAC FM-616G2-930-WT - 3000K (per electrical plan)                        |
| <b>Great Room:</b>                            | Ceiling Fan (per design selections/per electrical plan)                  |
| <b>Bathroom Vanity wall Light:</b>            | 3 Bulb Vanity Light (per design selections/location per electrical plan) |
| <b>Exterior Wall Light (per plan):</b>        | Dark Sky Coach light (per design selections)                             |
| <b>Garage Man Door Wall Light (per plan):</b> | Small Dark Sky Coach light (per design selections)                       |
| <b>Doorbell:</b>                              | Decorative Doorbell button w/ chime                                      |

**LOW VOLTAGE**

*SOUTHEAST WASHINGTON*

|                                   |                                                                              |
|-----------------------------------|------------------------------------------------------------------------------|
| <b>RG-6/CaT6 Combo Jack:</b>      | 1 Location in Great Room (per electrical plan)                               |
| <b>Wifi Mesh Prewires (CaT6):</b> | Locations per plan for proper coverage (per electrical plan)                 |
| <b>Smurf Tube/Conduit:</b>        | Standard to above fireplace (per electrical plan)                            |
| <b>Low Voltage Panel:</b>         | 28" minimum - Used for homerun of RG-6 and CaT6 wiring (per electrical plan) |
| <b>Exterior Penetrations:</b>     | Quick-Flash panel                                                            |

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**INSULATION**

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|                                               |                                                                       |
|-----------------------------------------------|-----------------------------------------------------------------------|
| <b>Deeply Buried Heat Ducts:</b>              | R-19 insulation over ducting in attic (per code requirement)          |
| <b>Crawl Underfloor:</b>                      | R-38 batt                                                             |
| <b>2nd floor underfloor (when necessary):</b> | R-49 batt                                                             |
| <b>Exterior Walls (other than garage):</b>    | R-23                                                                  |
| <b>Flat Ceilings:</b>                         | R-60 blown-in fiberglass                                              |
| <b>Vaulted Ceilings:</b>                      | R-38 batt or blown-in fiberglass                                      |
| <b>Garage:</b>                                | R-11 batt wall insulation, R-19 ceiling insulation                    |
| <b>Furnace Closet:</b>                        | R-11 batt wall insulation for sound dampening                         |
| <b>Air Sealing:</b>                           | Air Seal the house to ensure that Final ACH to be no more than 1.5ACH |

**GARAGE OVERHEAD DOORS**

*SOUTHEAST WASHINGTON*

|                                        |                                                                     |
|----------------------------------------|---------------------------------------------------------------------|
| <b>FRONT LOAD HOMES</b>                |                                                                     |
| <b>Traditional Homes(A,E,G,H,P,T):</b> | Clopay 4053, long panel, Madison 611 grid inserts                   |
| <b>Farmhouse Homes (F):</b>            | Clopay Gallery, long panel w/ SQ22 short windows                    |
| <b>Contemporary Homes (M,C):</b>       | Clopay 4308 w/ insulated slim windows one side (side per elevation) |
| <b>Pacific Nordic Homes (N):</b>       | Clopay 4308 w/ long windows one side (side per elevation)           |
| <b>READ LOAD HOMES</b>                 |                                                                     |
| <b>All Elevations:</b>                 | Clopay 4053, long panel, windows w/ grid inserts per elevation      |
| <b>Opener:</b>                         | (1) per door – Genie belt drive opener                              |
| <b>Keypad:</b>                         | (1) per home                                                        |
| <b>Remotes:</b>                        | (2) per opener                                                      |

**INTERIOR DRYWALL**

*SOUTHEAST WASHINGTON*

|                                         |                                                        |
|-----------------------------------------|--------------------------------------------------------|
| <b>Material:</b>                        | ½" drywall (per code)                                  |
| <b>Front Load Detached - Finish:</b>    | Santa Fe texture walls and ceiling with square corners |
| <b>Rear Load and Attached - Finish:</b> | Santa Fe texture walls and ceiling with square corners |
| <b>Window Wraps:</b>                    | ¾" drywall w/ square corners                           |
| <b>Garage Interior:</b>                 | Fire-taped and primed                                  |
| <b>Air Sealing:</b>                     | Seal with Caulking all interior drywall penetrations   |

**CABINETRY AND BUILT-INS**

*SOUTHEAST WASHINGTON*

|                                                   |                                                                                                                           |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Frame, Doors &amp; Drawer Face Material:</b>   | Stain Grade (Paint Grade Optional)                                                                                        |
| <b>Face Frame Style:</b>                          | Face Frame Style:                                                                                                         |
| <b>Finish:</b>                                    | Color per Design Package                                                                                                  |
| <b>Door Style:</b>                                | 3" 5-piece shaker recessed panel                                                                                          |
| <b>Drawer:</b>                                    | Slab top drawer, 3" 5-piece shaker recessed panel all remaining drawers                                                   |
| <b>Cabinet Interior Finish:</b>                   | white melamine                                                                                                            |
| <b>Cabinet Fillers:</b>                           | flush with box frame                                                                                                      |
| <b>Kitchen Upper Cabinet Height:</b>              | 36" uppers (hung at 54" above finished floor) with bump ups and outs at Hood, microwave and refrigerator cabinets (up 6") |
| <b>Kitchen Island (per plan):</b>                 | Smooth cabinet back panel; wing walls for countertop support (if necessary and per plan)                                  |
| <b>Laundry Room Uppers (detached plans only):</b> | Standard over washer & dryer (if applicable, per master cabinet plans)                                                    |
| <b>Fireplace Mantel:</b>                          | Box Mantel by cabinet company - matches kitchen cabinet color                                                             |
| <b>Crown Moulding:</b>                            | 1"x4"                                                                                                                     |
| <b>Cabinet Guides &amp; Hinges:</b>               | Soft close guides with soft close hinges                                                                                  |
| <b>Cabinet Door Hardware:</b>                     | Amerock Monument - 5-7/16" (color per design selection) (or equivalent)                                                   |
| <b>Cabinet Drawer Hardware:</b>                   | Amerock Monument - smaller than 15" gets 4-1/8", 15 or larger gets 5-7/16" (color per design selection) (or equivalent)   |

**INTERIOR DOORS AND TRIM**

*SOUTHEAST WASHINGTON*

|                                                 |                                                                                                                                          |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Interior Doors (8' ceilings):</b>            | 6'8" solid-core, 1-panel, square top door (Simpson Redi-Prime 8720 or equivalent)                                                        |
| <b>Interior Doors (9'+ ceilings):</b>           | 8' solid-core, 1-panel, square top door (Simpson Redi-Prime 8720 or equivalent)                                                          |
| <b>Double Interior Swing Doors:</b>             | 1-panel, square top door with double ball catch (door size based on ceiling height)                                                      |
| <b>Bedroom Double Interior Swing Doors:</b>     | 1-panel, square top door w/ t-astricle (door size based on ceiling height)                                                               |
| <b>Interior Door Trim:</b>                      | 1" x 3" legs with 5/4" x 5" header (MDF)                                                                                                 |
| <b>Exterior Door Trim:</b>                      | 1" x 4" legs with 5/4" x 6" header (MDF)                                                                                                 |
| <b>Window Sill and Apron:</b>                   | 1" x 7" sill with 1" x 4" apron (MDF)                                                                                                    |
| <b>Stair Systems (detached plans only):</b>     | Open Railing with Square Metal Balusters at 1st floor only (Area 1), 1"x12" skirt boards at stair treads (finished per design selection) |
| <b>Base Trim:</b>                               | ½" x 6" throughout (MDF)                                                                                                                 |
| <b>Primary Suite Closet Shelves (per plan):</b> | wood shelving, 1/3 - 1 shelf, 2/3 - 2 shelf                                                                                              |
| <b>Linen and Pantry Shelves:</b>                | wood shelving (5 shelves per plan)                                                                                                       |
| <b>Bedroom Closet Shelves:</b>                  | wood shelving (per plan)                                                                                                                 |
| <b>Laundry Room Shelves:</b>                    | wood shelving (per plan)                                                                                                                 |
| <b>Door Hardware Style:</b>                     | Kwikset Milan Round (color per Design Package)                                                                                           |
| <b>Privacy Levers:</b>                          | Standard at Primary Bedroom and all bathroom access doors                                                                                |
| <b>Passage Levers:</b>                          | Standard on all operable doors not getting privacy levers                                                                                |
| <b>Dummy Levers:</b>                            | Standard on all double ball catch doors (2 on each door)                                                                                 |

**PAINTING AND DECORATION**

*SOUTHEAST WASHINGTON*

|                                      |                                                                                                 |
|--------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Exterior paint:</b>               | Sherwin Williams A100 Satin; per Exterior Elevations (color per Design Selection)               |
| <b>Stained Accents:</b>              | Stained per Design Selections (Per plan or community CCR's)                                     |
| <b>Interior Walls &amp; Ceiling:</b> | Sherwin Williams Promar 400 Low Sheen (color per Design Selection)                              |
| <b>Interior Trim:</b>                | Sherwin Williams Pro Classic Latex Semi-Gloss - Extra White - SW 7006                           |
| <b>Interior Open Handrail:</b>       | Stair skirt and newel post to match interior trim – Handrail stain (color per design selection) |

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**SURFACES**

SOUTHEAST WASHINGTON

|                                   |                                                                                   |
|-----------------------------------|-----------------------------------------------------------------------------------|
|                                   | <b>COUNTERTOP MATERIAL</b>                                                        |
| Kitchen Counters:                 | 3CM quartz slab with eased/polished edge (per plan)                               |
| Bathroom Counters:                | 3CM quartz slab with eased/polished edge (per plan)                               |
| Laundry Folding Table (per Plan): | 2CM quartz slab with eased/polished edge (per plan)                               |
|                                   | <b>WALL MATERIAL</b>                                                              |
| Kitchen Backsplash (no returns):  | Full height tile backsplash w/ Schluter Edging (if applicable) per Design Package |
| Bathroom Backsplash:              | 6" high tile w/ Schluter edging (if applicable) per Design Package                |
| Primary Suite Shower Floor:       | See plumbing section                                                              |
| Primary Suite Shower Walls:       | Tile per Design Selection w/ Schluter Edging (interior walls of shower only)      |
| Primary Suite Shower Shelves:     | 2 Corner Shelves (Location on corner opposite shower head 18" apart)              |
| Secondary Tub/Shower Combo Walls: | See plumbing section                                                              |
| Secondary Shower Walls:           | See plumbing section                                                              |
| Fireplace:                        | Tile per Design Selection                                                         |
|                                   | <b>FLOORING MATERIAL</b>                                                          |
| Entry:                            | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Kitchen:                          | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Main Floor Halls:                 | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Great Room:                       | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Powder:                           | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Nook:                             | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Dining:                           | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Primary Suite Bathroom:           | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Secondary Bathrooms:              | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Laundry Room:                     | Luxury Vinyl Plank Flooring per Design Selection                                  |
| Den:                              | Carpet over 8lb pad per Design Selection                                          |
| Stairs:                           | Carpet over 8lb pad per Design Selection                                          |
| Upstairs Hall:                    | Carpet over 8lb pad per Design Selection                                          |
| Primary Suite:                    | Carpet over 8lb pad per Design Selection                                          |
| Primary Suite Closet:             | Carpet over 8lb pad per Design Selection                                          |
| Secondary Bedroom:                | Carpet over 8lb pad per Design Selection                                          |
| Secondary Closets:                | Carpet over 8lb pad per Design Selection                                          |

**BATH ACCESSORIES**

SOUTHEAST WASHINGTON

|                              |                                                                                                                    |
|------------------------------|--------------------------------------------------------------------------------------------------------------------|
|                              | <b>MIRRORS</b>                                                                                                     |
| Powder Bath:                 | 42" tall Plate Mirror                                                                                              |
| Primary Suite Bath:          | 42" tall Plate Mirror cut to width of cabinet                                                                      |
| Secondary Baths:             | 42" tall Plate Mirror cut to width of cabinet                                                                      |
|                              | <b>BATH HARDWARE</b>                                                                                               |
| Powder Room:                 | Delta Altado Series (1) 8" towel bar per sink, (1) TPholder (color per design selection)                           |
| Primary and Secondary Baths: | Delta Altado (1) 24" towel bar (per plan), (1) 8" towel bar (per sink), (1) TP holder (color per design selection) |
|                              | <b>SHOWER DOORS</b>                                                                                                |
| Primary Suite Bath:          | 76" frameless swing door or 76" sliding glass shower enclosure, clear glass (size/style per plan)                  |
| Secondary Baths:             | 70" framed bypass shower enclosure, clear glass (excludes tub/shower)                                              |

**APPLIANCES**

SOUTHEAST WASHINGTON

|                                               |                                                  |
|-----------------------------------------------|--------------------------------------------------|
| <b>Attached Rear Load Plans</b>               | <b>3-PIECE GAS SLIDE-IN PACKAGE (per Plan)</b>   |
| Range:                                        | 30" Range, Whirlpool Stainless Steel             |
| Microwave:                                    | OTR Microwave w/ Vent, Whirlpool Stainless Steel |
| Dishwasher:                                   | Whirlpool Stainless Steel                        |
| <b>Detached Rear Load Plans/Village Plans</b> | <b>4-PIECE GAS SLIDE-IN PACKAGE (per Plan)</b>   |
| Range:                                        | 30" Range, Whirlpool Stainless Steel             |
| Hood Vent:                                    | 30" Hood Vent, Zephyr Stainless Steel            |
| Microwave:                                    | Built-in w/ Trim Kit, Whirlpool Stainless Steel  |
| Dishwasher:                                   | Whirlpool Stainless Steel                        |
| <b>Front Load Plans</b>                       | <b>5-PIECE GAS SLIDE-IN PACKAGE (per Plan)</b>   |
| Cooktop:                                      | 36" Cooktop, Whirlpool Stainless Steel           |
| Hood Vent:                                    | 36" Hood Vent, Zephyr Stainless Steel            |
| Wall Oven:                                    | 30" Wall Oven, Whirlpool Stainless Steel         |
| Microwave:                                    | Built-in w/ Trim Kit, Whirlpool Stainless Steel  |
| Dishwasher:                                   | Whirlpool Stainless Steel                        |

**LANDSCAPING/FENCING**

SOUTHEAST WASHINGTON

|                                      |                                                                                                                                               |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Front Yard Landscape and Irrigation: | Irrigation, sod and rock mulch (quantity per lot and per builder's discretion)                                                                |
| Front Yard Minimum Plantings:        | Street tree staked & with root barrier (size & quantity per city approved tree plan), (3) 5-gallon foundation shrubs, (3) 2- Concrete Curbing |
| Landscape bed Edging:                | per community fence plan                                                                                                                      |
| Standard Fencing:                    | per community fence plan                                                                                                                      |
| Front Load Detached Gates:           | 1 Gate included (if fence is standard per community fence plan)                                                                               |
| Village Product Gates:               | 1 Gate included (if fence is standard per community fence plan)                                                                               |

## DECKS AND OTHER ONSITE IMPROVEMENTS

SOUTHEAST WASHINGTON

|                                               |                                                                                          |
|-----------------------------------------------|------------------------------------------------------------------------------------------|
| <b>Driveway (back of sidewalk to garage):</b> | Concrete, minimum 3,000 psi (per plan)                                                   |
| <b>Entry walk (driveway to porch):</b>        | Concrete, minimum 3,000 psi (per plan)                                                   |
| <b>City Sidewalk &amp; Driveway Approach:</b> | Concrete, minimum 3,000 psi (per plan)                                                   |
| <b>Porches and patios (per plan):</b>         | Concrete, minimum 3,000 psi; size per plan or dependent of on-site conditions (per plan) |
| <b>Garage Man Door pad (per plan):</b>        | Concrete, minimum 3,000 psi, 3'x3' pad (per plan)                                        |
| <b>Deck:</b>                                  | Only if required per grading requirements                                                |
| <b>Deck Material:</b>                         | Pressure treated infrastructure with Trex decking (if needed)                            |
| <b>Deck Rail System:</b>                      | Per Siding Details                                                                       |

- If an item intended to go in your home is not listed on this document or on a change order, then it will not be included in your home
- Pahlisch Homes reserves the right to change any materials and/or manufacturer supplied products with comparable materials and/or manufacturer supplied products as pricing
- Homeowner is NOT allowed to supply their own materials or labor.
- No credits/substitutions on standard items omitted from the home.
- Specifications supersede/override the plan. Plans can show optional upgrades.

**FOR SALES USE ONLY:**

*Pahlisch Homes reserves the right to substitute materials of equal quality, and Specifications may vary between communities.*

I/We have received a copy of these Specifications on the date indicated below.

## Quail Ridge

Community

Richland, WA

City, State

Buyer Name

Buyer Signature \_\_\_\_\_

Date \_\_\_\_\_

Co-Buyer Name

Co-Buyer Signature \_\_\_\_\_

Date \_\_\_\_\_

Pahlisch Homes at Horn Rapids, LP

Seller Name

Seller Signature \_\_\_\_\_

Date \_\_\_\_\_