

6645 LEGEND RIDGE TRAIL NIWOT, CO

Material Specifications*

General-All construction shall equal or exceed local building codes, zoning ordinances and restrictive covenants. Materials shall be new and best grade or quality stated. Erection, application, or installation shall be in accordance with manufacturer's directions or best standard practice and done in a workmanlike manner. All buildings must be complete and ready for occupancy, connections with utilities completed, and all equipment in operating condition at time of final inspection by Gary K. Wood, Builder and local authorities.

1. Description of Dwelling:

Building Type: Two Level Structurally Insulated Panel Residence & Attached Four Car Garage
Main Level: 3193 SQ.FT. Finished
Basement: 1235 SQ.FT. Finished 509 SQ.FT. Unfinished 1448 SQ.FT. Storage
Total: 6385 SQ.FT. TOTAL

2. Excavations:

Type of Soil: See Soil Report
Soils Report: Terracon Report No. _____

3. Foundations and Footings:

Concrete Mix: 3000psi. Min. (see Structural Notes)
Footings-Mat'l & Size: Concrete (See Plans)
Piers-Mat'l and Size: See plans
Foundation Walls-Material: 8" poured concrete on spread footings
Reinforcing- Walls: See Engineered Plans and Notes Footings
Foundation Vents: None
Perimeter Drain: 4" perforated plastic in washed gravel bed-drain to Sump & Daylight
Foundation Insulation: R-19 Interior face of wall
Waterproofing: Sprayed Damp Proofing
Garage Slab: 3 1/2" concrete slab over compacted sub grade

4. Exterior Walls:

STRUCTURAL INSULATED PANELS 8-1/2"
Sheathing Type: 4'x8'x 3/4" APA Rated OSB
Finish: REAL STUCCO - 10 YEAR WARRANTY

5. Masonry:

ELDORADO STONE

6. Floor Framing:

Materials: Wood I-Joists

7. Sub Floor:

Material: 4'x8'x3/4" PLYWOOD, GLUED AND SCREWED

8. Partition Framing:

Partition Material: 2x4 Studs @ 16" o.c. Grade: #2 Douglas Fir
Plumbing Walls: 2x6 Studs @ 16" o.c. Grade: #2 Douglas Fir

9. Roof Framing:

Trusses: Engineered wood trusses @ 24" o.c.
Sheathing: 1/2" PLYWOOD

10. Roofing:

Material: LIFETILE™ CONCRETE TILES
Roof Vents: Painted to blend in with roof.

11. Sheet Metal:

Gutters & Downspouts: Pre-finished Aluminum

12. Finish Flooring: 5-1/2" PLANK BRAZILIAN CHERRY FROM MANAGED FOREST

Tile:

- Foyer:
- Master Bedroom & Bath:
- Jack & Jill Bathroom:
- Bathroom 3:

Hardwood Flooring:

- Great Room
- Kitchen
- Nook
- Library
- Dining Room
- Powder Room (Upper Level)
- Hallways

Carpet: Brand and Model

- Bedrooms 2 & 3
- Guest Suite
- Recreation Room
- Master Closet

Color: Buyer's choice.

- Laundry Room

Color: Buyer's choice.

13. **Fireplace:**

Great Room

14. **Interior Finish:**

Materials: DRYWALL
Texture: HAND TEXTURED
Corners: ROUNDED
Base Trim: 8" WHITE PAINTED
Casing: 4" WITH CAPITOLS OVER WINDOWS AND DOORS

15. **Wall/Ceiling Finish:**

Paint: Walls & Ceiling: SHERWIN WILLIAMS PRO GREEN 200 LOW VOC

16. **Interior Doors:**

Type: CUSTOM 2-PANEL 1-3/4" SOLID CORE

Hardware:

17. **Entrance Door:**

Type: CUSTOM ALDER SOLID CORE WITH CUSTOM STAINED GLASS SIDELIGHTS

Hardware:

18. **WINDOWS & EXTERIOR DOORS: PELLA**

Type:

Hardware:

19. **Cabinets & Countertops:** (See attached drawings)

KITCHEN CUSTOM EURO STYLE WITH BLACK RUBBED THRU FINISH ON ISLAND

Finish: GLAZED CHERRY

Countertops: SOLID GRANITE

Master Bath:

Style: EURO STYLE

Finish: BISCUIT GLAZED
Countertops: SOLID TRAVERTINE W UNDERMOUNT KOHLER LAVS

Jack and Jill Bath:

Style:
Finish: NATURAL STAINED ALDER
Countertops: SOLID TRAVERTINE W UNDERMOUNT LAV

Bathroom 3:

Style:
Finish: NATURAL STAINED ALDER
Countertops: SOLID TRAVERTINE W UNDERMOUNT LAV

Laundry Room:

Style:
Finish: NATURAL STAINED ALDER
Countertops: SOLID GRANITE WITH UNDERMOUNT SINK

20. **Stairs:**

Finish Material: BRAZILIAN CHERRY W/ WHITE RISERS
Handrail: BRAZILIAN CHERRY W/ IRON BALLISTRAD

21. **Plumbing Fixtures:**

Kitchen:

Sink: BLANCO
Faucet: TBD

Sink TBD
Faucet: TBD

Laundry Room:

Sink: TBD
Faucet: TBD

Master Bath:

Lavatories: KOHLER UNDERMOUNT

Accessories: Towel Bars – Satin finish
Toilet Paper Holder – Satin Finish

Faucets: HUNTINGTON BRASS
Whirlpool: JASON
Whirlpool Faucets: HUNTINGTON BRASS-SATIN NICKEL FINISH
Shower: HANS GROHE THERMOSTATIC
Toilet: TOTO

Powder Room:

Lavatory: STONE
Faucet: JUNO
Toilet: TOTO

Bath 2:

Lavatory: KOHLER
Faucet: HUNTINGTON BRASS
TUB/Shower: KOHLER/ HUNTINGTON BRASS
Toilet: KOHLER
Towel Bars – Satin finish
Toilet Paper Holder – Satin Finish

Bath 3:

Lavatory: HUNTINGTON BRASS
Faucet: HUNTINGTON BRASS
Tub/Shower: KOHLER/HUNTINGTON BRASS
Toilet: KOHLER
Towel Bars – Satin finish
Toilet Paper Holder – Satin Finish

Bath 4:

Lavatory: HUNTINGTON BRASS
Faucet: HUNTINGTON BRASS
Tub/Shower: KOHLER/HUNTINGTON BRASS
Toilet: KOHLER
Towel Bars – Satin finish
Toilet Paper Holder – Satin Finish

Powder Room Two (Lower Level):

Lavatory: TBD
Faucet: KOHLER
Toilet: KOHLER
Accessories: Towel Bar – Satin Finish
Matching Toilet Paper Holder

22. HVAC:

Type of Heating System: Forced Air
Type of Fuel: Natural Gas 95% Efficient
Exhaust Fans: Laundry and one per bath
Thermostat: Digital w/automatic setback

23. Electrical-300 AMP Service:

Wiring: Underground and Fuse Box
Pre-wire: Cable TV RG 6 coax
Telephone: Category 5 to each jack
Security System: PROTECH

24. Lighting Fixtures:

Includes all interior and exterior lighting, and cove lighting in Great Room – see attached sheets
Pre-Wired For:

25. Insulation:

House Walls: R-33 Structural Insulated Panels
Roof: R-50 Blown In
Garage Ceiling: R-30 Blown In
Garage Exterior Walls: R-23
Foundation Walls: R-19 Interior Blanket

26. Glass:

Includes mirrors in all baths

27. Appliances:

Refrigerator: Thermador
Freezer: Thermador
Rangetop: Thermador
Ovens: Thermador
Warming Drawer: Thermador
Microwave: Thermador
Dishwasher: Thermador

28. Garage:

Type: Attached
Interior Finished: Yes
Garage Doors: Cedar Clad
Openers Included

29. Walks, Drives, Porches & Decks:

Driveway & Sidewalk: 4" Concrete over Compacted Grade after removal of all organic matter
Decks: Composition/Hidden Fasteners

30. Other On Site Improvements:

Landscaping: Yes
Fencing: None

31. Miscellaneous:

* Check with builder for any changes prior to contract because specifications may have changed.