



CASCADIA RIDGE CUSTOM HOME FEATURES

1. GENERAL INFORMATION

1. Taliesin Homes NW, LLC One-Year Warranty.
2. Underground phone, cable TV, electricity, water and sewer.
3. Placement of the house on the lot is subject to topography and is at Builder's option.

2. EXTERIOR CUSTOM FEATURES

1. A 30-Year Black fiberglass shingle roof is featured.
2. All walls are built with 16" on center studs, double wall construction.
3. We offer quality fiber cement siding on all four sides of the house. The soffits and trim boards are all pre-primed fir. There are a variety of elevations, windows details, colors and siding products available to make your home more distinctive. Colors may be restricted where they are judged to be too similar to a neighboring property or where they appear not to conform to the quality of the neighborhood.
4. The gutters are seamless prime coated steel.
5. Exterior trim and soffit paint is Sherwin Williams; spray applied to insure complete coverage.
6. The entry door is 6-8" Wood with windows and dentil trim, weather stripped, polished chrome door knob handset and dead bolt.
7. Window frames are tan or white vinyl. Window panes are double glazed. They meet or exceed the guidelines of the Oregon State Energy Code.
8. The patio or deck measures 8' x 10' and is exposed finished concrete or pressure treated framing members and outdoor wood decking where applicable.
9. The material for both the driveway and the walkway is exposed aggregate finished concrete.
10. Front yards are professionally landscaped with irrigation.

11. Rear yard ground is landscape graded and covered with bark.
12. Windsor garage doors are standard with openers on main doors (where applicable)

3. INTERIOR CUSTOM FEATURES

1. Kitchen and bathroom cabinets are Alder with your choice of knobs. Cabinet interiors have a white laminate finish and concealed hinges. **The counter-tops of the kitchen are 12"x12" granite with slate backsplash.** The master bath and guest bath is 12"x12" tile with tile self-edge and tile backsplash. Plate glass mirrors are installed above the vanities in all bathrooms.
2. **Flooring**
 1. The hallways, living room, nook, and bedrooms are carpeted with a single color carpet throughout. The carpeting is 24-26 ounce filament, static-resistant with Scotch-guard stain protection, 100% nylon carpet and is set over a high density 6# rebound pad. Shaw carpeting comes with a five-year manufacturer's warranty.
 2. **The entry hallway, kitchen, and powder bathroom is prefinished hardwood, with a choice of colors and species.**
 3. The utility room and bathroom flooring is Armstrong no-wax vinyl.
3. **Interior doors** are painted and have 2 panels with painted craftsman style trim and base. Windows are trimmed in wood on four sides on the main levels, trimmed in wood on the sills upstairs. Kwikset "Polo" oil rubbed bronze hardware is featured on all interior doors. All trim and doors are painted with Sherwin Williams white (or color of your choice).
4. **Interior walls** of the homes except the garages are completely finished using the following specifications.
 1. Rounded bull nose corners are featured in all the homes.
 2. A light dash texture is applied on the walls and a sprayed brocade ceiling texture is used on all ceilings on the interior of the home.
 3. After texturing, latex satin finish is applied throughout.
 4. Garages are dry-walled and fire taped with a heavy texture and painted to finish.
5. **Appliances.** Kitchens feature quality appliances in **stainless steel.** A free standing self cleaning electric range oven, microwave hood fan, dishwasher, and disposal are provided.

6. **Conserving energy** is very important.
 1. Units are heated with high efficiency gas forced air furnaces.
 2. A quick recovery **50-gallon** electric water heater is featured.
 3. Insulation of all plans meets or exceeds Oregon State Energy Code.
 4. The windows are double glazed and insulated with a minimum inert gas space between panes.
 5. Shower heads limit water flow to three gallons per minute.
7. **Plumbing**
 1. A stainless steel double bowl sink with a single lever chrome faucet is in the kitchen of each unit.
 2. Bath fixtures are white with chrome faucets. Chrome towel bars and rings are included. Toilet bowls are round. One piece Owens Corning tub/showers are featured.
 3. Two frost-proof hosebibbs are featured: one at the front of the house by the garage and the other at the rear of the home.
8. **Electrical**
 1. 200 amps. Electrical service with outlets located according to code.
 2. Telephone jacks are provided in the kitchen and master bedroom.
 3. Cable television jacks are provided in the master bedroom and family room.
 4. Quality lighting fixtures from Ferguson Lighting are used throughout the home. (\$950 allowance)
 5. Garage has electric plugs for garage door opener.

Taliesin Homes NW, LLC reserves the right to make changes as part of our continuing effort to improve the quality of our homes for our customers.

Purchasers and Builder agree that the home will have features equal to or better than those described above.

Taliesin Homes NW, LLC _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____

revised 11/1/07