

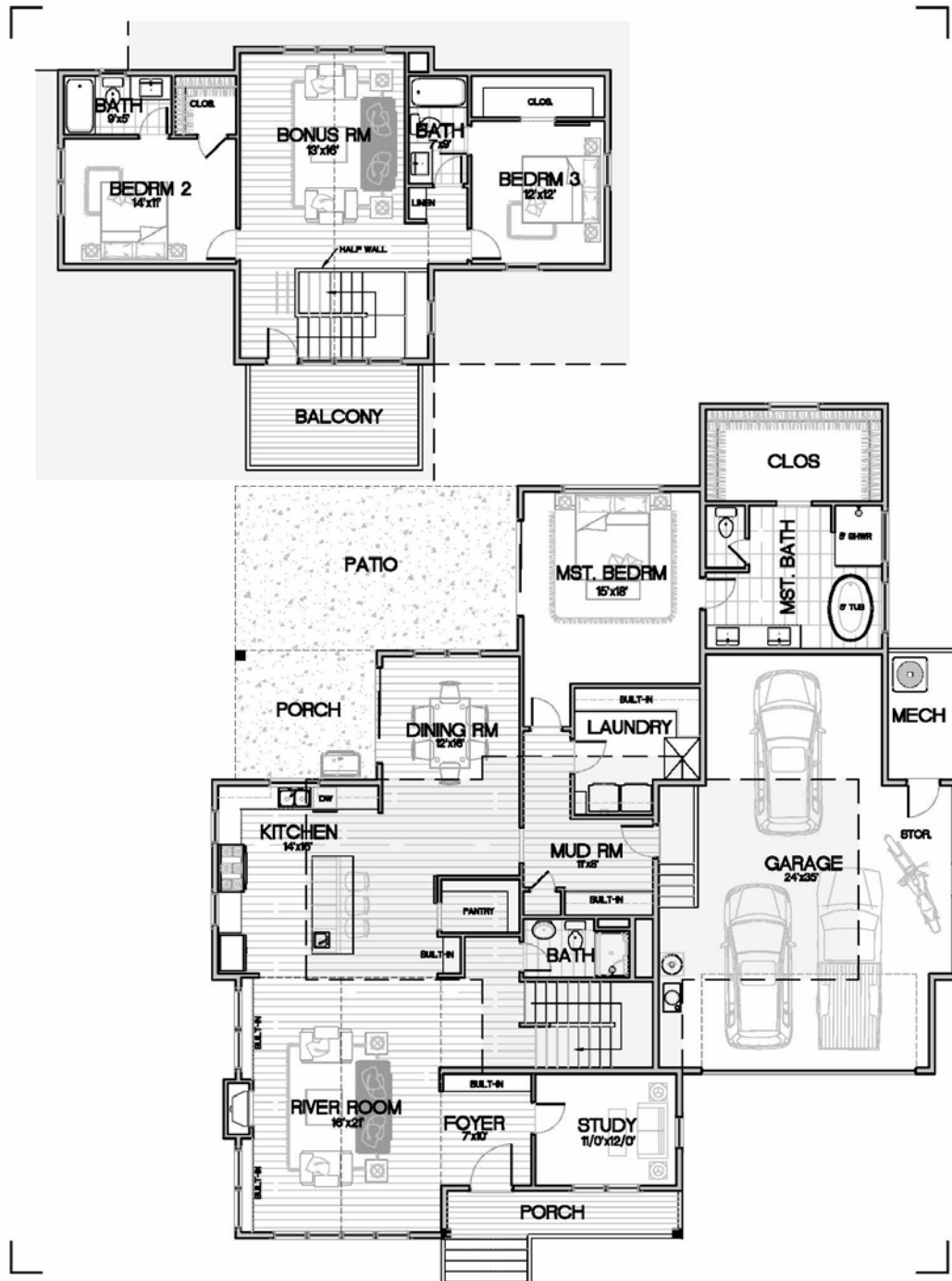
**LIST OF MATERIALS AND
SPECIFICATIONS**

**Cascade Vista Lot 9
Tetherow**

SIZE AND DESCRIPTION

The two-story house is approximately 3,092 square feet with a 784 square foot garage. Open floor plan with modern farmhouse industrial finishes. This home will be an Earth Advantage Gold level certified home. Duct systems will be sealed and pressure tested and the house will undergo a blower door test.





ROOFING

- 50 year laminated architectural asphalt composition shingle roofing
- Metal Roofing along garage front
- Upper deck to be a membrane roof with Pavers as noted below
- Provide gutters at all eaves and downspouts as required

WINDOWS AND DOORS

- Metal clad wood windows in black with grid pattern similar to photo



- Exterior doors typically (excluding entry door) Metal Clad wood doors by Pella
- Front Door TBD
- Interior doors are two panel walnut wood doors in shaker style with painted trim



- Closet doors will be sliding barn style doors in single panel shaker style or painted single panel shaker with an X on the panel

INSULATION

- This home to be Earth Advantage Gold Certified
- All penetrations foamed and sealed and drilled penetrations through floor and backs of cabinet sealed tight

SIDING & TRIM

- Horizontal siding to be 6" reveal hardi plank
- Pending approval by ARC - siding to be painted Charcoal Slate and trim Black Panther
- Vertical siding to be painted board and batton"

DECKS and PATIOS

- Upper Patio with extensive mountain views (Approx 9'x15') will have gas available for BBQ and fire pit
- 24"x24" Texada pavers in natural gray on the upper level deck
- Concrete at rear of house cut in a 2' x 2' pattern for dining, BBQ, fire pit and hot tub pad



- Private and landscaped patio with fire pit



- Privacy railing at upper deck

PLUMBING

- Master bath with free standing soaking tub



- Matching Master bath faucets



- Natural Gas 199KBTU tankless hot water heater with hot water recirculating loop on a timer
- Farm sink in kitchen and prep sink at kitchen island

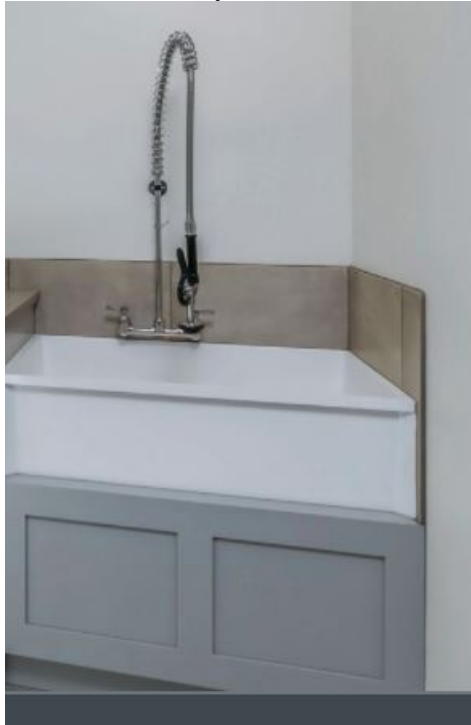


- All sinks are undermount

- Bathroom fixtures single lever



- Dog Wash Basin (36"x24" Stainless Steel or Durastone) with Wall mounted fixture in laundry room.



ELECTRICAL AND MECHANICAL – See Lighting Plan at end of document

- Two pendant fixtures at island and 1 wall mounted sconce above sink
- Decorative hanging fixtures at dining and powder room
- Decorative semi-flush fixture at entry
- Wall mounted sconces at bathroom vanities
- Decorative ceiling mounted fixtures in upstairs bedrooms
- Wall mount exterior fixtures at the entry (2) and at each exterior doorway including garage doors - pending ARC approval



- Dimmers for Dining
- Data wiring and wireless networking ready
- 200 amp electric service panel located at the corner of the garage as shown on plans

APPLIANCES

- 36" Bertazzoni Dual Fuel Range (MAS365DFMXE-USA)



- 36" Best Hood 600 CFM Blower (WTT3216SB)



- Electrolux Integrated Dishwasher (EI24ID81SS)



- Electrolux 23"CF Cab depth French door refrigerator (EW23BC87SS)



- Wine Fridge at Dry Bar– style and manufacturer tbd

HEATING & VENTILATION

- Provide natural gas Trane XV95 three zoned system furnace with a 17 SEER heat pump with programmable color touch screen thermostat.
- Provide venting through the wall for gas cooktop hood, bath fans, laundry room fans, and dryer vent.
- Master Bathroom tile floors heated
- Gas fireplace in living room – Make and model tbd.



- Gas for BBQ at outdoor living area

- Firepit at outdoor entertaining area



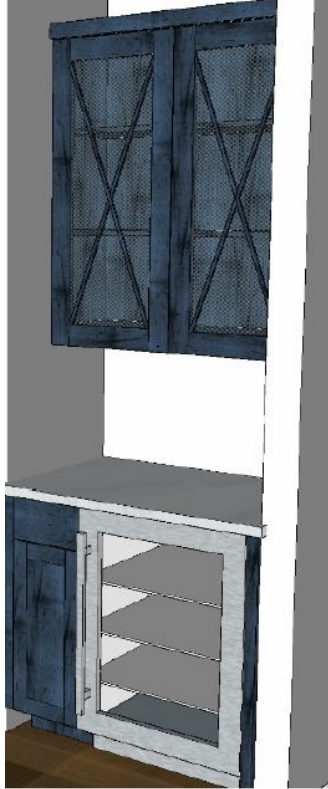
INTERIOR FINISH

- Hand troweled drywall with light finish throughout.
- Plank engineered hard wood floor at stairway and main level, except office and master bedroom. Carpet in office, master bedroom, and upstairs.
- Tile floors in bathrooms and laundry room.
- Master shower to be fully tiled
- Upper bathrooms to have tub with tiled walls.
- Custom painted shaker style cabinets with soft close doors/drawers throughout.



- Kitchen wall with sink to be tiled in a white subway tile to ceiling with floating shelves or 6" White Shiplap with 1/20" gap
- Quartz countertops throughout
- Large windows at the Kitchen sink to the back yard
- Pantry with floor to ceiling shelving and a countertop for Appliances

- Dry bar next to pantry with upper cabinet and beverage cooler



- Wood grain LPL closet system with shelves, and hanging rods
- Black metal railing at stairs and in bonus room above stairs
- Central Vacuum

MISC.

- 1x6 cedar T&G soffit at front porch
- Eaves will be closed with 4" grooved Breckenridge panels with Coravent strips at the fascia board
- Exterior patios on grade and walkways to be pavers and Cut Concrete, Mutual Materials Vancouver Bay Slab
- 2" asphalt on 4" gravel driveway as shown on site plan

Lighting Plan CV 9

Area	Type	# of Can Lights	Model/Manufacturer
Entry	Semi Flush	0	
Office	Can	4	
Living Room	Can	6	
Kitchen	1 sconce	7	
Island	2 pendant	0	
Pantry	Can	2	
Dry Bar	Can	1	
Dining	1 pendant	4	
Hall 1 (stairs)	Can	2	
Hall 2 (master)	Can	2	
Master Bedroom	Can	6	
Master Bath	4 sconces	4	
Master Closet	Can	2	
Mud Room	Can	2	
Laundry Room	Can	4	
Powder Room	1 hanging	1 light fan combo	
Stairway	1 Hanging Pendant	0	
Bonus Room	Can	6	
Up Halls	Can	2 (1 ea)	
Up Bedrooms	Ceiling mount OR Can	2	
Up Bathrooms	1 sconce	1	
Up Closets	Can or strip	3 total	
Outdoor	Sconce - 5		Troy RLM12 or Willard Barn 11"