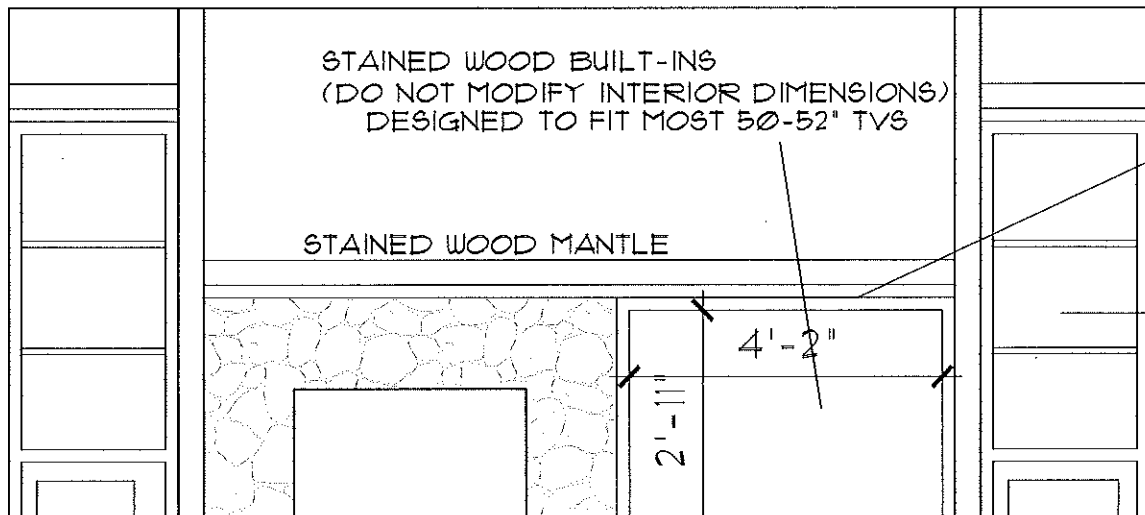
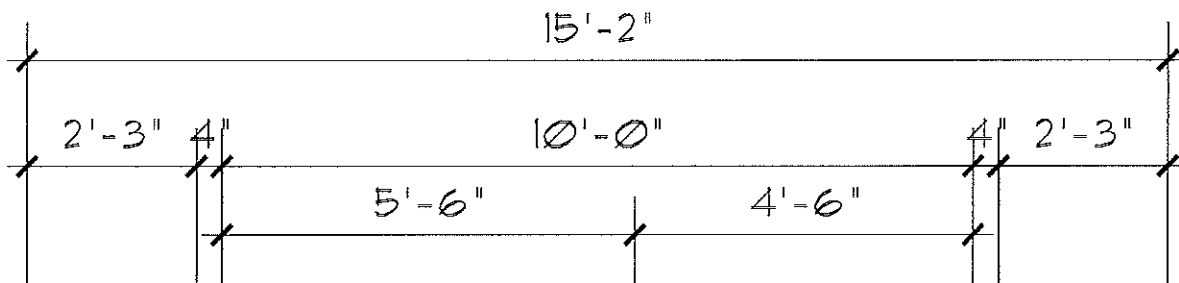
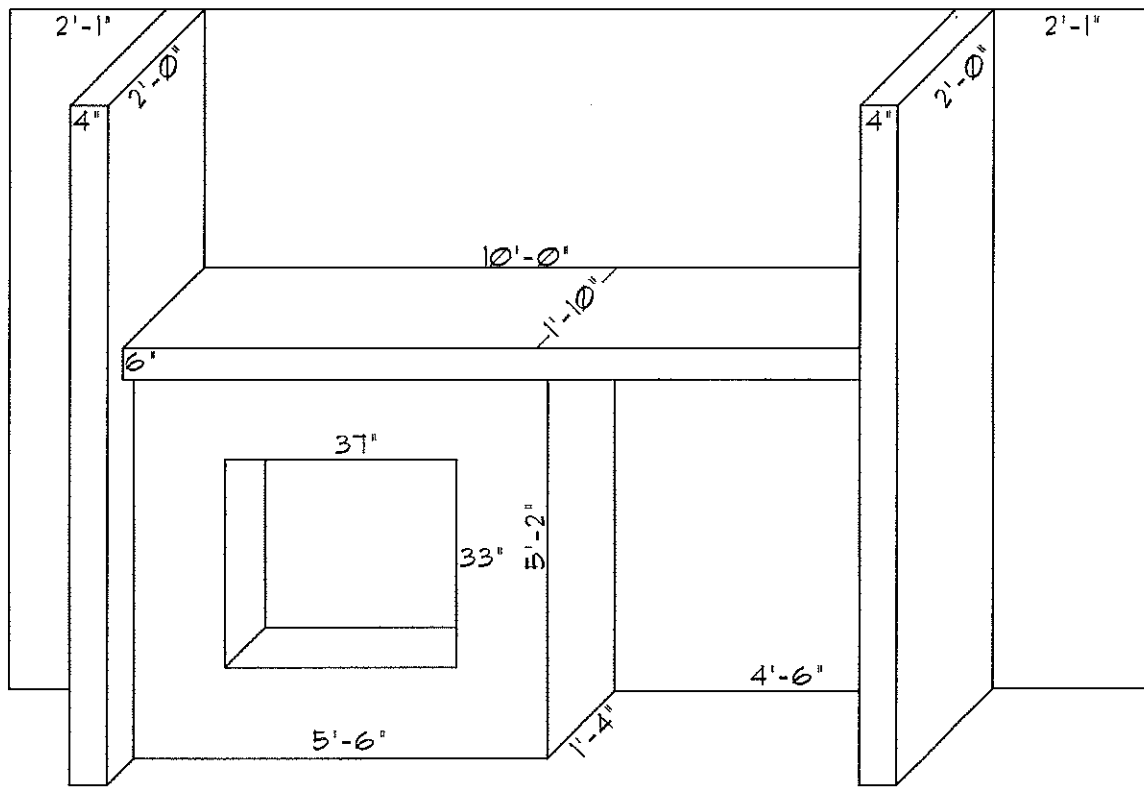


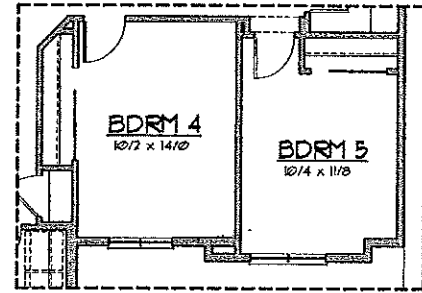
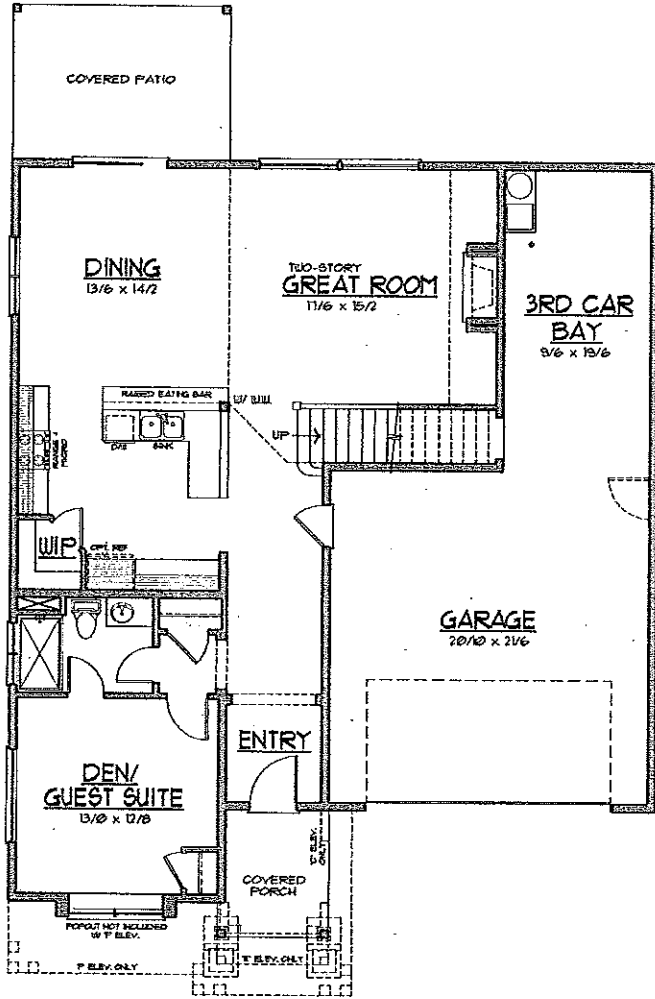


# RIDGEFIELD II

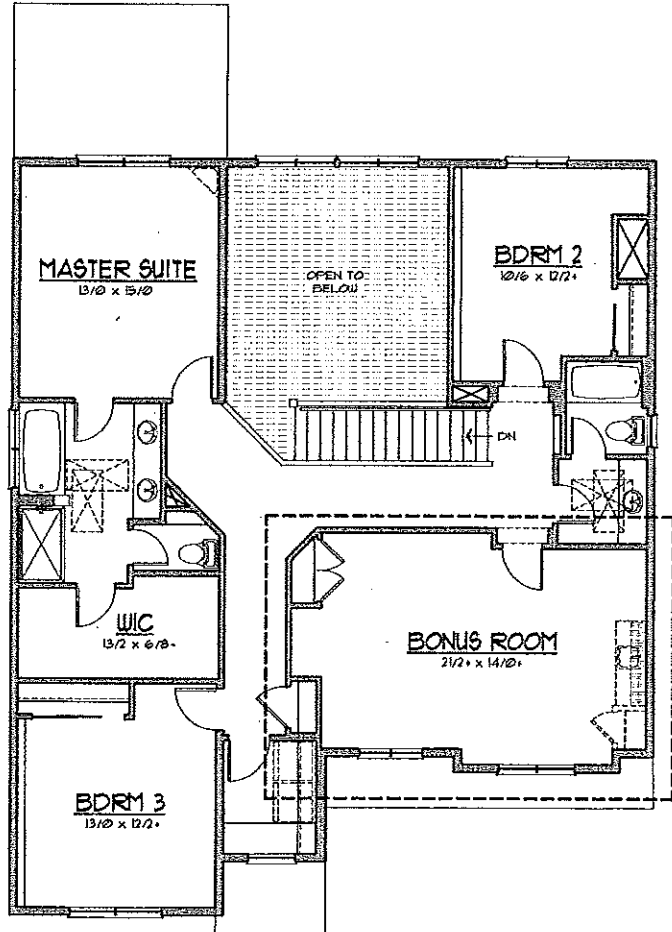


*Ridgefield II*  
 2739 Sq. Ft.

\* ADDENDUM SELECTIONS  
 SUPERCEDE ALL LAYOUTS



*4th & 5th Bedroom Option*



- LAYOUTS ARE FOR REFERENCE ONLY AND NOT PART OF THE PURCHASING OR SALES AGREEMENT.
- WIC & UTILITY ROOM CABINET AND/OR R&S LAYOUTS ARE DETERMINED ON-SITE AND MAY VARY BETWEEN HOMES.
- GARAGE MANDOORS WILL BE LOCATED AT BUILDER'S DISCRETION AND MAY NOT BE AVAILABLE DUE TO GRADE CONDITIONS.
- SQUARE FOOTAGE AND ROOM SIZES ARE APPROXIMATE.

**EXTERIORS**

Fiber-cement lap siding  
Stone or Brick Masonry (per plan)  
House drain wrap and window flashing  
Windows on all sides wrapped with decorative wood trim  
Fiberglass 2-panel painted front door  
Decorative thermo-insulated steel carriage garage door  
Garage door opener with 2 remotes and keypad  
Low-E vinyl windows with limited lifetime warranty  
Architectural 30-year comp. roofing  
Ice/water shields in the roof eaves and valleys  
Ridge venting on the roof  
Gutters in all main areas

**FRAMING**

9' (or greater) tall ceilings on the main floor  
8' tall ceilings on upper floor

**PLUMBING**

Pex cross link plumbing system  
Under-mount stainless steel kitchen sink  
Stainless steel pull-out kitchen faucet (Delta Linden)  
Bronze Delta fixtures in all bathrooms (Delta Lahara)  
2 vanity sinks in the Master Bathroom  
Soaker tubs in Master Bathroom (most plans)  
Elongated toilets  
2 hose bibs per plan  
Pre-plumb for refrigerator ice-maker  
50 gallon gas hot water heater

**HVAC**

Natural gas hot water heater  
Natural gas forced air 90% furnace  
Natural gas cooking range  
Natural gas fireplace

**ELECTRICAL & LOW VOLTAGE**

Lighting layout is per plan  
Decora light switches throughout  
A/C rough-in (Disconnect and Wire)  
Can lighting in kitchen, great room and master  
Under cabinet lighting in kitchen  
RG-6 TV outlets in kitchen, great room and bonus  
CAT-5 Phone outlets in kitchen, master and bonus

**INSULATION**

Cellulose Blown-in insulation:

**DRYWALL**

Sante-fe light hand broquet ceiling and walls  
Sheetrock, fire-taped and primed/painted garage walls  
Rounded corners  
No sheetrock on window wraps (except 2-story entries)  
No sheetrock on closet or door wraps

**PAINT**

Low-VOC interior paint (decorative color)  
White enamel painted woodwork  
Custom multi-colored exteriors

**CABINETS**

Custom measured and built knotty alder cabinetry  
Shaker style door panels  
Provincial stain  
Upper cabinets in the laundry room (per plan)  
3-1/4" crown molding with larger accents  
Bin pulls and knobs on all cabinetry

**TRIM CARPENTRY**

Enamel painted "Craftsman" wrapped windows & doors  
5-1/4" tall base boards downstairs, 3-1/4" tall upstairs  
Enamel painted stair skirts and wall caps  
Enamel painted smooth panel interior doors  
Bronze lever door hardware  
Custom painted wood shelving system in Master closet  
Pewter wire shelving in all other closets  
Cedar border in master closet

**APPLIANCES**

Kenmore stainless steel slide-in gas range  
Kenmore stainless steel microwave/hood  
Kenmore stainless steel "quiet guard" dishwasher

**MIRRORS, TOWEL BARS & SHOWER DOORS**

Bronze finish on all hardware  
Custom-cut mirrors on all bathroom vanities  
Rain glass shower door on master shower  
1 tp holder, 1 towel ring (per sink), 1 towel bar per bath

**HARD & SOFT SURFACES**

Engr. HW flooring in kitchen, dining, entry hall & powder  
Tile flooring in all other baths and laundry room  
Certified "Green label plus" carpeting over 8lb pad  
Tile countertops in full baths, laundry and kitchen surround  
Slab granite on kitchen island and powder bath

**FLATWORK, LANDSCAPING & FENCING**

Stamped charcoal emulsion concrete driveways  
Stamped charcoal emulsion concrete porch and patio  
Large back patio (exact size and layout is per plan)  
Front yard landscaping and irrigation  
Cedar fencing connecting home to side property line

**ENERGY SAVING & EARTH FRIENDLY PRODUCTS**

Low-E windows  
Low-VOC paint  
Recycled Cellulose blown-in insulation  
Certified "Green label plus" carpeting  
Energy star appliances



## HOME SPECIFICATIONS - ADDENDUM PH-A

<b>Community &amp; Lot:</b>	Walnut Crossing, Lot 9
<b>Address:</b>	12986 Sevilla Ave, Tigard, OR
<b>Plan Name &amp; SF</b>	The Ridgefield II - 2,739 SF
<b>Buyer(s)</b>	N/A
<b>Contact Information</b>	N/A

### COLORS & GENERAL SELECTIONS

Exterior body: TBD	Windows: ALMOND
Exterior gable: TBD	
Exterior trim: TBD	Roof: TBD
Exterior shutters: TBD	
Front door: TBD	Masonry: TBD
Exterior stain: TBD	SHAKER STYLE PROVINCIAL
Interior walls: TBD	Cabinets: KNOTTY ALDER
Interior trim: TBD	
Interior ceilings: TBD	Hardware: BRONZE

### ELEVATION

Change to elevation style: 'P'	INCLUDED
Add additional masonry: PER PLAN	INCLUDED
Change stucco board to lap siding	
Change board & batten siding to painted shakes.	
Change board & batten siding to stained shakes	

### FRAMING

Add a skylight in the (note location on layout):	
Add a sun-tunnel in the (note location on layout):	
Add a garage man-door (note location on layout)	
Fireplace detail: SEE ATTACHED	INCLUDED
Note height of kitchen island eating bar: RAISED	INCLUDED
Note if any changes to showers/tubs: MASTER SHOWER = FIBER PAN+TILE WALLS	INCLUDED
Other:	

### INSULATION

Add batt insulation on the interior walls of the:	
---	--

### WINDOWS

Change color/style to:	
------------------------	--

### ROOFING

Add ridgeglass gable treatment on front gables	
--	--

### GARAGE DOOR(S)

Add glass to standard garage door(s)	
Change door(s) to "Sonoma" style w/ glass inserts	
Change door(s) to "Westfield" style w/ glass inserts	INCLUDED
Change door(s) to stained custom wood door w/ glass inserts	

**PLUMBING**

**KITCHEN**

- Change kitchen sink to: \_\_\_\_\_
- Change kitchen faucet to: \_\_\_\_\_
- Add insta-hot: \_\_\_\_\_

**MASTER BATHROOM**

- Change to Kohler "Memoir" sinks and toilet \_\_\_\_\_
- Change faucet style to: \_\_\_\_\_
- Change soaker to jetted tub \_\_\_\_\_
- Change shower to fiberglass pan with tile walls INCLUDED
- Change shower to mud set tile floor and tile walls \_\_\_\_\_
- Change glass on shower to custom thick glass and swing door \_\_\_\_\_
- Change to toilet to Sterling dual flush \_\_\_\_\_

**DOWNSTAIRS BATHROOM**

- Change to Kohler "Memoir" sinks and toilet \_\_\_\_\_
- Change faucet style to: \_\_\_\_\_
- Change shower to fiberglass pan with tile walls \_\_\_\_\_
- Change shower to mud set tile floor and tile walls \_\_\_\_\_
- Change to toilet to Sterling dual flush \_\_\_\_\_

**UPSTAIRS HALL/BONUS BATHROOM**

- Change to Kohler "Memoir" sinks and toilet \_\_\_\_\_
- Change faucet style to: \_\_\_\_\_
- Change bathroom tub/shower to ceramic tub with tile walls \_\_\_\_\_
- Change to toilet to Sterling dual flush \_\_\_\_\_

**OTHER**

- Add laundry sink with pull out faucet in a lower cabinet in the laundry room \_\_\_\_\_
- Add a utility sink in the garage \_\_\_\_\_
- Change hot water heater to 75 gallon \_\_\_\_\_
- Add hot water re-circulation system \_\_\_\_\_
- Replace hot water heater with tank less water system \_\_\_\_\_
- Add hot/cold water supply in garage \_\_\_\_\_

**HVAC**

- Change to 90+% efficient furnace \_\_\_\_\_
- Add electronic air filter to furnace \_\_\_\_\_
- Add ultra-violet light to furnace \_\_\_\_\_
- Add an extra gas line to the: \_\_\_\_\_
- Finish A/C \_\_\_\_\_
- Add zoned heating ((2) Zones - 1upstairs / 1 downstairs) - Includes 2 prog. thermostats \_\_\_\_\_

**ELECTRICAL**

- Add can lights per electrical layout: \_\_\_\_\_
- Add 110 outlets per electrical layout: \_\_\_\_\_
- Add 220 outlets per electrical layout: \_\_\_\_\_
- Add freezer plug in the garage per electrical layout: INCLUDED
- Add ceiling fan pre-wires in the: GREAT ROOM INCLUDED
- Add stair lighting \_\_\_\_\_
- Add under cabinet lighting in the kitchen INCLUDED
- Add hot tub pre-wire per electrical layout \_\_\_\_\_
- Change garage lights to fluorescents \_\_\_\_\_

**LIGHT FIXTURES**

Exterior coach lights (front of home only): KICHLER 9470 OZ + 4819 WH	<u>INCLUDED</u>
Change chandelier series to:	
Add pendant lights over the kitchen island - style: ASPEN LODGE CORINTHIAN	<u>INCLUDED</u>
Add ceiling fans in the: GREAT ROOM	<u>INCLUDED</u>
Light fixture allowance	

**LOW VOLTAGE & VACUUM**

Add TV and/or phone jacks per electrical layout:	
Add pre-wire for surround sound in the:	
Complete central vacuum system	

**DRYWALL**

Change wall and ceiling texture to Sante Fe	<u>INCLUDED</u>
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**CABINETS**

Add raised panels to cabinet doors	
Add lower cabinets in the laundry room	
Add matching panel ends to cabinetry with tall panel end for refrigerator end (if applicable)	
Add (2) bin recycle system (note location on layout)	
Add soft close drawers and doors	

**PAINT**

Paint ceilings to match millwork (white OW 154 if millwork is stained)	
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**FLOORING & COUNTERTOPS**

Allowance	
Note any slab countertop locations: KITCHEN ISLAND	

**TRIM MATERIAL / DOORS**

<b>FRONT DOOR</b>	
Fiberglass CCR8005	<u>INCLUDED</u>
Knotty Alder 2-panel square top	
Knotty Alder with glass inserts	
Other:	

<b>INTERIOR DOORS</b>	
Hollow-core door style: SMOOTH PANEL CARERRA ARCH TOP	
Change to solid core paint grade doors	
Change to knotty alder 2-panel with square top:	
Other:	

<b>HARDWARE</b>	
Change to style:	

<b>MILLWORK</b>	
Change to paint grade "Traditional" pkg.	
Change to knotty alder "Craftsman" pkg.	
Add knuckle iron baluster hand railing: DOWNSTAIRS	<u>INCLUDED</u>
Add paint grade wood baluster hand railing:	
Change wire shelving to custom built-in wood shelving	

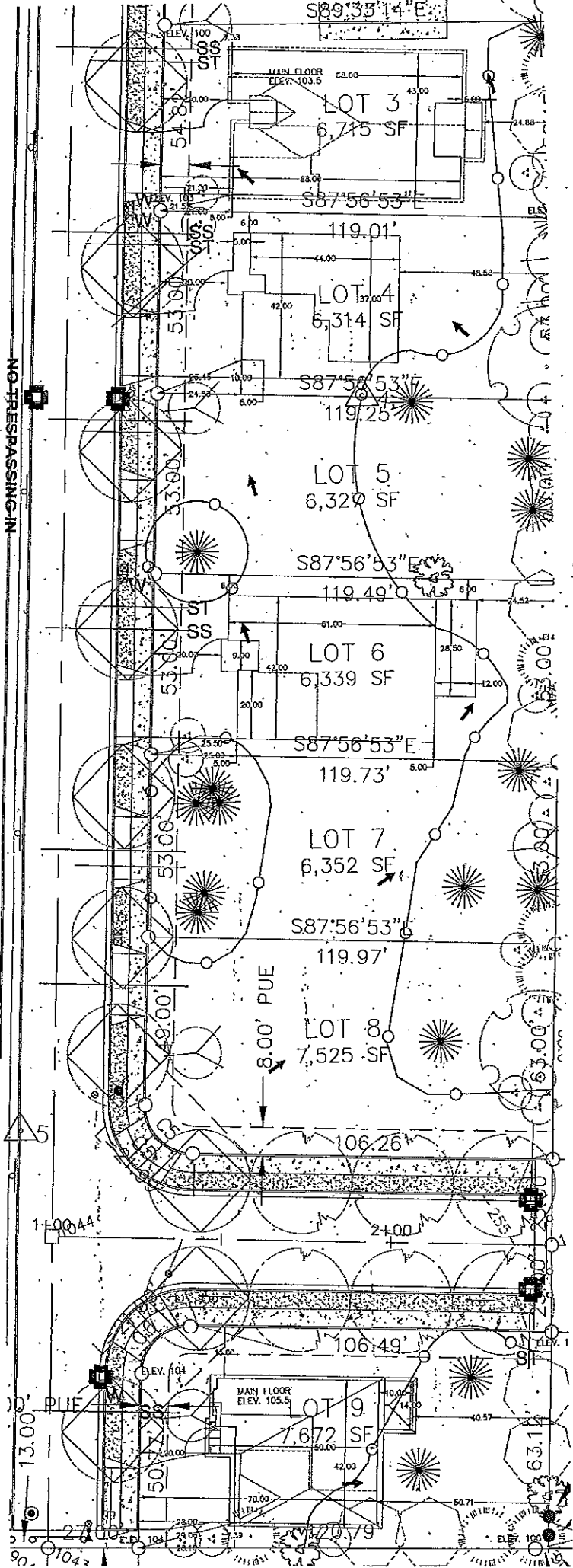
**APPLIANCES**

<b>DUAL-FUEL ELITE PACKAGE w/ Built-in microwave</b>	<u>INCLUDED</u>
Range: Stainless "Elite" series dual-fuel slide in range	
Hood: Stainless hood vent w/ microwave built-in to separate cabinet	
Dishwasher: "Elite" series stainless dishwasher	

<b>EXECUTIVE COOKING PACKAGE</b>	
Cooktop: "Pro-style" 36" stainless gas cooktop w/ apron front	



NO TRASPASSING IN



S89°33'14" E

LOT 3  
6,715 SF

S87°56'53" E

LOT 4  
6,314 SF

S87°56'53" E

LOT 5  
6,320 SF

S87°56'53" E

LOT 6  
6,339 SF

S87°56'53" E

LOT 7  
6,352 SF

S87°56'53" E

LOT 8  
7,525 SF

LOT 9  
7,672 SF

8.00' PUE

MAIN FLOOR  
ELEV. 105.5

# The Peace of Mind Home Loan

## CFC Spec Inventory Only

### 30 Year Fixed - 20% down

3.875% Interest Rate

3.997% APR

1.00% + \$750 Origination Fee

Typical financing example: \$280,000 loan amount with \$1,316.66 (principal & interest) + \$325 (estimated taxes & insurance, your actual monthly payment may be higher) = \$1,641.66 equal and consecutive monthly payments.

- Maximum loan amount \$1,000,000
- Lower down payments available with mortgage insurance

### 30 Year Fixed - 10% down

4.500% Interest Rate

4.622% APR

1.00% + \$750 Origination Fee

Typical financing example: \$315,000 loan amount with \$1,596.06 (principal & interest) + \$325 (estimated taxes & insurance, your actual monthly payment may be higher) = \$1,921.06 equal and consecutive monthly payments.

- Maximum loan amount \$1,000,000
- Mortgage insurance required

### 30 Year Fixed - 100% Financing

4.875% Interest Rate

4.996% APR

1.00% + \$750 Origination Fee

Typical financing example: \$350,000 loan amount with \$1,852.23 (principal & interest) + \$325 (estimated taxes & insurance, your actual monthly payment may be higher) = \$2,177.23 equal and consecutive monthly payments.

- Maximum loan amount \$1,000,000
- No mortgage insurance required

Rates current as of January 1, 2010. Loan program, rates and fees assume owner occupancy and are subject to change without notice. Financing subject to meeting qualification standards of the loan program.



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