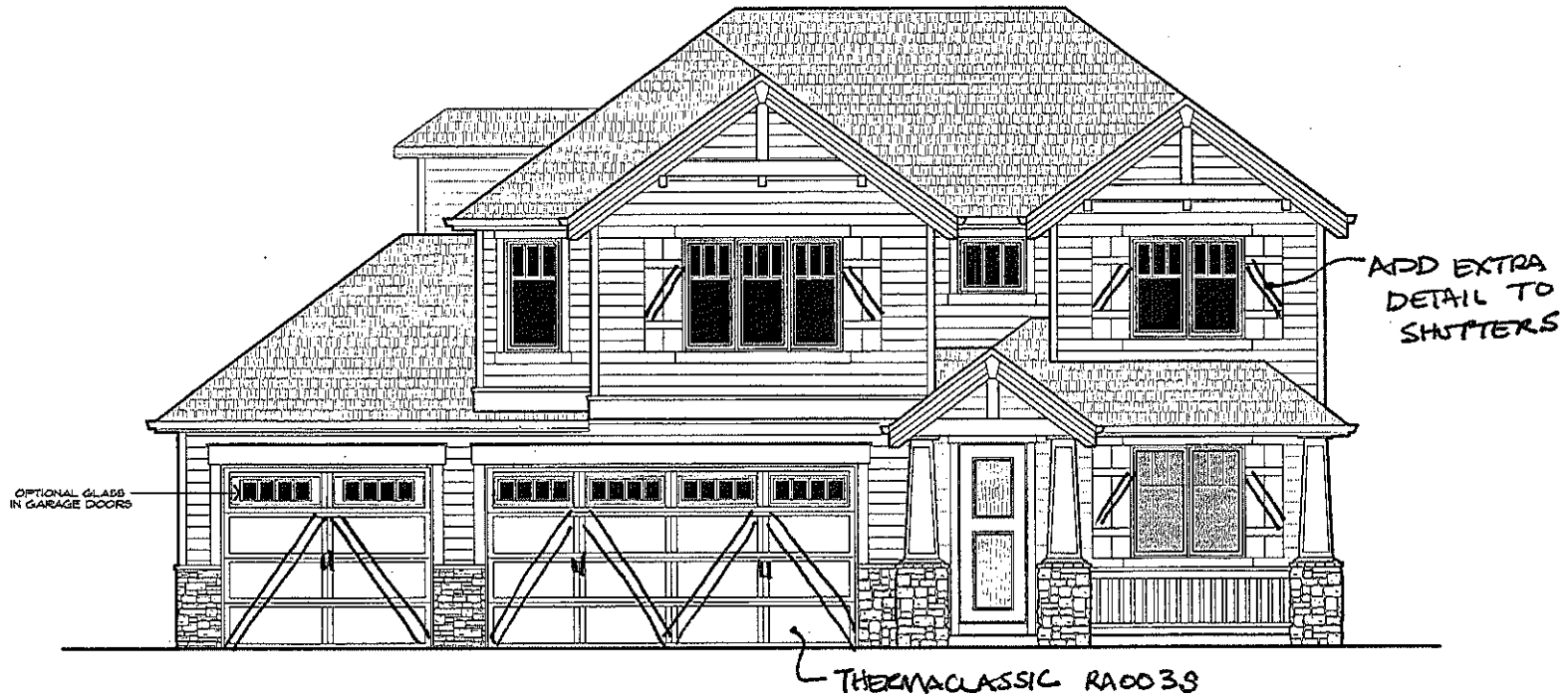


Stonecreek
2735 Sq. Ft.



'B' Elevation

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 DOOR:

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 PRODUCT:

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



HOME SPECIFICATIONS - ADDENDUM PH-A

Community & Lot:	BANTON PARK LOT 18
Address:	1147 NW 99TH AVE, PORTLAND, OR
Plan Name & SF	STONECREEK 4CAR - 2,735 SF
Buyer(s)	N/A - SPEC
Contact Information	N/A - SPEC

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 Knotty Alder with
Interior walls: TBD	Cabinets: Provincial stain
Interior trim: TBD	
Interior ceilings: TBD	Hardware: Bronze

CUSTOM NOTES

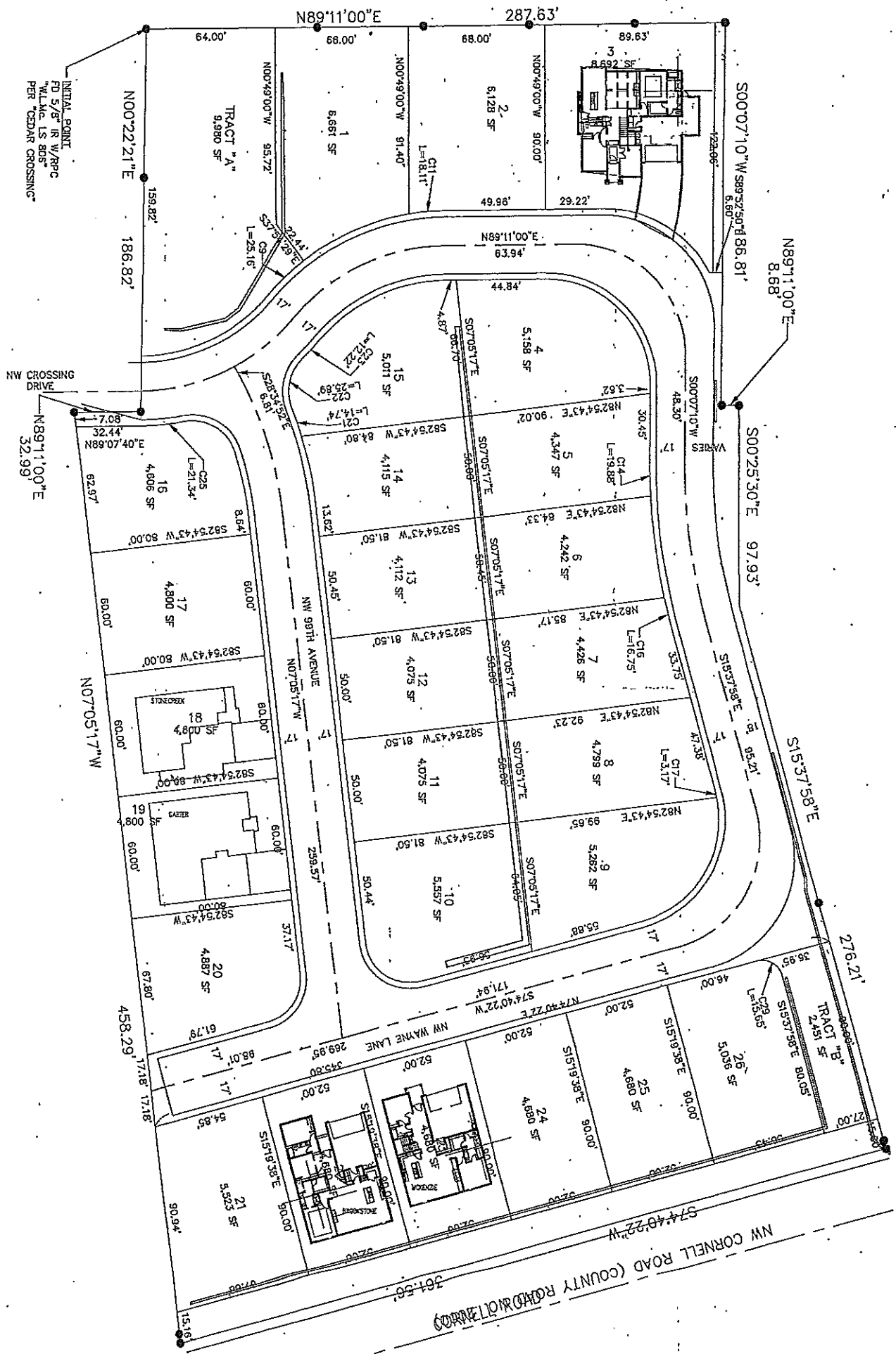
* Shakes on the front of the home to be painted	Included
* Change garage doors to Therma Classic RA003S w/ door handle hardware	Included
* Add skylight in the Master Bathroom	Included
* Add a garage man door	Included
* Kitchen eating bar to be flush	Included
* Fireplace detail per attached drawing	Included
* Change Master & downstairs shower to tile walls with fiberglass pan and custom glass wall and door	Included
* Add under cabinet lighting in the kitchen	Included
* Change front door to Thermatru CCA230	Included
* Change interior doors to stained Hemlock shaker style 762	Included
<u>NOTE: TEST STAIN ON HEMLOCK DOORS TO INSURE MATCH OF ALDER CABINETRY</u>	Included
* Add wainscoting and column wrap to entry	Included
* Add crown molding in all coffer and flex room	Included
* Add chair rail in Flex Room	Included
* Change lower staircase halfwall to wood painted baluster railing system	Included
* Move microwave to cabinet next to refrigerator and add stainless hood over range	Included
* Add rear yard fencing (Call Cory for details)	Included

TOTAL PRICE TBD

Client(s) Signature _____ **Date** _____

Pahlisch Homes Signature _____ **Date** _____

Buyers Initials _____
Sellers Initials _____



NINITAL POINT
RD 5/8" IR W/RPC
"W.L.M.C. 1S B.O.S"
PER "CEDAR CROSSING"

NW CROSSING
DRIVE

WATER

NW CORNELL ROAD (COUNTY ROAD 12340)

NW 98TH AVENUE

NW WAYNE LANE