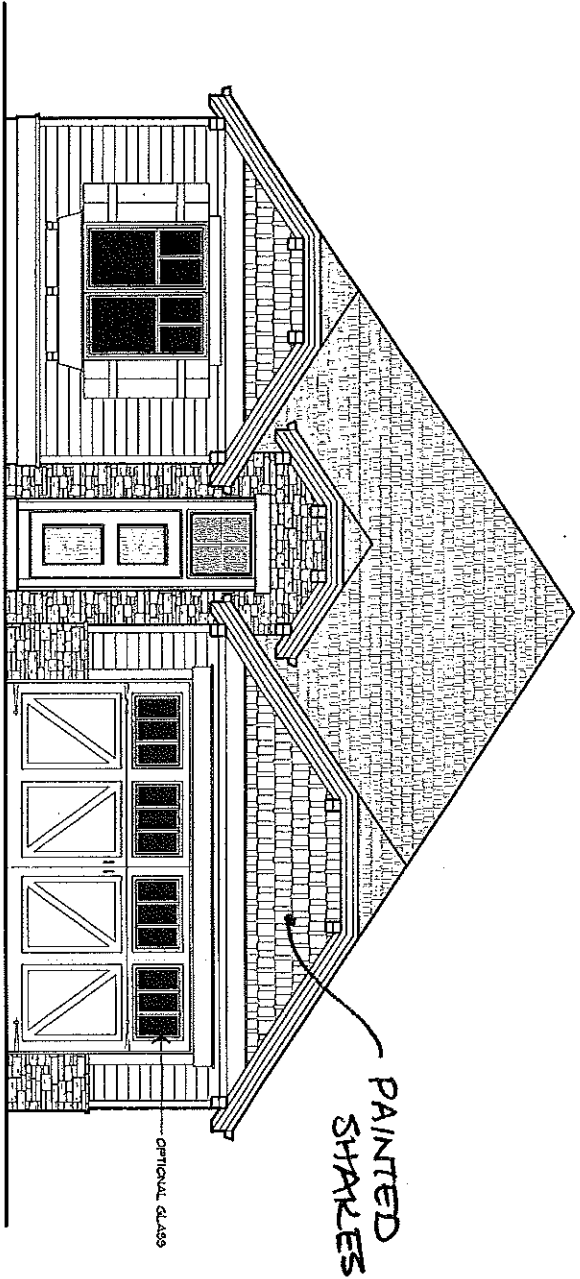


Pinehurst II

2168 Sq. Ft.

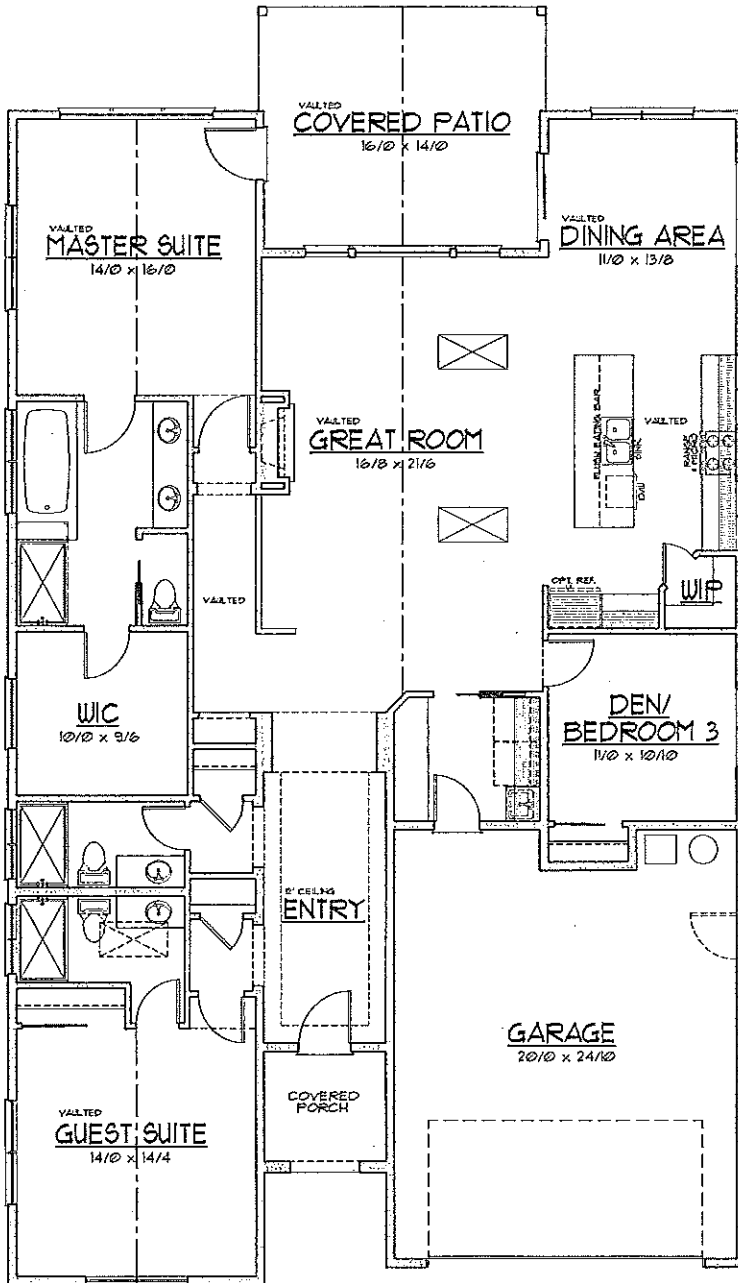
WC 5



B' Elevation

Pinehurst II
2168 Sq. Ft.

* ADDENDUM SELECTIONS
SUPERCEDE ALL LAYOUTS



- 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

- ❶ Fiber-cement lap siding w/ decorative accents (Crosswater)
- ❷ House drain wrap and window flashing
- ❸ Decorative window trim on all sides of home
- ❹ Knotty Alder wood front door
- ❺ Carriage style insulated steel garage door
- ❻ Garage door opener(s) with remote and keyless entry pad
- ❼ Low-E vinyl windows with limited lifetime warranty
- ❽ Architectural 30-year composite roofing with ridge venting
- ❾ Gutters in all main roofing areas

Framing

- ❶ 9'-12' (or greater) ceilings throughout the main level
- ❷ 8' (or greater) ceilings throughout the second level
- ❸ Solid 2 x 6 double wall construction on all exterior walls
- ❹ Coffered and/or vaulted ceilings (per plan)

Plumbing

- ❶ PEX cross link plumbing system
- ❷ 50 gallon gas hot water heater
- ❸ Granite composite under-mount kitchen sink
- ❹ Brushed chrome pull-out 'Delta' kitchen faucet
- ❺ Bronze 'Delta' fixtures in all bathrooms
- ❻ 2 vanity sinks in the master bathroom
- ❼ Elongated toilets throughout
- ❽ 2 hose bibs (locations are per plan)
- ❾ Pre-plumbed for refrigerator ice-maker

Heating, Ventilation & Cooling

- ❶ "90%" Efficient natural gas forced air furnace
- ❷ 50 gallon natural gas hot water heater
- ❸ Natural gas cooking range
- ❹ Natural gas fireplace in great room with masonry/tile surround and wood mantle

Electrical & Low Voltage

- ❶ Custom lighting and electrical layout (per plan)
- ❷ Generous can lighting in kitchen, great room, master and main floor hallways
- ❸ Decora light switches throughout
- ❹ Under cabinet lighting in the kitchen
- ❺ RG-6 TV outlets in great room, master, bonus room and den (per plan)
- ❻ CAT-5 phone outlets in kitchen, master, bonus room and den (per plan)
- ❼ A/C rough-in

Insulation

- ❶ Cellulose blown-in insulation in exterior walls and attic
- ❷ Batt insulation in crawl space
- ❸ Insulated garages

Drywall

- ❶ Santa-fe light hand broquet ceiling and walls
- ❷ Sheet-rocked, fire-taped and painted garage walls
- ❸ Rounded corners

Paint

- ❶ Designer Low-VOC interior paint on walls
- ❷ White enamel painted woodwork and doors
- ❸ Custom multi-colored exteriors

Cabinets

- ❶ Custom built knotty alder with stain
- ❷ Decorative recessed panel doors
- ❸ Upper cabinets in the laundry room (per plan)
- ❹ Large crown molding
- ❺ Bin pulls and knobs on all cabinetry

Trim Carpentry

- ❶ Painted wood wrapped windows doors and closets
- ❷ 5-1/4" tall base (main level) and 3-1/4" tall base (second level)
- ❸ Painted wood stair skirts and wall caps
- ❹ Custom iron baluster handrail system on downstairs stairway
- ❺ Large stained handrail on all other half wall stairways
- ❻ Painted smooth panel interior doors
- ❼ Bronze lever door hardware
- ❽ Custom melamine shelving in master closet and pantry (layout per plan)
- ❾ Easy clean Pewter wire shelving in all other closets

Appliances

- ❶ Kenmore stainless steel slide-in gas range
- ❷ Kenmore stainless steel microwave/hood combination or
- ❸ Kenmore stainless steel hood with microwave built in to cabinetry (per plan)
- ❹ Kenmore stainless steel 'quiet guard' dishwasher

Mirrors, Towel Bars & Shower Doors

- ❶ Bronze finish on all hardware
- ❷ Custom-cut mirrors on all bathroom vanities
- ❸ Rain glass shower door on master shower (clear glass when tile walls selected)
- ❹ 1 t.p. holder, 1 towel ring (per sink), and 1 towel bar (per tub/shower) per bath

Hard and Soft Interior Surfaces

- ❶ Engineered wood flooring in the entry, entry hall, kitchen and nook
- ❷ Tile flooring in bathrooms and utility room
- ❸ Slab granite counters on kitchen island
- ❹ Tile countertops in bathrooms and laundry room
- ❺ Full height tile kitchen backsplash and tile backsplash in bathrooms and utility
- ❻ Certified 'Green Label Plus' carpeting over 8lb pad everywhere else

Flatwork & Landscaping

- ❶ Stamped (charcoal emulsion) concrete driveways, front walks, porches and patios (some lots may require a deck)
- ❷ Front yard landscaping and irrigation
- ❸ Solid fencing between/connecting homes and side of corner lots facing the street

Energy Saving & Earth Friendly Products

- ❶ Low-E windows throughout
- ❷ Low VOC interior paint on walls
- ❸ Recycled cellulose blown-in insulation
- ❹ Certified 'Green Label Plus' carpeting
- ❺ Energy start appliances



*** NOTE: All items selected on the options page supersede these pages ***



HOME SPECIFICATIONS - ADDENDUM PH-A

Community & Lot:

Walnut Crossing Lot 5

Address:

12896 SW Sevilla Ave, Tigard, OR

Plan Name & SF

The Pinehurst II - 2,168 SF

COLORS & GENERAL SELECTIONS

Exterior body: SW 7027 Well bred brown

Exterior gable: SW 6103 Tea chest

Exterior trim: SW 2822 Downing sand

Exterior shutters: SW 2822 Downing sand

Front door: SW 6103 Tea chest

Exterior stain: N/A

Interior walls: 1/2 Mac

Interior trim: OW 154

Interior ceilings: 1/2 Mac

Windows: Almond

Roof: Burnt Sienna

Masonry: Chardonay Dressed Fieldstone
Raised Panel Knotty Alder

Cabinets: with provincial stain

Hardware: Bronze

PAVING

Add a skylight in the: (2) in the Great Room

Fireplace detail: SAME AS LOT 3 WC

Note height of kitchen island eating bar: FLUSH

Note if any changes to showers/tubs: MASTER SHOWER FIBER PAN WITH TILE WALLS

GARAGE DOOR(S)

Garage door style: CARRIAGE STYLE (SEE ELEVATION) WITH GLASS

PLUMBING

MASTER BATHROOM

Sinks: KOHLER MEMOIRS

Faucets: VICTORIAN SINGLE HANDLE WITH OPEN CHANNEL (FAUCETS ONLY)

Change shower to fiberglass pan with tile walls

MISCELLANEOUS

Add laundry sink with pull out faucet in a lower cabinet in the laundry room

ELECTRICAL

Add ceiling fan pre-wires in the: GREAT ROOM AND MASTER BEDROOM

CABINETS

Change to raised panel cabinet doors

Add soft close drawers and doors

Note any slab countertop locations: THROUGHOUT KITCHEN

Additional notes: CUSTOM BUILT-INS IN THE GREAT ROOM

FLOORING & COUNTERTOPS

Note any slab countertop locations: THROUGHOUT KITCHEN

DOORS, HARDWARE & MILLWORK

DOORS & HARDWARE

Interior Doors: SOLID PAINT GRADE

Additional notes:

ADD WAINSCOT AND COLUMN BUILD-OUTS IN ENTRY

APPLIANCES

Range: SLIDE-IN KENMORE ELITE RANGE

Microwave: STAINLESS KENMORE BUILT-IN TO CABINERY

Hood: KENMORE STAINLESS

Dishwasher: KENMORE ELITE (ALL STAINLESS FRONT)

CUSTOM NOTES

ADD TILE SURROUNDS PLUS TO CEILING AND OBSCURE GLASS SHOWER DOORS ON MAIN AND GUEST BATH FIBERGLASS SHOWERS

TOTAL COST OF OPTIONS SELECTED
BASE PRICE OF HOME
LOT PREMIUM

TOTAL PRICE

Client(s) Signature

Date

Ohlisch Homes Signature

Date

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.



For a list of eligible properties, visit www.communityfc.com.

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