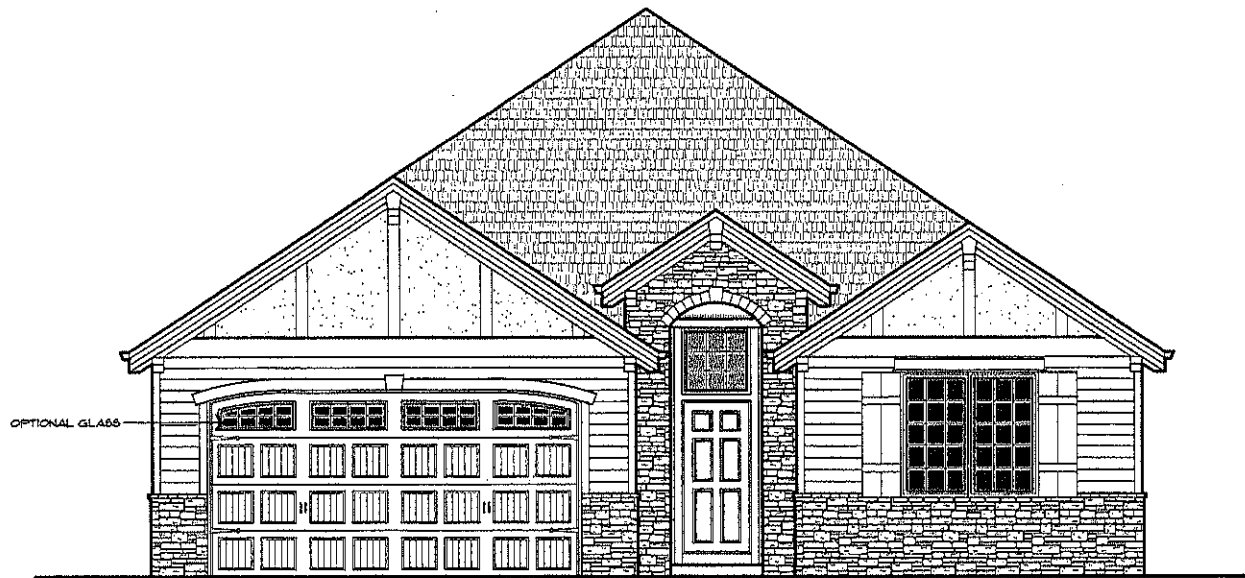


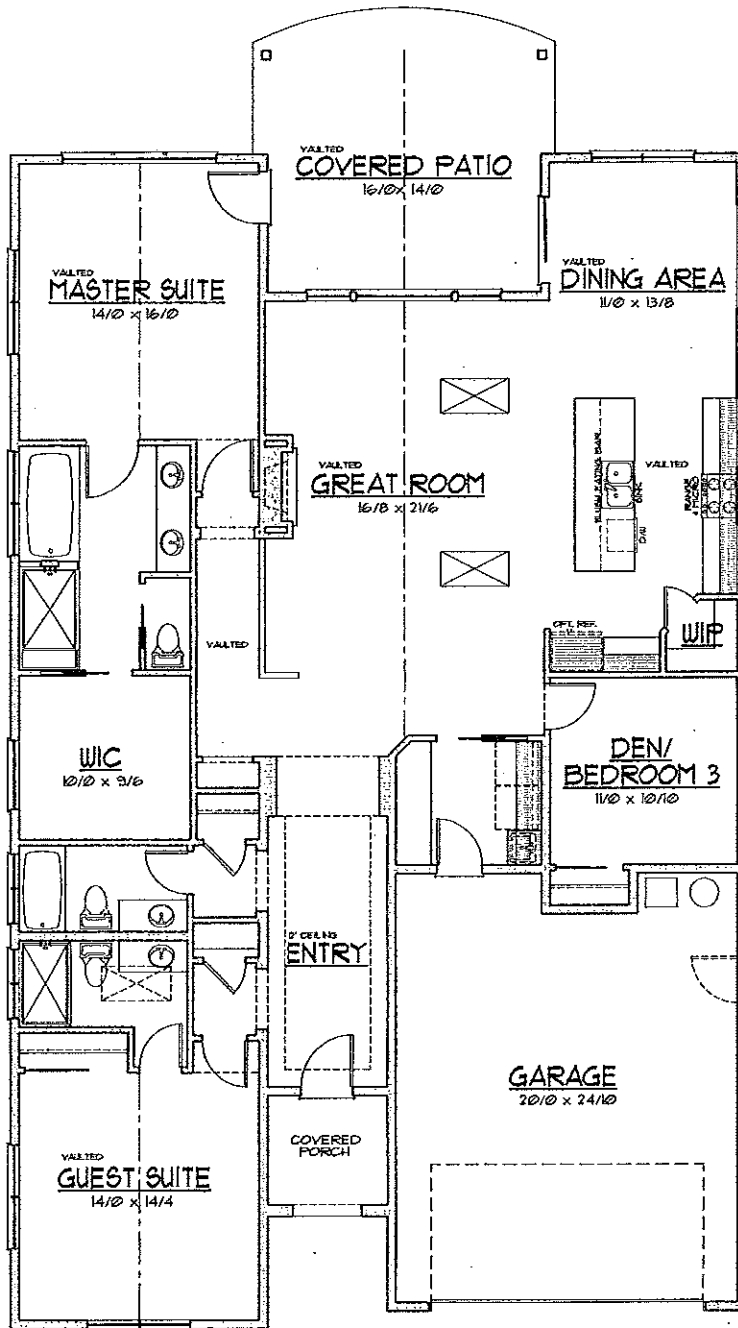
Pinehurst II
2168 Sq. Ft.



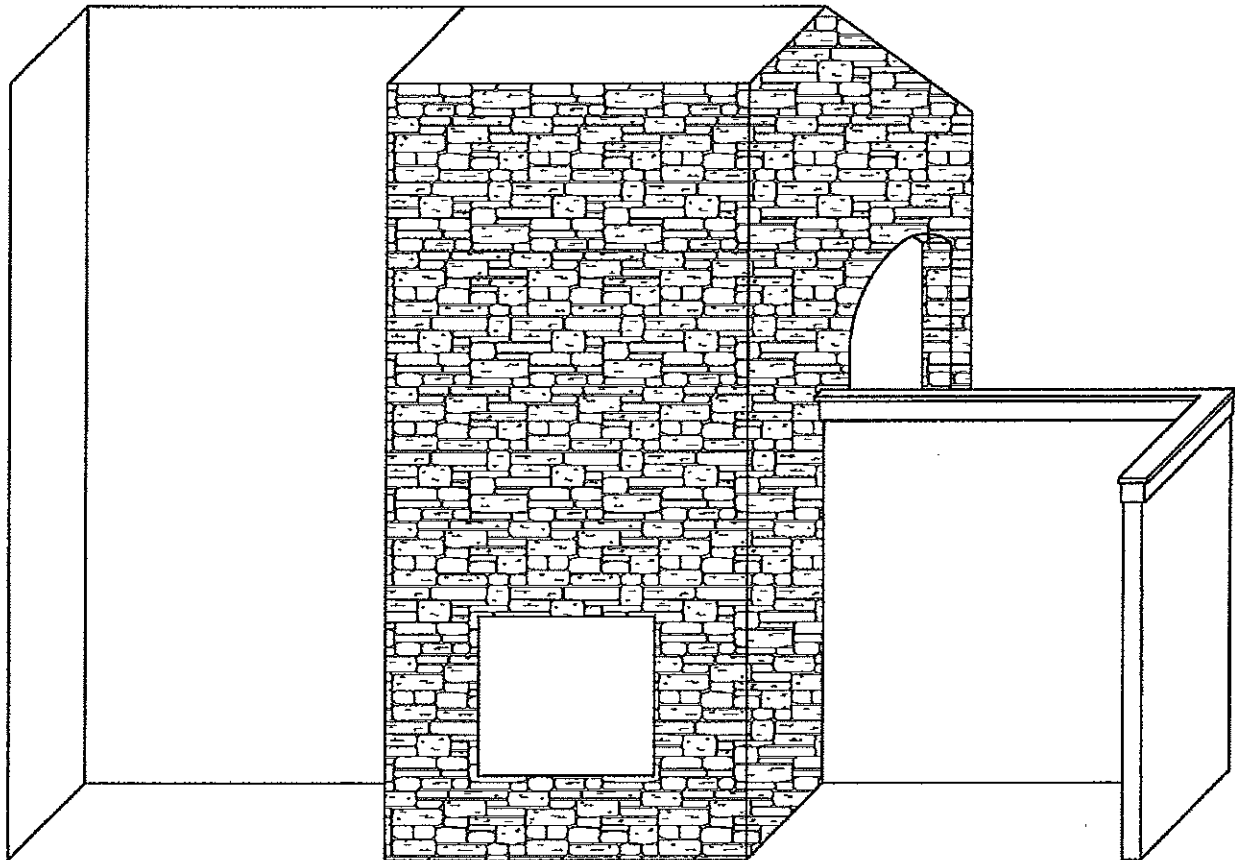
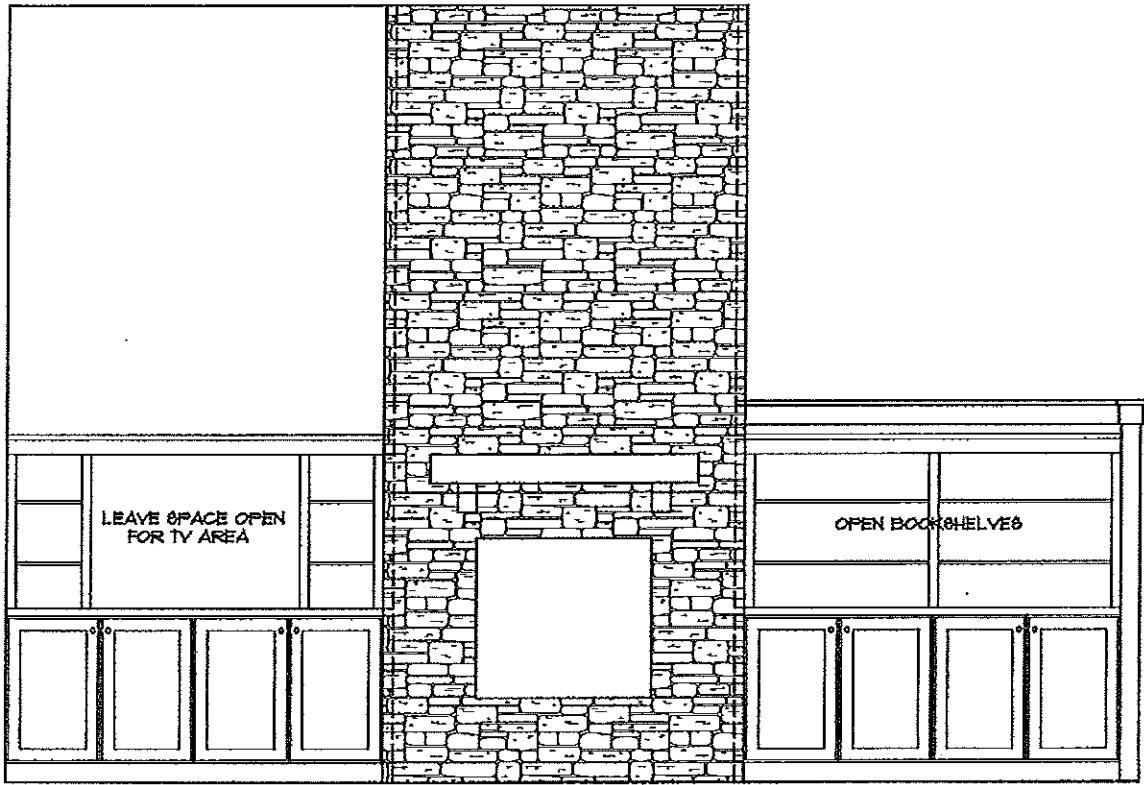
Euro 'C' Elevation

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

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

Community & Lot:	Walnut Crossing Lot 3
Address:	12862 Sevilla Ave., Tigard, OR
Plan Name & SF	The Pinehurst II - 2,168 SF
Buyer(s)	N/A
Contact Information	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		RAISED PANEL PROVINCIAL
Interior walls:	TBD	Cabinets:	KNOTTY ALDER
Interior trim:	TBD		
Interior ceilings:	TBD	Hardware:	Bronze

ELEVATION

Change to elevation style: ELEVATION 'C'	INCLUDED
Add additional masonry:	_____
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): (2) IN THE GREAT ROOM - PER PLAN	INCLUDED
Add a sun-tunnel in the (note location on layout):	_____
Add a garage man-door (note location on layout)	_____
Fireplace detail: SEE ATTACHMENT	INCLUDED
Note height of kitchen island eating bar: FLUSH	_____
Note if any changes to showers/tubs: MASTER SHOWER TO HAVE FIBER PAN & TILE WALLS	_____
Other:	_____

INSULATION

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

WINDOWS

Change color/style to:	_____
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ROOFING

Add ridgeglass gable treatment on front gables	INCLUDED
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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: LELAND PULL DOWN STAINLESS STEEL

INCLUDED

Add insta-hot:

MASTER BATHROOM

Change to Kohler "Memoir" sinks and toilet

INCLUDED

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

POWDER BATHROOM

Change to Kohler "Memoir" sinks and toilet

INCLUDED

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

INCLUDED

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: BBQ AREA ON BACK PATIO

INCLUDED

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 AND MASTER BR

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): OAK PARK COPPER BRONZE (EXT. CHANDELIER TOO)	INCLUDED
Change chandelier series to:	_____
Add pendant lights over the kitchen island - style:	_____
Add ceiling fans in the: GREAT ROOM AND MASTER BR	INCLUDED
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	INCLUDED
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CABINETS

Add raised panels to cabinet doors	INCLUDED
Add lower cabinets in the laundry room	INCLUDED
Add matching panel ends to cabinetry with tall panel end for refrigerator end (if applicable)	INCLUDED
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**FRONT DOOR**

Fiberglass with glass inserts	_____
Knotty Alder 2-panel square top	_____
Knotty Alder with glass inserts	INCLUDED
Other:	_____

INTERIOR DOORS

Hollow-core door style:	_____
Change to solid core paint grade doors	INCLUDED
Change to knotty alder 2-panel with square top:	_____
Other:	_____

HARDWARE

Change to style:	_____
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MILLWORK

Change to paint grade "Traditional" pkg.	INCLUDED
Change to knotty alder "Craftsman" pkg.	_____
Add knuckle iron baluster hand railing:	_____
Add paint grade wood baluster hand railing:	_____
Change wire shelving to custom built-in wood shelving	_____

APPLIANCES**DUAL-FUEL ELITE PACKAGE**

Range: Stainless "Elite" series dual-fuel slide in range	_____
Microwave/Hood: Stainless convection microwave/hood combo over range	_____
Dishwasher: "Elite" series stainless dishwasher	_____

EXECUTIVE COOKING PACKAGE

Cooktop: "Pro-style" 36" stainless gas cooktop w/ apron front	INCLUDED
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The Peace of Mind Home Loan

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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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