

CVR TOWN HOMES NEW CASTLE, COLORADO

“MOUNTAIN RUSTIC” (OPTION #1 FINISH PACKAGE)

SPECIFICATIONS

1. **SITE WORK: LANDSCAPING & IRRIGATION** - Package includes front and backyard in ground irrigation system manifold (with wet stub and wiring for future additions) piping to front and back lawn zones, drip irrigation piping on sides of home, automatic controller, and sod from the street sidewalk to the front of home, gravel on sides of home to back yard drainage swell, rear yard sod with beds around back deck. One 2” tree choice of crabapple, narrow leaf cottonwood, or Canada Red species.

DRIVEWAY & SIDEWALK – Broom finish.

2. **EXTERIOR:**
FASCIA & SOFFIT: Alside soffit panel
SIDING: Alside steel siding
TRIM: PVC coated aluminum
FRONT STONE: 2” cultured with rain edge
PORCHES: Concrete.
PORCH CEILINGS: Alside soffit panel
GUTTERS: Standard on Flat Surfaces downspouts where required
3. **INSULATION:** R-39 Ceiling, R-22 Walls. Crawlspace draped fiberglass on stem wall with 6 mil plastic running 2’ up the wall with complete coverage of all exposed dirt areas (moisture barrier – condition space), TGI bay space foam filled all floors, Windows to be filled around inside jamb, all exterior penetrations at any level foam filled and attic baffles at all joust bays locations. All homes in New Castle, Co. must be Energy Star compliant (2002 code) and blower door tested and certified.
4. **ROOFING:** TAMCO: - 30 Year Warranty, high profile.
COLOR: Weather wood
5. **GARAGE DOOR:** 9’ x 7’ Metal Sectional Door
With remote control operator & keyless entry

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6. **DOORS:**
- FRONT DOOR: 8' Craftsman Solid Alder Wood Door with Divided Glass Window Panels at Top
- SLIDING PATIO DOORS: Low E Insulated Vinyl
- INTERIOR DOORS: 8' Two Panel Factory Molded Solid Core Stained Alder Doors on 1st floor
6' 8" Two Panel Factory Molded Solid Core Stained Alder Doors on 2nd floor
7. **WINDOWS:** Alside Low E Insulated, Vinyl Windows with Mullions & Screens
8. **CEILINGS:** Skip trowel Finish 1/2" Drywall, Sherwin Willams primer (1 coat) and paint (1 coat).
- 1st Floor: 9' high
2nd Floor: 8' high
9. **INTERIOR WALLS:** Sheetrock - 1/2" walls skip trowel finish, garage 5/8" same as interior
- PAINT: Sherwin Willams primer (1 coat) and paint (1 coat)
10. **INTERIOR TRIM:** 3 1/4" Solid Adler at Doors. Windows to be sheet rock wrapped 3/4" bull nose, solid wood stained.
5 1/4" Solid Alder Base.
- STAIN: All trim will receive 2 coats of - Sherwin Willams Minwax stain & lacquered.
11. **STAIRS** Main: Carpet on stairway and one hand rail on stair well walls.
12. **FIREPLACE:** Napoleon 36" (B36NTRE) gas fireplace with blower and remote. Wood Mantel with Cut & Chiseled Travertine Tile Surround.
13. **HARDWARE:** Schlage Locksets – “Accent” Oil Rubber Bronze
14. **BATH ACCESSORIES:** Pacific Hills in Oil Rubbed Bronze
15. **MIRRORS:** 24" x 36" mirrors above vanities
16. **SHOWER DOOR:** Glass Door at Master Bath Shower Enclosure Only – Oil Rubbed Bronze Hardware.

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17. **SHELVING:** Single shelf and rod in closets. 3 shelves in linen, pantry and utility room(s) if included.

18. **CABINETS & COUNTERTOPS:** Crown Cabinetry – Knotty Alder/Pioneer/Natural Stain
42” Uppers at Kitchen with Crown Moulding/36” Uppers at Laundry
Standard Vanities at Master Bathroom and Secondary Bathroom
Pedestal Sink at Powder Room
Kashmire Cream Granite Countertops tops at kitchen and bath vanities.
*Exclusion: Cabinet Door Hardware

19. **APPLIANCES:** Stainless Steel Finish
*Gas Range: Whirlpool Model #: WFG515S0ES
*Dishwasher: Whirlpool Model #: WDF52OPADM
*Microwave: Whirlpool Model #: WMH3107H
*Exclusion: Refrigerator

*Models listed at time of this publication. Styles, manufacture, and models can vary.

20. PLUMBING:

KITCHEN: Sink - Franke Primo 33-in x 22-in Double-Basin Drop in Composite Sink (Model # DIG62D91-MOC)
Faucet – Delta “Saville” in Venetian Bronze (Model # 19949-RBSD-DST)
Disposal - Badger V - ½ HP

MASTER: Sink Faucet - Delta “Windemere” in Oil Rubbed Bronze (Model # 25996LF-OB-ECO)
Toilet - Kohler “Highline Classic” (Model # 14799-0)
Shower - Tiled shower pan / ceramic tile surround/ standard grout
Shower Faucet – Moen “Caldwell” in Mediterranean Bronze (Model # 82496EPBRB)

BATH 2: Sink Faucet - Delta “Windemere” in Oil Rubbed Bronze (Model # 25996LF-OB-ECO)
Sink - Aqua Source White Round Drop in Sink (Model # ML-20507)
Tub/shower - Moen “Caldwell” in Mediterranean Bronze (Model # 82496EPBRB)
Toilet - Toilet -Kohler “Highline Classic” (Model #14799-0)

POWDER: Pedestal - Aqua Source Model # ML-20601
Faucet - Delta “Windemere” in Oil Rubbed Bronze (Model # 25996LF-OB-ECO)
Toilet - Kohler “Highline Classic” (Model # 14799-0)

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WATER HEATER: Rinnai High Efficiency Tankless Gas Water Heater
(Model # RUCS75IN)
WATER SOFTENER: Rough in Plumbing Only
SILCOCKS: 2

21. **HVAC:** Armstrong Furnace 95% Efficiency. A/C Armstrong 3-ton 13 SEER

22. **LIGHT FIXTURES:**

Oil Rubbed Bronze Finish Fixtures

The following fixtures type(s) per room:
Master: Craftmade Ceiling Fan with Light
Bedrooms: Maxim Flush Mount Fixtures
Bathrooms: Maxim 2 Light Vanity Lights
Kitchen: Ceiling Can Lights
Hallways: Ceiling Can Lights
Living room: Craftmade Fan with light and ceiling can lights
Dining room: Maxim 3 Light Chandelier
Kitchen: Maxim Hanging Pendants
Outside front porch: Maxim 1 Light Wall Lantern with Burnished Finish
(4050 HOBUS)
Outside back porch: Maxim 1 Light Wall Lantern with Burnished Finish.
(4050 HOBUS)
(Ceiling cans per drawing all fixtures will accept Energy Star Rated Bulbs)

23. **FLOOR & WALL COVERING:**

EVOKE LVT "LUKE": Entry, Kitchen, DR, Bathrooms & Laundry
TRAVERTINE STONE: Tub/Shower Surrounds at Master Bath & Secondary Bath
DREAM WEAVER "HOEY BEIGE" & 6LB PAD: Bedrooms, Stairs & Upstairs
Hallway

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These specifications represent the standard products and fixtures used in the construction of your town house in Castle Valley. Any deviations from these specifications will need to be in the form of a written

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change order generated and approved by the builder and signed off on by the Buyer. Extra charges may apply and are due at the time of the acceptance of the order.

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