

PAHLISCH SELECT**ALA-CARTE FORM:** **Ala-Carte**

Date: 12.18.2019
 Client(s): SPEC
 Community: Mill Iron Estates
 Lot #: 3
 House Plan: Brennan 3-F3373-1(GR)
 Address: Mill Iron Circle

Changes/ Modifications/ Notes:

Add: 8' Interior Doors Throughout
Change: Interior Doors to 3 Panel Aberdeen Hollow Core
Change: 3 Panel Aberdeen Barn Doors to Flex Room
Add: 6" Base Throughout
Add: Wood Wrapped Windows and Doors
Add: Level 1 Signature Hard Surface Package
Add: Full Height Brick Fireplace with Hearth FP9 (see attached)
Add: Farmhouse Cabinets (Floor to Ceiling)
Add: Garbage and Recycle Bin next to sink
Add: Built in Floating Cabinets (Low Boy's) on each side of FP
Add: Upper Cabinets in Laundry Room
Add: Upgraded Farmhouse lighting Collection
Add: Pendant Lights over Kitchen Island on Dimmer Switch
Add: Toe Kick Lighting GR Cabinets
Add: Undercabinet Lighting in Kitchen
Add: Finish Fans in GR (Modern Forms 60" Graphite/Weathered Gray Fan FR-W1815-60L-GH/WG)
Add: Kohler Whitehaven Single Bowl Apron Front Sink
Add: Upgraded Plumbing Collection
Add: BBQ Gas Line to Rear Patio
Add: Fiberglass Pan with tile walls in Hall Bath
Add: Engineered Hardwood in All Main Living (GR, Kitchen, Dining, Hallways)
Add: Front yard landscape
Add: Power Conduit to shop
Add: 5 Piece Kitchen Aid Appliance Package (Includes; Microwave Model #KMCS1016GSS, Dishwasher Model #KDTE234GPS, Hood Model #AK7136AS, Wall Oven Model #KOSE500ESS, Cooktop Model #KCGS556ESS)



Select

BY PAHLISCH HOMES

SELECT HOME SPECIFICATIONS



Last Updated:

8/2/2019

DATE: 8.14.2019

CLIENT: SPEC

PHASE/LOT: MI03

ADDRESS: TBD

PLAN NAME: Brennan 3-F-3373-1(GR)

The Builder reserves the right to make changes to the following specifications at any time. If you have any questions about these specifications or if you identify a discrepancy between these specifications and the plan drawings, please seek clarification from the Regional Construction Director.

Pre-construction conversations do not constitute something will or will not happen. Any changes must be made in writing and signed by all parties. *It is the purchaser's responsibility to review all documents and bring any questions to the builder prior to the start of construction. Any change that is not communicated through written documentation is not part of the contract and may not be applied to the home.*

Buyer Initial(s) _____

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Pahlisch Select Included

SELECT HOME SPECIFICATIONS**STANDARDS: Pahlisch Select Standards (Central Oregon and Surrounding Area)**

DATE: 8.14.2019
 CLIENT(S): SPEC
 COMMUNITY / LOT: MI03
 ADDRESS: TBD
 PLAN NAME: Brennan 3-F-3373-1(GR)

EXTERIORS

House wrap & window flashing	PS
Fiber cement lap siding with decorative accents (per elevation; per community and ARC specifications)	PS
Designer pre-selected exterior paint & materials on home (see package details)	PS
Painted decorative "grooved" board in porch & patio ceilings	PS
Gutters on all main areas of house (per plan elevation)	PS
Designer pre-selected decorative accent rock (per elevation)	PS
Window trim wraps on front and sides of exterior elevations (per plan)	PS

WINDOWS

Low-E energy efficient vinyl Adobe windows (U-28 or better)	PS
Manufacturer's Limited Lifetime Warranty (per manufacturer's warranty & details)	PS
Clear glass vinyl windows throughout; obscure satin/rain glass windows in master bathroom and kitchen counter height windows (per plan; if applicable)	PS

ROOFING

Architectural composition fiberglass shingles - CertainTeed Landmark	PS
Manufacturer's Limited Lifetime Warranty (per manufacturer's details)	PS
Ice / Water shield on the eaves per regional code	PS
Roof ventilation (per code)	PS

FRAMING

9' (or taller) ceilings throughout main floor and 8' (or taller) on upper floors (per plan)	PS
2x6 exterior walls with OSB sheathing on walls and roof	PS
Vaults &/or coffers are per plan (if applicable)	PS
Decorative painted 6'8" fiberglass FCM220 front door	PS

INSULATION

Blown-in fiberglass insulation in walls - R-23 or greater	PS
Blown-in fiberglass insulation in attic - R-49 & R-38 flats and vaults	PS
Batt insulation in crawl space (underfloor) - R-38 (all regions)	PS

Please note that all items are subject to change until mutually agreed upon in writing within contract.

Community Lot #

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GARAGE DOOR(S)

8' garage door heights (per plan; refer to exterior addendum)	PS
Garage door opener(s) with remote and keyless entry	PS
Painted steel insulated garage door with windows Clopay 4053 for front load homes (refer to exterior addendum)	PS

DRYWALL

'Santa Fe' hand texture	PS
Sheetrock, fire-taped, and primed garage walls	PS
Square corners	PS

PAINT & STAIN

Walls and ceiling: 1 color, designer low-voc interior paint (refer to design addendum)	PS
Doors and trim: white enamel paint	PS

PLUMBING

Undermount stainless steel single bowl Sterling kitchen sink with garbage disposal	PS
Fiberglass shower or tub/shower units in all full bathrooms (per plan)	PS
Delta 'Trinsic' single hole bathroom faucets throughout (finish: bronze/brushed nickel)	PS
Delta 'Trinsic' pull-out spray kitchen faucet (finish: artic stainless)	PS
Pex cross link plumbing system	PS
2 hose bibs centrally located at builders discretion (per plan)	PS
Kohler elongated toilets throughout	PS
50 gallon water heater	PS
Shower pan with tile surround and (1) 14" x 18" shower niche in master (at builders discretion)	PS
Kohler rectangular undermount bathroom sinks throughout	PS
2 vanity sinks in master bathroom / up to 2 vanity sinks in other full bathrooms (hall bathrooms with a 5'-6" vanity or larger shall receive 2 sinks; per plan, if applicable) / pedestal sink in powder bath (per plan, if applicable)	PS

HEATING & COOLING

American Standard natural gas forced air furnace (95% efficiency or greater)	PS
Cadet heating for all ADU plans	PS
Natural gas electric water heater	PS
Natural gas kitchen range	PS
Natural gas fireplace with tile/rock surround (per plan; smaller plans may not allow fireplace -- see sales layout)	PS
AC pre-wire with electrical disconnect and coolant line	PS
Ecobee Thermostat	PS

ELECTRICAL & LOW VOLTAGE

Decora light switches throughout	PS
LED can lighting (per electrical layout)	PS
Hardwired smoke and carbon monoxide detectors (per code)	PS
CAT-5 phone outlets in great room, den/flex, and desk area (per plan, if applicable)	PS
Low voltage panel for homerun CAT-5 and RG-6 (located at builders discretion)	PS
Switched plugs in master bedroom & great room	PS
AC pre-wire with electrical disconnect and coolant line	PS
Pre-wire ceiling fan in master bedroom (unfinished)	PS
Pre-wire floor plugs in great room (unfinished)	PS
Air switch for kitchen sink disposal	PS
One USB outlet in kitchen (location at builders discretion)	PS
LED undercabinet lighting with switch in kitchen	PS
RG-6 cable outlets in great room, den/flex, master bedroom and bonus/rec room area (per plan, if applicable)	PS
Pre-wire ceiling fan in great room (per plan)	PS

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LIGHT FIXTURES

Designer series light fixtures throughout (per plan)	PS
Decorative surface mount fixtures (per plan)	PS
Decorative vanity fixtures in all bathrooms	PS
Decorative exterior light fixtures on garage wings, or soffit can lights (per plan; per elevation)	PS
LED can lighting (per electrical layout)	PS
Finished ceiling fan in great room (per plan)	PS
Keyless bulb fixtures throughout the garage	PS
Ring Pro Doorbell	PS

CABINETS

Painted or stained Alder 5-piece shaker style (refer to design addendum)	PS
5" medium bar pulls on all cabinets and drawers	PS
Full extension drawer boxes	PS
Approx. 36" tall base cabinets throughout	PS
Painted or stained back panel on kitchen island (per plan; if applicable)	PS
Soft close doors and drawers throughout	PS
Decorative transitional crown molding (4" single step)	PS

BATH ACCESSORIES

Sure-Loc 'Lugano' towel ring per lavatory sink (finish:bronze/satin nickel)	PS
Sure-Loc 'Lugano' bath tissue holder per toilet (finish:bronze/satin nickel)	PS
Sure-Loc 'Lugano' towel bar per bathroom (finish:bronze/satin nickel)	PS
Custom cut mirrors in vanities (42" for 8' ceilings; 48" for 9' ceilings)	PS
72" height, 3/16" obscure glass bypass door(s) for walk-in shower units	PS

FLOORING & COUNTERTOPS

Classic series continuous filament nylon carpet over 8lb pad in designated areas (per plan)	PS
Laminate countertop in utility room with finished backsplash transition piece (per plan)	PS
Tile surround fireplace on all gas fireplaces (fireplace hearth's not included in detail #1; per plan)	PS
3cm quartz slab counters in baths (single color) with 4"-6" tile backsplash	PS
3cm quartz slab counters in kitchen (single color) with full height backsplash	PS
Classic series LVT (luxury wood laminate) flooring in entry, entry hallway, kitchen, nook, great room, all baths, & utility (per plan, per region)	PS
Shower pan with tile surround and (1) 14" x 18" shower niche in master (at builders discretion)	PS

DOORS, HARDWARE & MILLWORK

Paint grade kitchen pantry door	PS
6'8" painted single-panel, square top 'Madison' interior doors (per plan)	PS
Paint grade fireplace mantel (refer to design addendum)	PS
Sheetrock wrapped windows with painted sill & apron throughout (see detailed trim package layout)	PS
Kwikset 'Milan' levers for interior door hardware	PS
Kwikset 'Hawthorne' handle set for front door hardware	PS
Painted transitional trim style wrapped passage doors & closets (see detailed trim package layout)	PS
Painted stair skirting, wood caps on all half walls, grab rail on any interior staircase, and baseboards	PS
Wire shelving in closets, laundry and pantry throughout (per plan)	PS
Kwikset Kevo Smart Lock	PS
Decorative painted 6'8" fiberglass FCM220 front door with transom and side lights (per plan)	PS

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APPLIANCES

30" Whirlpool slide-in stainless steel range (refer to appliance layouts for model numbers)	PS
Whirlpool stainless steel microwave/ hood combination over range (refer to appliance layouts for model numbers; location per cabinet layout)	PS
Whirlpool stainless steel front load dishwasher (refer to appliance layouts for model numbers)	PS

FLATWORK, LANDSCAPING & FENCING

Clients Responsibility	PS
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SMART HOME PRODUCTS

Ecobee Thermostat	PS
Ring Pro Doorbell	PS
Kwikset Kevo Smart Lock	PS
Lift Master Belt Drive WiFi Ready Garage Door Opener(s) with remote and keyless entry	PS

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Pahlisch Homes Trim Package

F

Farmhouse Trim Package

MILLWORK

Door Style: Aberdeen	F	Included
Door Legs 1x3 MDF	F	Included
Door Headers 5/4" x 5 MDF	F	Included
Windows: Full Wood Wrap	F	Included
Window Surrounds 1x6" MDF	F	Included
Window Sills 1x7" MDF	F	Included
Window Aprons 1x5" MDF	F	Included
Window Legs 1x4" MDF	F	Included
Window Headers: 5/4" x 6" MDF	F	Included
Sliding Door: 1x4" Leg and 5/4" X6 MDF Header	F	Included
Front Door: 1x4" legs with 5/4 x 6" header when standing alone (otherwise, 1x3" legs with 5/4" x 5" Header when located near other doors).	F	Included
Base: 1/2" x 6" MDF All Floors	F	Included
Base Shoe: Suburban Door Base Shoe	F	Included
Front Door Hardware: Ashfield Matte Black Handle Set	F	Included
Interior Dood Hardware: Pismo Black	F	Included

****When adding Crown use Cove

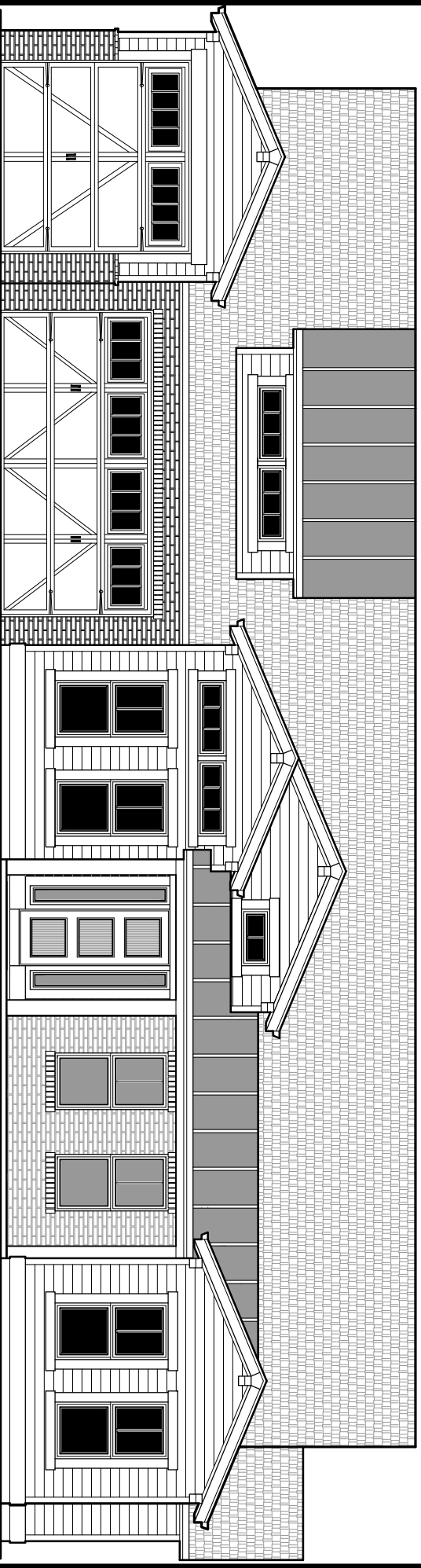


All items are subject to change until mutually agreed upon in writing with contract

Community and Lot #

Buyer Initial(s) _____ Buyer Initial(s) _____

Brennan



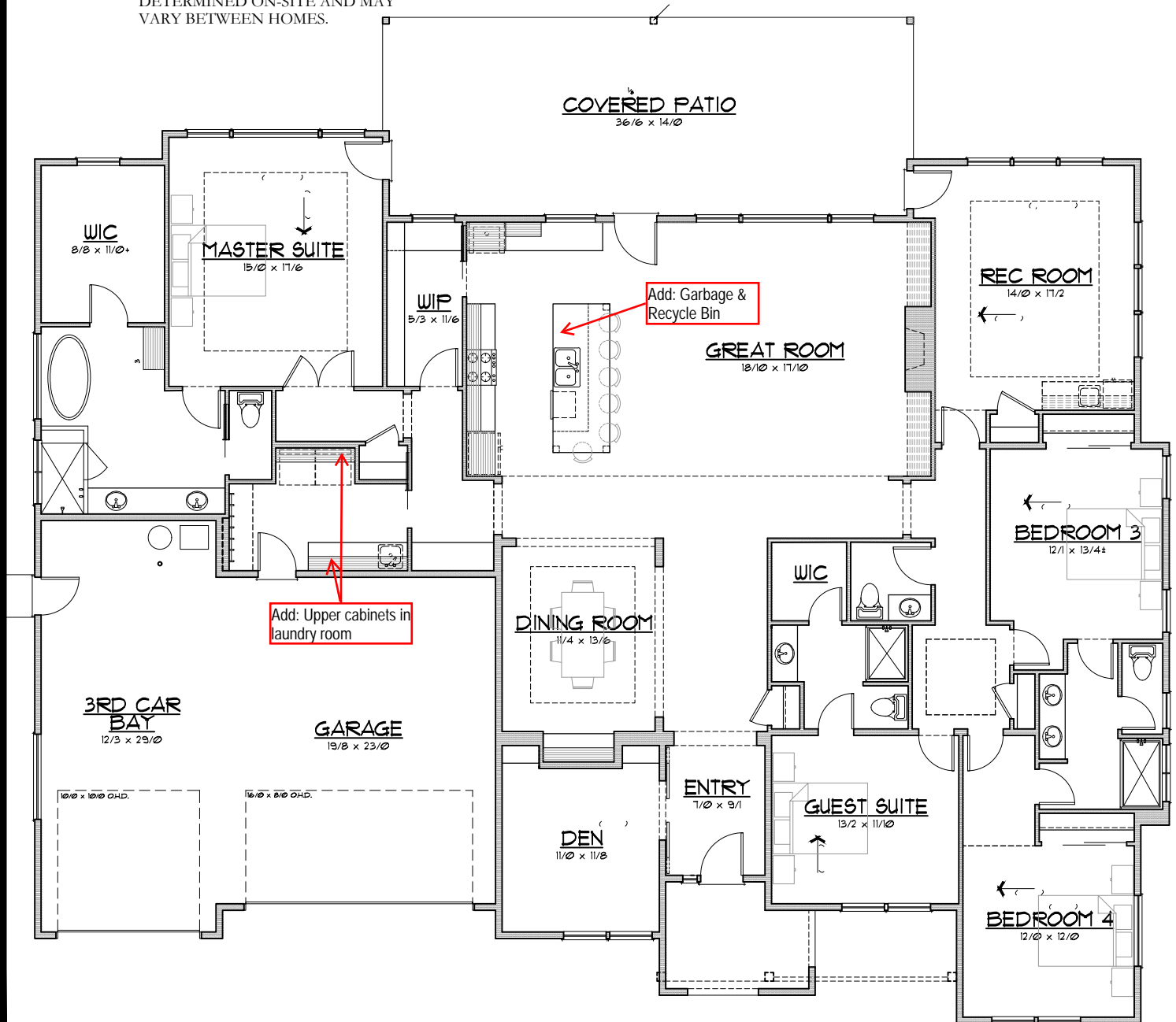
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Brennan














3373 Sq.Ft.

- LAYOUTS ARE FOR REFERENCE ONLY AND NOT PART OF THE PURCHASING OR SALES AGREEMENT.
- HOUSE ORIENTATION AND/OR GARAGE SIDE MAY VARY AND IS DEPENDENT ON LOT CONDITIONS.
- SQUARE FOOTAGE AND ROOM SIZES ARE APPROXIMATE.
- DUE TO VARYING SITE CONDITIONS, PAHLISCH HOMES RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE LAYOUTS.
- WINDOW SIZES & LOCATIONS MAY VARY PER ELEVATION STYLE.
- WIC & UTILITY ROOM CABINET AND/OR R&S LAYOUTS ARE DETERMINED ON-SITE AND MAY VARY BETWEEN HOMES.

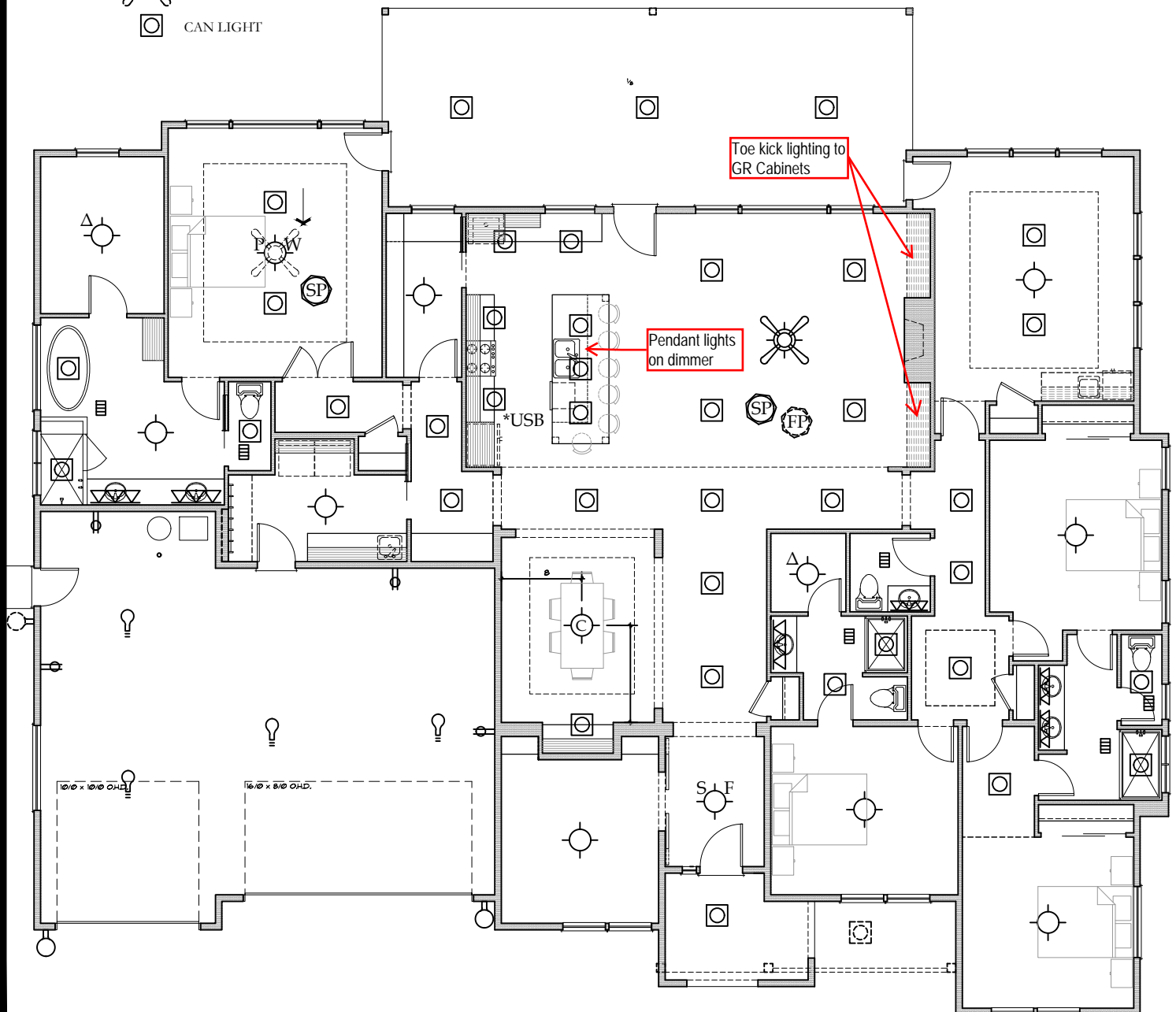
Add: 8' Interior Doors Throughout
Change: Interior Doors to 3 Panel Aberdeen Hollow Core
Add: 6" Base Throughout
Add: Wood Wrapped Windows & Doors
Add: Farmhouse Cabinets (Floor to Ceiling)
Add: Kohler Whitehaven Single Bowl Arpon Front Sink
Add: 5 Piece Kitchen Aid Appliance Package



Brennan Classic Electrical Layout

-  CEILING MOUNT
-  CHANDELIER
-  LOCATION OF LIGHT IN WIC VARIES ACCORDING TO PLAN.
-  VANITY LIGHT (2 OR 3 BULB)
-  KEYLESS LIGHT
-  EXHAUST FAN
-  EXTERIOR WALL LIGHT
-  SWITCH PLUGS
-  PREWIRE FOR CEILING FANS
-  CAN LIGHT
-  SEMI-FLUSH LIGHT
-  FINISHED CEILING FAN
-  PRE-WIRE FLOOR PLUGS

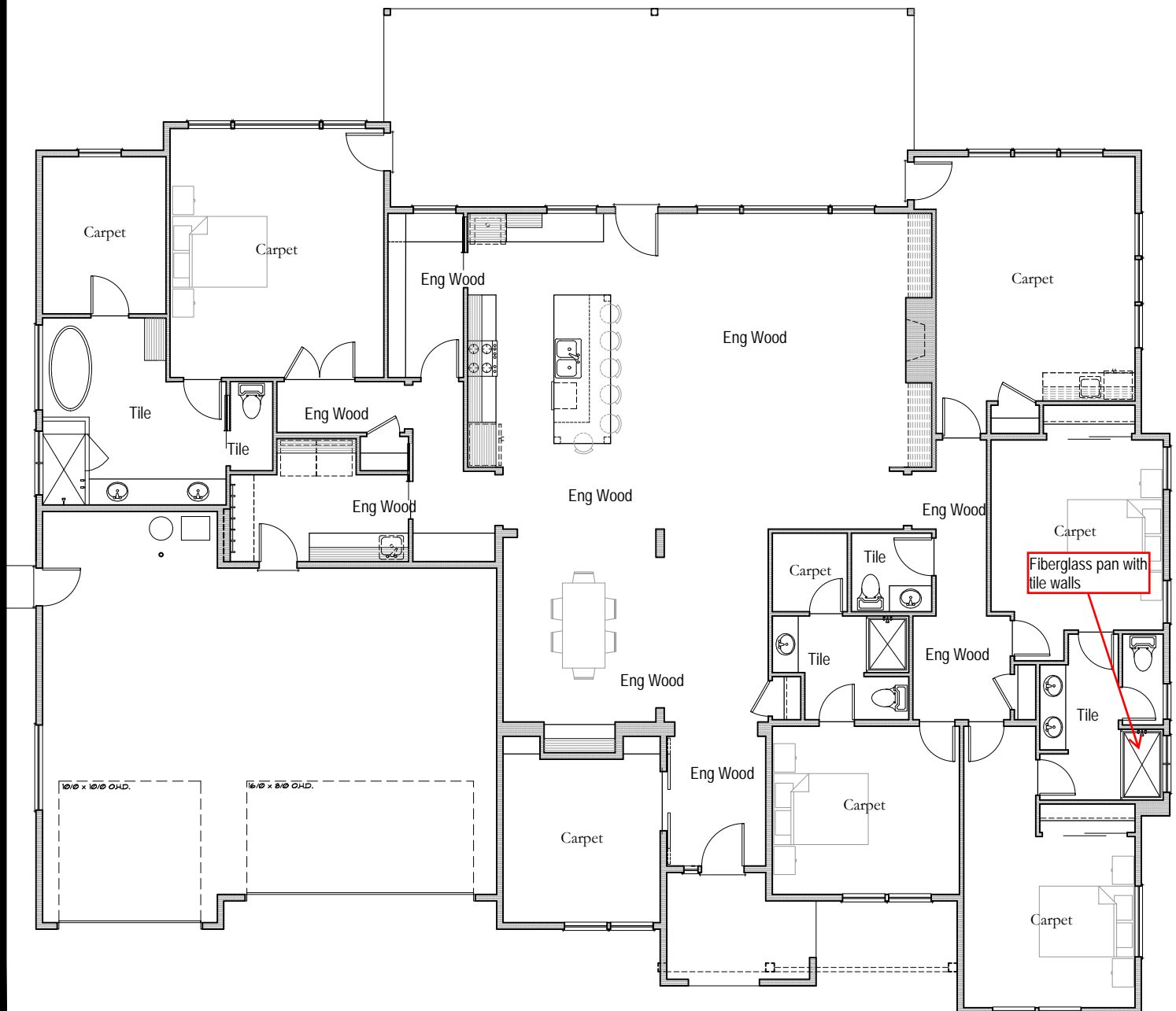
Undercabinet lighting in kitchen
Finish Fan in Great Room
Gas line to rear patio
Power conduit to shop

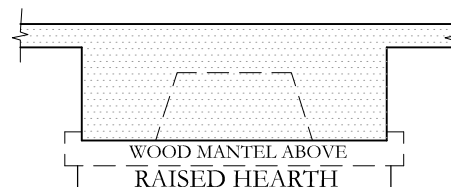


Brennan

Classic

Flooring Layout





NOTE:
DIMENSIONS ARE FOR ROUGH
FRAMING & MAY CHANGE DUE TO
CODE JURISDICTION

Front Door Handle Set
Ashfield Matte Black



Interior Door Handles
Pismo Black



Kitchen Plumbing Fixture
Delta Trinsic Matte Black



Cup & Knob Pulls
Matte Black



Master Tub Plumbing Fixture
Delta ARA Channel Spout with Hand Shower Black



Bathroom Plumbing Fixtures Tub/Shower
Delta ARA Black



Bathroom Plumbing Fixtures
Delta ARA Channel Black



Towel Bars, Towel Rings, Paper Holders, Robe Hooks
Sure-Loc Baden Series in Flat Black



Entry Chandelier
4020-PN



Dining Chandelier
420091MB



Island Pendants
471-10L-MB



Outdoor Lights



Great Room Fan
FR-W1815-60L-GH/WG



Master Bath Pendants
P500064-143



Vanity Bath Lights
Sea Gull 447804-839



Powder Bath Light
Sea Gull 5127803-839



Ceiling Mounts
QF3415EK



Select

BY PAHLISCH HOMES

SIGNATURE 5 PIECE STANDARD PACKAGE 2019

UPDATED 5/9/19

KitchenAid™

Microwave

KMCS1016GSS



KitchenAid™

Dishwasher

KDTE234GPS



ZEPHYR

3 Speed Canopy Hood

AK7136AS



KitchenAid™

Single Wall Oven

KOSE500ESS



KitchenAid™

36" Gas Cooktop

KCGS556ESS



Ecobee4 Smart Thermostat



Ring Video Doorbell Pro



Kwikset Kevo Deadbolt



Liftmaster 8355 Garage Door Opener



Deadbolt finish may be Bronze or Satin Nickel and is determined by design addendum

Layouts are for reference only and not intended to be an exact replication of the final product. Variations such as plan orientation, plan options, garage size, patios, windows etc, may exist