

BORREGO RIDGE SPECIFICATIONS *FIR, SPRUCE - VILLA*

CUSTOM QUALITY CONSTRUCTION

- Truss joist floor systems
- 2x6 @ 16" O.C. exterior walls
- 2x4 @ 16" O.C. interior walls
- 22/32" T&G strand board floor sheathing, glued and screwed to floor joists
- 3/8" strand board wall and roof sheathing
- Pre-engineered roof trusses & T.J.I. joists
- R-44 attic insulation
- R-22 wall insulation
- Double 2x4 @ 16" O.C. party wall construction
- Unfinished basement, framed floor to ceiling with 2x4 on 24" centers and insulated floor to ceiling
- Fully excavated basement with poured concrete walls, floor, and garage floor
- Damproofing on walls surrounding walkout space
- Roughed in in-floor heat in basement

EXTERIOR

- Triple pane, Low E, Sol. R, vinyl clad, maintenance free windows on main floor of rear elevation
- Double pane, Low E, Sol. R, vinyl clad, maintenance free windows throughout remainder of home
- Steel entry doors with deadbolt locks on direct access door
- Cedar clad garage door
- Asphalt shingle roof
- Exterior vinyl siding
- Smart board accents and trims
- Rough Sawn Timber Truss accents and entry roof
- Aluminium fascia
- Manufactured stone facing (as per plan)
- Pre-finished aluminium soffit
- Full width vinyl covered rear deck (as per plan)
- Square timber deck rails and accents
- Exposed aggregate front entry landing
- Entire lot restored to loam and seeded
- Landscaping and irrigation (as per plan)
- Paved asphalt driveway

Borrego Ridge Specifications *Fir - Townhome*

PLUMBING, HEATING, ELECTRICAL & MISCELLANEOUS

- Propane gas forced air furnace (size as required)
- Upgraded 50 gallon US hot water tank
- Black siligant under mount kitchen sink
- Upgraded oil rubbed bronze faucet and vegetable sprayer
- 1.5 gallon water saver toilets
- Almond colored bathtub and toilets
- Upgraded oil rubbed bronze bath hardware
- Almond vanity basins
- Pressure balancing bath taps and faucets
- One piece soaker tub with shower head in main bath
- Private ensuite off master bedroom
- Separate four foot shower with one seat in master ensuite
- Dual showerheads in Master Ensuite. One rain and one telescopic
- Clear glass shower door with oil-rubbed bronze trim in master ensuite
- All bathrooms vented to exterior through electric fans
- Distinctive cedar clad Garage door 8' high x 9' wide
- Garage door opener
- Keyless garage door entry
- Ceiling fan in great room
- Two exterior electrical outlets
- One exterior lawn service tap
- Vinyl coated wire shelving in all closets
- Electronic smoke alarm system
- Built in hood fan/microwave over the range and vented to exterior
- Freezer outlet in basement
- All homes pre-wired for telephone and cable T.V.
- Roughed in gas line to BBQ (on deck)
- Gas line to kitchen installed to gas range
- Central air conditioning installed
- Pot filler installed
- Water line for refrigerator installed
- Central Vacuum system installed
- Security system installed
- Under cabinet lighting installed

Note: Should supply of any item become a problem, Schickedanz reserves the right to substitute with another, of at least or equal quality, at its own discretion.

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July 1, 2007

Borrego Ridge Specifications

Spruce - Villa

INTERIOR FINISHING

- All ceilings-textured throughout
- 1 prime, two coats, latex wall paint throughout
- Upgraded Oil Rubbed Bronze door hardware
- Knotty pine six panel raised doors stained and lacquered
- Wide profile baseboards & casings painted
- Fir/pine wall mount handrails (as required)
- Wood stair rail and floor rail (as per plan)
- Upgraded Distinctive raised panel alder kitchen & bathroom cabinetry
- Split pantry to accommodate microwave
- Counter height Island in kitchen
- Crown molding and light valance on kitchen cabinetry
- Granite countertops in kitchen
- Arborite countertops with wood edging in bathrooms
- Distinctive Stainless Steel Appliance package including self cleaning range, dishwasher, side by side fridge with ice maker/water dispenser, and Microwave
- Full height upgraded slate back splash in kitchen
- One piece soaker tub in main bath with shower head with full slate surround
- Master ensuite equipped with five foot, two seat fully enclosed shower stall
- Dual showerheads in Master Ensuite. One rain and one telescopic
- Rough in for steam shower
- Slate backsplash over vanities, tubs, and shower trim
- Upgraded Oil Rubbed Bronze taps and shower heads
- Distinctive oil rubbed bronze upgraded lighting package (as per plan)
- Upgraded slate floors in front entry, main bath and ensuite
- Hardwood floors in kitchen, living room, and dining room
- Upgraded cut berber carpet over 3/8", 10 lb foam underlay in bedrooms and stairs
- One medicine cabinet in main bath and ensuite
- Environmentally friendly propane fireplace in great room (as per plan)
- Culture Stone fireplace facing to mantle height
- Upgraded distinctive timber fireplace mantle
- 10' ceiling in living room
- Great room and master bedroom on rear elevation equipped with low "E" argon filled triple glaze windows for energy and sound efficiency
- Oversize picture windows in great room, master bedroom, and future family room
- Garage fully insulated, dry walled and finished with one coat of paint

Borrego Ridge Specifications
Spruce - Villa

PLUMBING, HEATING, ELECTRICAL & MISCELLANEOUS

- Propane gas forced air furnace (size as required)
- Upgraded 50 gallon US hot water tank
- Stainless steel under mount kitchen sink
- Upgraded oil rubbed bronze lever faucet and vegetable sprayer
- 1.5 gallon water saver toilets
- Almond colored bathtub and toilets
- Oil rubbed bronze bath hardware
- Almond vanity basins
- Pressure balancing bath taps and faucets
- Soaker tub with shower head in main bath
- Private ensuite off master bedroom
- Separate fully enclosed five foot shower with two seats in master ensuite
- Dual showerheads in Master Ensuite. One rain and one telescopic
- Clear glass shower door with oil-rubbed bronze trim in master ensuite
- Steam Shower rough in Master Ensuite
- All bathrooms vented to exterior through electric fans
- Distinctive cedar clad Garage door 8' high x 16' wide
- Garage door opener
- Keyless garage door entry
- Ceiling fan in great room
- Two exterior electrical outlets
- One exterior lawn service tap
- Vinyl coated wire shelving in all closets
- Electronic smoke alarm system
- Hood fan over the range and vented to exterior
- Freezer outlet in basement
- All homes pre-wired for telephone and cable T.V.
- Roughed in gas line to BBQ (on deck)

Borrego Ridge Specifications
Spruce - Villa

PLUMBING, HEATING, ELECTRICAL & MISCELLANEOUS (CON'T)

- Roughed in gas line to kitchen for gas range
- Central air conditioning rough in
- Pot filler rough in
- Water line for refrigerator rough in
- Central Vacuum system rough in
- Security system rough in
- Under cabinet lighting installed
- Hot water floor heating rough in on walkout level
- Convenient laundry hookups in basement

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Borrego Ridge Specifications
Fir - Villa

INTERIOR FINISHING

- All ceilings-textured throughout
- 1 prime, two coats, latex wall paint throughout
- Rounded drywall corners
- Knotty pine six panel raised doors stained and lacquered
- Wide profile knotty pine Shaker style baseboards and window casings, stained & lacquered
- Fir/pine wall mount handrails
- Wood stair rail & floor rail (as per plan)
- Framed Knotty Pine mirrors in bathrooms Stained and lacquered
- Counter height Island with Granite or Quartz countertop in kitchen
- Split pantry with glass door to accommodate microwave
- Upgraded distinctive raised panel Alder cabinetry in kitchen and bathrooms
- Varying cabinet heights in kitchen
- All cabinetry glazed finish
- Crown moldings and light valance on kitchen cabinetry
- Feature wall in kitchen surrounding gas range with ledge rock & slate
- Open shelving above gas range highlighted with pot lighting
- Instant Hot water tap in Kitchen
- Granite or Quartz countertops in kitchen and bathrooms
- Under mount Black Blanco Siligrant kitchen sink
- Full height upgraded Slate tile back splash in kitchen
- Distinctive Stainless Steel Appliance package including self cleaning gas range, dishwasher, hood fan, microwave, side by side fridge with ice maker/water dispenser
- Under cabinet built in wine cooler
- Pot filler faucet over stove
- Vessel sink in Master ensuite
- Soft close toilet seats in all bathrooms

Borrogo Ridge Specifications

Fir - Villa

INTERIOR FINISHING (con't)

- Master Ensuite equipped with five foot, two seat fully enclosed shower stall
- Steam Shower in Master Ensuite
- Telescopic Showerhead in Master Ensuite. One rain and one telescopic
- Upgraded oil rubbed bronze taps
- Electric in-floor heating in bathrooms
- One piece soaker tub in main bath with shower head and full slate surround
- Upgraded slate tile backsplash over vanities, tubs and shower trim
- Medicine cabinet in main bath and ensuite
- 12" x 12" Upgraded slate tile in front entry and bathrooms
- Hardwood floors in kitchen, bedrooms, dining room, & great room
- Upgraded Stainmaster cut Berber carpet over 3/8", 10 lb foam underlay on stairs
- 10' ceiling in living room
- Environmentally friendly propane fireplace in great room (as per plan)
- Full height culture stone fireplace facing
- Upgraded distinctive timber fireplace mantle
- Upgraded oil rubbed bronze cabinet pulls and door handles
- Distinctive oil rubbed bronze upgraded lighting package (as per plan)
- Central Air Conditioning Installed
- Security system Installed
- Central Vac system Installed
- Side by side washer & dryer installed in basement
- Great room & master bedroom on rear elevation equipped with low "E" argon filled triple glaze windows for energy & sound efficiency
- Oversize picture windows in great room, master bedroom, and future family room
- Garage fully insulated, dry walled and finished with one coat of paint

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- Almond vanity basins
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- Separate fully enclosed five foot shower with two seats in master ensuite
- Steam shower in master ensuite
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