

# Rodeo Place - Phase 2A

## Finish Selections

May 28, 2009

<u>Roofing</u>	30 year asphalt shingles, with ice and water shield over the entire roof
<u>Foundation</u>	Poured-in-place concrete
<u>Insulation</u>	Roof: 4 mil vapor barrier at warm side of R-38 batt insulation Exterior walls: Spray-in fiberglass to capacity. 15 lb. house wrap or approved equal Basement and crawl space walls: 4" rigid insulation on the exterior, and R-11 batts on the interior
<u>Porch</u>	Deck: Composite decking Handrails: Stained rails with 3 gauge 4" welded wire mesh
<u>Exterior Paint</u>	Body & Trim: Semi-gloss. Color as approved by Snowmass Design review Board - TBD
<u>Interior Paint</u>	Walls: Baths, Kitchen, and Laundry rooms: White - Semi-gloss Others: White - Flat
<u>Interior Doors</u>	Knotty Pine 2-panel with v-groove, finished to match cabinets Door between house and garage to be painted 4-panel, rated per code
<u>Exterior Doors</u>	Raised panel fiberglass with half-lite, or approved equal
<u>Garage Door(s)</u>	Garage doors to be painted, paneled, insulated, steel doors with opener(s)
<u>Windows</u>	Clad wood windows, double hung and casement, with Low-E glazing, or approved equal
<u>Exterior Siding &amp; Trim</u>	Painted cement board
<u>Interior Trim</u>	Knotty Pine, finished to match cabinets
<u>Closets</u>	One rod and shelf. Linen closets will have 5 shelves

<b><u>Drywall</u></b>	Ship-trowl finish. Taped drywall in garage and basement, only in areas as required by code
<b><u>Flooring</u></b>	Kitchen, entries, & mudroom: 16" x 16" vinyl tile Bathrooms: 12" x 12" glazed porcelain tile Carpet: Color T.B.D., with 3/8" 8 oz. pad
<b><u>Cabinets</u></b>	Knotty Alder Shaker style flat panel door, with satin nickel knobs.
<b><u>Countertops</u></b>	Plastic laminate with chamfered wood edge to match cabinets, with a 6" backsplash
<b><u>Bath Surround</u></b>	6" x 6" Ceramic tile with 1" x 6" accent strip
<b><u>Bath Accessories</u></b>	(1) Toilet paper holder, and (2) 18" towel bars, and (1) towel bar in half-baths. Polished Chrome
<b><u>Mechanical</u></b>	High efficiency boiler for domestic hot water and hydronic baseboard heat, sized to accommodate a finished basement Solar panels and storage tank for preheating of domestic hot water Programmable thermostats in each bedroom and living areas
<b><u>Lighting</u></b>	Walk-in Closets: Fluorescent ceiling mounted per code, where provided Garage, Basement, and Crawl Space: Switched porcelain socket Other Locations: Surface mounted and/or recessed can lights
<b><u>Plumbing</u></b>	Kitchen Sink: Stainless steel Kitchen Faucet: Chrome, single lever, with pull-out sprayer Kitchen Disposal: ½ horsepower Bathtub: Metal, White Bathtub Faucets: Polished chrome Sink: Top mounted, White Toilet: Dual-flush, White
<b><u>Appliances</u></b>	Range: GE gas slide-in, White Range Hood: GE re-circulating with light, or ceiling exhaust fan above island / peninsula located range, White Dishwasher: GE Energy Star, White Refrigerator: GE Side-by-side, with through the door water & ice, White Washer / Dryer: Connection provided on living level. Appliances by Buyer

Landscaping

Sod in the front yard

Native seed mix on the remainder of the lot

(1) Cottonwood tree and (1) Aspen clump

Raised planter along the front porch

Automatic underground irrigation system for the lawn and trees

(2) Frost-free hose bibs - one along the front of the home and one in the garage

Standard Features:

Unfinished basement. Perimeter 2x4 stud wall, with R-11 batt insulation and 4 mil vapor barrier installed, and the ability to add one additional bedroom and bathroom

Radon Gas mitigation system, if required after testing

Electric garage door opener, with (1) remote

Specially designed roof trusses in the garage to allow for storage

32" Gas fireplace with tile surround and mantel

Smoke/fire/carbon monoxide detectors, per code

Heat tape traced gutters at entries

Switched ceiling j-box for future ceiling fan and/or light in every master bedroom

50 CFM ceiling fans in every bathroom, White

**Note: Buyer shall be aware that all documents of this building, including drawings, specifications, verbal or written communication and representation, is preliminary and not for construction. Final building and site may not reflect the documentation shown and/or delivered and the aforementioned documents do not constitute as-built drawings. The Town of Snowmass Village reserves the right to change any aspect of the building for reasons of construction, material availability, timing, code requirements, or any other reason.**