



STANDARD SPECIFICATIONS

The Highlands at Langley - Langley, Washington

The following specifications are the basic construction materials standards for The Highlands at Langley.

- All construction shall meet or exceed local, state and federal building codes.
- These specifications are to be used in conjunction with plot plan and construction drawings.
- Written specifications take precedence over construction drawings.
- These specifications are intended for the express use of Langley Builders, LLC and are subject to change at any time prior to a sale of a home.

PLANS

If client uses plans owned by Langley Builders LLC, ownership of plans remains with Langley Builders LLC. Plan sets will be provided as needed for engineering, permitting etc. Costs for any modifications to the plan and attendant engineering will be borne by the client.

BUILDING PERMIT & FEES

All building permits by local and state agencies are not included. Langley Builders will act as owner's agent in procuring engineering services and city and county permits. Fees are responsibility of owner.

LANDSCAPING

Landscaping to be done by the client in accordance with Highlands Design Guidelines. Area will be minimally leveled and graded by builder. No rockeries or topsoil provided except as needed to manage slopes.

UTILITIES

Underground water, sewer connection, macerator pump, power, telephone, TV cable and LP gas tank.

FOUNDATION

Walls and footings are of a concrete mix in accordance with the local building ordinances. (Refer to the drawings for the size of walls and footings and amount of steel reinforcing). This shall be in no way less than the minimum code. The moisture barrier in the crawl space shall be 6-mil poly lapped 12" at seams.

FLATWORK

Driveway to be gravel to conform to CCRs. Other pervious materials available at owner's discretion. All exterior concrete slabs to be brushed finish.

FRAMING

All exterior walls will be 2 x 6 construction 16" o/c with 7/16" OSB sheathing per plans.

All floor joists will be engineered I-joists with 3/4" ULX plywood sub floor. All other beams and framing members to be #2 DF or better. (See drawings for all sizes and grades).

The truss manufacturers shall engineer all trusses. Backing for grab bars at tub, shower and toilets.

DECKS & RAILS

All exterior deck framing materials to be pressure treated. Decks to be built as drawn. Decking to be 5/4"x6" Trex Weathered Wood or approved equal with composite deck screws. Railings to be detailed per plans using TK cedar or pre-primed white wood and painted with an exterior solid body acrylic paint.

SIDING

All exterior walls to have Tyvek house wrap, or approved equal, under all siding.

Hardi Plank horizontal lap siding, exposure as drawn or Hardi Panel siding with 1"x3" battens @ 16" o/c as drawn.

Pre-primed 5/4"x4" & 6" corner boards as drawn. All window trim to be pre-primed. Top to be 2"x6", sides to be 5/4" x 6" with 2"x4" subsill cut at 15 degree angle. Other specific trim as noted on plan.

EXTERIOR PAINTING

Painting of Hardi siding and pre-primed trim areas per paint scheme using 2-coat of exterior solid body acrylic paint and 2-coat exterior trim paint.

WINDOWS & SKYLIGHTS

Vinyl windows Double hung (or equivalent) as drawn in white.

Class 35 u rated between double panes and Low-E.

Window openings are per drawings and must meet applicable egress, light and ventilation codes.

Velux skylights with Low-E as drawn.

EXTERIOR DOORS

Entry Door – Codel SF6P or approved equal, smooth fiberglass door; 6 Panel. Door finish: painted both sides.

Porch Door – CodelSF61 Smooth fiberglass door or approved equal, 1/2 Lite 2 Panel, Insulated Glass. Door finished 2-coats paint both sides.

Living room and Bedroom Door: Milgard Classic Series Sliding Patio Door White, or approved equal. L or R opening.

All doors with bronze adjustable door sills, double bored for locks and US26D door butts.

Door hardware by Schlage. Accent Lever set with B360 Deadbolt. Finish is Aged Bronze.

ROOF SYSTEM

Roofing: Pabco Premier 30-year laminated fiberglass composition. Color TBD.

Ventilation: Continuous ridge venting.

Soffits: 7/16" SmartSide Panel with 4" grooves, painted body color.

Felt, flashing materials and venting per building code.

ROOF DRAINAGE & GUTTERS

Gutters: 5" continuous aluminum fascia gutters. Color TBD.

Downspouts: 2 x 3 rectangular aluminum.

Downspout and footing drains will be tight lines to drain away from house to dry well or rain garden.

INSULATION

Exterior Walls: R-21 batts.

Attic: R-38 batts or equivalent.

Crawl Space: Fiberglass batt insulation R-30.

Interior Sound Insulation: As noted per plan.

Hot water pipes in unheated areas will be insulated. All windows and doors will be sealed with foam. Exterior wall plate lines will be caulked at the floor.

FIREPLACE

Stove Model 8321, painted matte black by Hearthstone, gas free standing stove or approved equal. Classic black finish with glass front and realistic "split-oak" ceramic fiber log set. Fan kit optional.

MECHANICAL

Hot water tank-40-gallon electric.

Gas piping supplied to fireplace, range. Hookup fees for propane service included. Gas piping to hot water heater and BBQ connection on deck are upgrades.

Bath and laundry fans Panasonic FV-11VQ3 or approved equal.

ELECTRICAL

Heating- King Pic-A-Watt or approved equal wall heaters with programmable thermostats in bedrooms, toe kick style in baths per plan.

TV outlets- Two (2) openings all home run to outside strike per plan. All cables to be RG6.

Phone outlets- Two (2) openings all home run to outside strike per plan. All cables to be CAT-5 wire.

Switches- White-toggle with rheostat.

Other- Complete smoke detectors to current code.

CUSTOM LIGHTS

Exterior lighting and recessed can lights standard, no options. Buyer to choose from builder's standard selection per lighting plan for surface-mount ceiling lights, pendants and sconces. Options and features available.

PLUMBING

All interior water lines are aqua pex.

All waste lines are ABS.

KITCHEN

1 Elkay stainless steel double bowl sink CR3322 with Delta Classic single handle kitchen faucet 300-WF in chrome with matching sprayer.

GUEST BATHROOM

1 white Styleline acrylic tub/shower with Moen Model 2357 fixture with spout in chrome.

1 white Kohler Farmington K-2905 self-rimming sink with Delta Classic 501-WF faucet in chrome.

1 white Kohler Wellworth round front Toilet with seat.

MASTER BATHROOM

1 white Styleline 48" acrylic shower with seat with Moen Model 2357 fixture without spout in chrome.

1 white Kohler Farmington K-2905 self-rimming sink with Delta Classic 501-WF fixture in chrome.

1 white Kohler Wellworth round front Toilet with seat.

MISCELLANEOUS

1 laundry washer plumbing connection box.

1 icemaker rough in box and valve.

Rough in and set dishwasher.

2 exterior hose bibs

DRYWALL

All walls will be 1/2" GWB and all ceilings will be 5/8" GWB. All walls will be prepared with a PVA sealer over drywall and a light dash texture. All wall corners to be square. Round wall corners to be an upgrade. "Knock down" texture option is suggested at buyer's discretion. Windows openings will be wrapped drywall with wood sill and apron. Water resistant drywall in bathrooms. Tile surround at tub or shower must have Wonderboard or approved equal.

INTERIOR PAINTING

Interior walls- Low VOC, Pittsburgh Paint, Manor Hall or approved equal, eggshell finish. 1 color throughout; 3 Standard colors to choose from.

Interior ceiling- Low VOC, Pittsburgh Paint, Manor Hall or approved equal, eggshell finish. 1 color throughout; 3 Standard colors to choose from.: Same as walls.

Bathrooms, Laundry and Powder Room- Low VOC, Pittsburgh Paint, Manor Hall or approved equal, semi-gloss. 1 color throughout; 3 Standard colors to choose from. Color: Same as walls.

Millwork and door paint (if paint finish is selected) - Low VOC, Pittsburgh Paint, Manor Hall or equal, satin finish.

CABINETS

Kitchen cabinets and bath vanities: KraftMaid Cabinetry, Inc., Style: HW1-Dalton, Birch or equivalent

Kitchen-36" base cabinets and 30" upper cabinets.

All Bathrooms-33" tall vanity.

Round knobs, color selection of brushed nickel, aged bronze or flat black - standard in all cabinets.

INTERIOR MILLWORK

All millwork is painted MDF / clear finished hemlock or equivalent.

All windows: 1"x 7" sill and 1"x 3" apron. Casing pattern: Flat stock.

Interior doors Prehung, paint grade Simpson, Encore 8571 or approved equal. Sizes per drawings.

Door casing: 1"x 4.5" head and 3/4"x 3.5" side casings. Casing pattern: Flat stock.

Pocket doors with same finish and privacy locks on all bathrooms.

All swing doors spring or hinge stops in matching aged bronze finish.

Baseboards 1/2"x 3.5" flat stock

Wall caps, half-walls 1" by width shown on plans with 1"x 3" apron on both sides.

Stair open rails 2"x 2" balusters with fillets, 6010 milled rail cap and 1"x 6" sill with 3/4"x 3" apron and 4"x 4" posts with 1"x 1/2" trim per detail.

1"x 10" stair skirt boards.

Fireplace hearth paver keeper 3/4"x 1 1/2".

CLOSET SHELVING

Wire shelving for bedrooms, coat and walk-in closets 12" wide by length noted.

Wire shelving for linen and pantry closets to be 16" wide with 4 rows unless noted otherwise.

COUNTERTOPS, SHOWERS & TUB SURROUNDS

Kitchen - Countertop – Laminate of choice with 4" white tile backsplash.

Kitchen Island - Countertop – Laminate of choice.

Guest and Master Bathroom - Countertop – Laminate of choice with 4" white tile backsplash.

APPLIANCES

Frigidaire F-FEF352FS Slide in self-cleaning gas range in white.

Frigidaire F-FDB2000RFS built-in dishwasher in white.

Frigidaire Microwave/Fan Hood Model #423001 White

FINISH FLOORING

Carpet and Vinyl Allowance. Finish packages and color selections available.

NOTE: Carpet and pad can be upgraded from standard per Contract and Option Fee Schedule.

Hearth: Status glazed porcelain tile 12x12.

MIRRORS, SHOWER DOORS & BATH HARDWARE

All baths to have plate mirror or framed mirror centered over vanity.

One shower door included.

Bathroom accessories – paper holder, 1 24" towel rod, 1 hand towel ring.

CLEAN UP

The building will be left at closing in clean condition to include, but not limited to, all scraps around the grounds taken away for disposal.

Interior clean up to include vacuuming of floors and cabinets, cleaning of all woodwork, windows (inside and out), plumbing fixtures, appliances, floors and light fixtures.

OCCUPANCY

Final inspection approval of the building permit by the building inspector shall constitute substantial completion. A final walkthrough with the owner will be done after final inspection and any corrections agreed to at that time will be completed prior to Langley Builders leaving the site.

WARRANTY

Langley Builders, LLC provides a third party, 10-year warranty in addition to our standard 2-year warranty. Warranty to be provided for review prior to contract closing.