

APPENDIX 1

Sunvale Place Villas Condominium Project

Vendor's Standard Specifications

- All exterior 2x6 construction, R20 insulation, R50 attic insulation
- Stone and stucco exterior, with some siding accents
- 30 year asphalt roofing shingles
- All units have 3 separate dividing walls (party walls); three 2x4 Roxul 'Safe & Sound' insulated walls, each with 5/8" drywall on both sides, providing the best sound insulation in the business.
- Fire Walls are ICF Blocks filled with concrete and dry walled on both sides.
- Heating system is state-of-the-art Viessman Vitoden 200W Boilers with Heat Flo 115 gallon indirect hot water tanks, Axxiom MF300 System Feeder with hot water circulating pumps, HFT-60 Expansion Tanks, Fantech SH704 Ventilation unit.
- In-floor hydronic heating throughout house and garage
- Knock-down textured ceilings in house and garage
- Upgraded 4-1/2" baseboard trim with matching casing
- Low-E, Argon filled Energy Star rated windows, triple-glazed windows along north walls.
- Custom made maple kitchens with soft close drawer slides and hinges
- Granite countertops in kitchen and bathrooms and laminate desk top
- 5-star quality 'Drop and Done' vinyl wood grain flooring with lifetime warranty, ceramic tiled floor in master bathroom, carpet in master bedroom
- LED strips under cabinet lighting, including under eating-bar peninsula
- Full size, stainless steel appliances include: Whirlpool fridge, convection oven, overhead microwave hood-fan, dishwasher; stackable Maytag washer and dryer
- Complete landscaping package includes underground irrigation system

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