



## BUYERS SELECTIONS HANDBOOK



CONGRATULATIONS ON YOUR NEW HOME! PLEASE USE THIS BOOK AS A GUIDE TO SELECTING YOUR STANDARD AND UPGRADED SELECTIONS FOR YOUR HOME.

THE FIRST 3 PAGES WILL BE WHERE YOU MAKE YOUR FINAL SELECTIONS. PULL THESE PAGES OUT AND MARK YOUR SELECTIONS AS YOU WORK THROUGH THE SELECTIONS BOOK. PLEASE USE THE REST OF THE BOOK AS A REFERENCE WITH PICTURES AND DESCRIPTIONS OF THE STANDARD AND UPGRADE ITEMS AVAILABLE.

THANK YOU AGAIN FOR CHOOSING WIND RIVER HOMES TO BUILD YOUR DREAM HOME!



## WIND RIVER HOMES UPGRADE LIST FOR BUYERS

<b>BUYERS</b>	
<b>LOT# ADDRESS</b>	

**\* PLEASE NOTE THAT ALL EXTERIORS ARE DESIGNED BY THE BUILDER. IF SOMETHING SPECIAL IS REQUESTED IT NEEDS TO BE OUTLINED IN AN EMAIL TO THE BUILDER AND WE WILL TRY OUR BEST TO ACCOMODATE THAT REQUEST.**

**\* PLEASE NOTE DUE TO SUPPLY ISSUES AT THIS TIME, AVAILABILITY IS SUBJECT TO CHANGE. PRODUCTS MAY VARY.**

**PLEASE SELECT YOUR UPGRADE CHOICES OR JUST STANDARDS BELOW**

SELECTIONS	COST	✓	INITIAL
<b>EXTERIOR PAINT SELECTIONS - PAGE 5</b>			
Paint selection address: _____			
Body: _____ Accent: _____ Trim: _____			
<b>STAIN SELECTIONS – PAGE 5</b>			
Library Oak <input type="checkbox"/> Grey Fruitwood <input type="checkbox"/> Custom X <input type="checkbox"/> Driftwood <input type="checkbox"/>			
<b>EXTERIOR/INTERIOR STONE SELECTIONS – PAGES 6-7</b>			
Chardonnay <input type="checkbox"/> Bucks County <input type="checkbox"/> Echo Ridge <input type="checkbox"/> Skyline <input type="checkbox"/>			
Black Rundle <input type="checkbox"/> Ashfall <input type="checkbox"/> Dark Rundle <input type="checkbox"/> Chapel Hill <input type="checkbox"/> Nantucket <input type="checkbox"/>			
Moonlight <input type="checkbox"/> Whiskey Creek <input type="checkbox"/> Silverton <input type="checkbox"/>			
Grouted <input type="checkbox"/> Dry stacked (No Grout) <input type="checkbox"/>			
1 <sup>st</sup> Stone choice _____ 2 <sup>nd</sup> Stone choice _____			
<b>EXTERIOR STANDARD SELECTIONS NO UPGRADES</b>	0.00		
<b>EXTERIOR UPGRADES – PAGE 8</b>			
Concrete flatwork requested prior to foundation	\$32/SF		
Concrete flatwork requested after foundation	\$35/SF		
Increase patio size	TBD		
RV Pad-requires RV Gate. May require additional excavation.	TBD		
Sealing of Driveway	\$1500.00		
Hot tub concrete pad	TBD		
Rain Chains	\$515 /each		
Extra Gate on fence (1 included)	\$500.00		
<b>INSULATION STANDARD SELECTIONS NO UPGRADES</b>	0.00		
<b>INSULATION UPGRADES – PAGE 8</b>			
Insulate garage ceiling and exterior walls	\$1500.00		

Insulate interior wall	\$500/wall		
<b>HVAC STANDARD SELECTIONS NO UPGRADES</b>	0.00		
<b>HVAC UPGRADES – PAGE 8</b>			
Split level HVAC System *Available on two story homes only	\$3800.00		
Fireplace Fan	\$525.00		
BBQ / gas stub on patio	\$500.00		
<b>ELECTRICAL STANDARD SELECTIONS NO UPGRADES</b>	0.00		
<b>ELECTRICAL UPGRADES – PAGE 8</b>			
Convenience Outlet Inside (Where Allowed)	\$150/each		
Seasonal Circuit	\$500/each		
Hot tub disconnect prewire- hook up is time and materials if needed	\$2000.00		
Install Lighting in Floating Fireplace shelves	\$350/each		
Install Lighting in Cabinets	\$350/each		
Generator Prewire	\$2500.00		
Ceiling Fans	\$700/each		
Extra Phone	\$175/each		
Extra TV	\$175/each		
Floor Plug	\$825/each		
Extra Recessed Can	\$220/each		
Weatherproof Plug	\$250/each		
Freezer/Refrigerator outlet in garage	\$250/each		
Under Cabinet Lighting *Price depends on floor plan	TBD		
<b>TILE STANDARD SELECTIONS NO UPGRADES – PAGE 9</b>	0.00		
<b>TILE UPGRADES – PAGE 9</b>			
Tile Foot Rest in shower	\$500/each		
Master Shower Shelves	\$500/each		
Additional Shower niche (12”x16” with standard tile)	\$700.00		
<b>FIREPLACE STANDARD SELECTIONS NO UPGRADES – PAGE 10</b>	0.00		
Standard Fireplace: Stone to ceiling			
<b>FIREPLACE UPGRADES – PAGE 10</b>			
Tile Fireplace to ceiling (price will depend on tile selection)	TBD		
<b>PLUMBING STANDARD SELECTIONS NO UPGRADES – PAGE 11</b>	0.00		
Standard Sink Stainless Steel: Double bowl <input type="checkbox"/> Single Bowl <input type="checkbox"/>			
<b>PLUMBING UPGRADES – PAGE 11</b>			
Tankless Water Heater	\$4400.00		

Comfort Height toilet *16 ½ inch How many _____	\$400/each		
<b>FINISH CARPENTRY STANDARD SELECTIONS NO UPGRADES - PAGE 12</b>	0.00		
Standard Interior doors, window trim, and door trim			
Mantel Selection: Box <input type="checkbox"/>			
<b>FINISH CARPENTRY UPGRADES – PAGE 13-14</b>			
Ceiling Beam Location: _____ Number: _____	\$150/FT		
Floating Fireplace Shelves Offset <input type="checkbox"/> Straight <input type="checkbox"/> Number: _____	\$600/each		
Barn Doors with hardware Location: _____ Number: _____	\$3200/each		
Exterior door A <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> F <input type="checkbox"/>	\$1500.00		
Exterior door C <input type="checkbox"/>	\$3200.00		
Mirror Frames (each bathroom)	\$800.00		
Stair railing- Stained post painted balusters (Price depends on floor plan)	TBD		
Stair railing- Painted post painted balusters (Price depends on floor plan)	TBD		
<b>CABINET STANDARD SELECTIONS NO UPGRADES – PAGE 15</b>	0.00		
<b>CABINET UPGRADES – PAGE 15</b>			
Fireplace Cabinets Stained <input type="checkbox"/> Painted <input type="checkbox"/>	TBD		
30” Curved Hood	\$4800.00		
<b>LIGHTING STANDARD SELECTIONS NO UPGRADES – PAGES 16-20</b>	0.00		
LIGHTING COLLECTION: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/>			
KITCHEN PENDANT: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/>			
<b>LIGHTING SELECTION UPGRADE – PAGE 16</b>			
Custom Lighting package -Selected with Lighting Store	TBD		
<b>APPLIANCE STANDARD SELECTIONS NO UPGRADES – PAGE 22</b>	0.00		
<b>APPLIANCE SELECTION UPGRADE – PAGE 22</b>			
Custom Appliance package -Selected with Appliance Store	TBD		

**\*It is our policy on any upgrades to a standard home to collect a \$200 upgrade fee to get a quote for the upgrade. The \$200 then goes to the cost of the item if the buyer decides to move forward with it. Any item priced in the buyer’s book does not require this fee unless it is altered from the standard item selected.**

**PLEASE SIGN BELOW TO CONFIRM YOUR SELECTIONS**

X\_\_\_\_\_

**Buyer**

\_\_\_\_\_

**Date**

X\_\_\_\_\_

**Buyer**

\_\_\_\_\_

**Date**



## PAINT SELECTIONS

PAINT SELECTIONS NEED TO BE DONE RIGHT AWAY TO GUARANTEE A BIGGER SELECTION OF CHOICES. WE DO NOT ALLOW REPEAT PAINT SELECTIONS WITHIN 3 HOUSES.

WE RECOMMEND YOU TAKE A DRIVE THROUGH SABRE RIDGE AND AFFINITY ESTATES; TAKE NOTE OF ADDRESSES WITH PAINT YOU LIKE.

\*PLEASE TAKE A PHOTO OF THE HOUSE YOU REFERENCED AND EMAIL IT TO THE OFFICE. **PLEASE RESPECT HOMEOWNERS' PRIVACY.**

\*DUE TO SUPPLY CHAIN SHORTAGES SUBSTITUTIONS MAY OCCUR

**\*WE DO NOT HAVE PAINT INFORMATION IN SABRE RIDGE ON HOMES PAST 1811 WATSON BUTTE HEADING EAST AND ON WATSON CREEK**

PAINT SELECTION ADDRESS \_\_\_\_\_

EXTERIOR PAINT SELECTION:

BODY-\_\_\_\_\_

ACCENT-\_\_\_\_\_

TRIM-\_\_\_\_\_

## STANDARD STAIN FINISH SELECTIONS

LIBRARY OAK

☐

GREY FRUITWOOD

☐

CUSTOM X

☐

DRIFTWOOD

☐

## **STANDARD STONE SELECTIONS**

STONE SELECTION IS THE SAME FOR INTERIOR & EXTERIOR WE DO NOT ALLOW  
REPEAT STONE SELECTIONS WITHIN 3 HOUSES.

### **COUNTRY LEDGESTONE:**

CHARDONNAY ☐      BUCKS COUNTY ☐      ECHO RIDGE ☐  
SKYLINE ☐      BLACK RUNDLE ☐      ASHFALL ☐

### **STACKED STONE:**

DARK RUNDLE ☐      CHAPEL HILL ☐      NANTUCKET ☐  
MOONLIGHT ☐      WHISKEY CREEK ☐      SILVERTON ☐

GROUTED ☐      DRYSTACKED (NO GROUT) ☐

\*DUE TO SUPPLY ISSUES AT THIS TIME AVAILABILITY IS SUBJECT TO CHANGE.  
PLEASE MAKE A 1<sup>ST</sup> AND 2<sup>ND</sup> CHOICE SELECTION ON STONE.

1<sup>ST</sup> STONE CHOICE \_\_\_\_\_

2<sup>ND</sup> STONE CHOICE \_\_\_\_\_

\*TO LOOK AT SAMPLES OF THESE STONES AT MUTUAL MATERIALS  
PLEASE SCAN THE QR CODE



## INTERIOR/EXTERIOR STONE SELECTIONS

### COUNTRY LEDGESTONE



BUCKS COUNTY



CHARDONNAY



ECHO RIDGE



SKYLINE



BLACK RUNDLE



ASHFALL

## INTERIOR/EXTERIOR STONE SELECTION

### STACKED STONE



MOONLIGHT ROUGH CUT



DARK RUNDLE



WHISKEY CREEK



NANTUCKET STACKED



SILVERTON



CHAPEL HILL STACKED

**\*PLEASE MARK ON THE UPGRADES LIST IF YOU WISH TO ORDER ANY OF THE FOLLOWING BELOW.**

**EXTERIOR UPGRADES**

- \*CONCRETE FLATWORK REQUESTED PRIOR TO FOUNDATION
- \*CONCRETE FLATWORK REQUESTED AFTER FOUNDATION
- \*INCREASE PATIO SIZE
- \*RV PAD-REQUIRES RV GATE (MAY REQUIRE ADDITIONAL EXCAVATION)
- \*SEALING OF DRIVEWAY
- \*HOT TUB CONCRETE PAD
- \*RAIN CHAINS
- \*EXTRA GATE ON FENCE (1 INCLUDED)

**INSULATION UPGRADES**

- \*INSULATE GARAGE CEILING AND EXTERIOR WALLS
- \*INSULATE INTERIOR WALL

**HVAC UPGRADES**

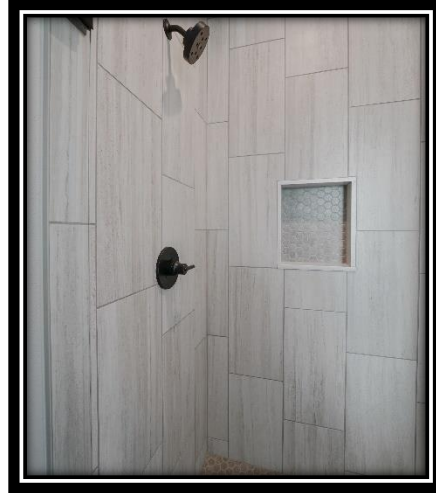
- \*SPLIT LEVEL HVAC SYSTEM (AVAILABLE ONLY ON TWO STORY HOMES)
- \*FIREPLACE FAN
- \*BBQ/GAS STUB ON PATION

**ELECTRICAL UPGRADES**

- \*CONVENIENCE OUTLET INSIDE (WHERE ALLOWED)
- \*SEASONAL CIRCUIT
- \*HOT TUB DISCONNECT PREWIRE-HOOK UP IS TIME AND MATERIALS IF NEEDED
- \*INSTALL LIGHTING IN FLOATING FIREPLACE SHELVES
- \*INSTALL LIGHTING IN CABINETS
- \*GENERATOR PREWIRE
- \*CEILING FANS
- \*EXTRA PHONE
- \*EXTRA TV
- \*FLOOR PLUG
- \*EXTRA RECESSED CAN
- \*WEATHERPROOF PLUG
- \*FREEZER/REFRIGERATOR OUTLET IN GARAGE
- \* UNDER CABINET LIGHTING

## TILE STANDARDS

\*MASTER SHOWER NICHE IS STANDARD



## TILE UPGRADES

\***ADDITIONAL MASTER SHOWER NICHE** (APPROXIMATE SIZE IS 12" X 16"). IF FRAMING ALLOWS

\*MASTER SHOWER SHELVES

\*MASTER SHOWER TILE FOOT REST



## FIREPLACE STANDARDS

\*STONE FIREPLACE TO THE CEILING



## FIREPLACE UPGRADE

\*TILE FIREPLACE TO CEILING



## PLUMBING STANDARDS

\*BATHROOM FIXTURES ARE STANDARD BLACK



\*KITCHEN & UTILITY FIXTURES ARE STANDARD BRUSHED NICKEL



\*STANDARD TOILET GERBER MAXWELL STANDARD



\*STANDARD OVAL STAND ALONE TUB



## PLUMBING UPGRADES

\*GERBER COMFORT HEIGHT 16 ½ INCH HEIGHT



\*TANKLESS WATER HEATER UPGRADE (TANKLESS WATER HEATER REQUIRES AN EXTRA ELECTRICAL OUTLET)

**\*PRODUCT MAY VARY**

# **FINISH CARPENTRY STANDARDS**

## **MANTELS**

### **BOX**



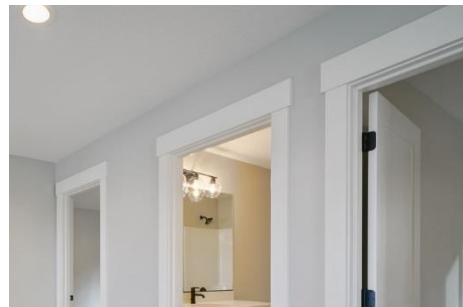
### **\*STANDARD EXTERIOR DOOR**



### **\*STANDARD INTERIOR DOORS**



### **\*STANDARD DOOR AND WINDOW TRIM**



### **\*FINISH STYLE MAY VARY**

## FINISH CARPENTRY UPGRADES

### EXTRIOR DOOR UPGRADES



### \*CEILING BEAMS



### \*BARN DOORS



### \*FIREPLACE SHELVES



### \*MIRROR FRAMES (EACH BATHROOM)



\*TO ADD LIGHTS IN FIREPLACE SHELVES IS AN ADDITIONAL CHARGE

## FINISH CARPENTRY UPGRADES

### UPGRADED STAIR RAILING



\*STAINED POST PAINTED BALUSTERS



\*PAINTED POST PAINTED BALUSTERS

\*UPGRADED STAIR OPTION PRICES ARE BASED ON FLOOR PLAN AND WILL BE GIVEN BY WIND RIVER HOMES

## CABINET STANDARDS

\* CABINET HARDWARE BLACK



## CABINET UPGRADES

FIREPLACE CABINETS

\*FIREPLACE CABINETS PAINTED



\*FIREPLACE CABINETS STAINED



\*UPGRADED 30" CURVED HOOD



## **STANDARD LIGHTING PACKAGES**

THE FOLLOWING COLLECTIONS AND KITCHEN PENDANTS ARE STANDARD.  
PLEASE SEE ATTACHED SHEETS FOR PICTURES.

### **\*LIGHTING COLLECTIONS:**

1. LUCY COLLECTION
2. CALHOUN COLLECTION
3. SEYMORE COLLECTION
4. SHYLOH COLLECTION

### **\*KITCHEN PENDANTS**

A B C D E F

## **UPGRADE LIGHTING PACKAGES**



## **CUSTOM LIGHTING SELECTIONS**

THE SELECTIONS FOR CUSTOM LIGHTING WILL TAKE PLACE AT J&J  
LIGHTING & HOME DECOR AT 885 22<sup>ND</sup> AVE SW ALBANY, OR 97321 WITH

### **STEPHANIE SHUBERT AT J&J LIGHTING & HOME DECOR**

YOU WILL NEED TO CONTACT STEPHANIE SHUBERT AT 541-928-8488 OR  
stephanie@j-jelectric.com TO SCHEDULE YOUR APPOINTMENT. **PLEASE MAKE  
SURE AN APPOINTMENT IS SCHEDULED SO THAT YOU ARE ABLE TO  
MEET WITH STEPHANIE.**

YOU WILL BE SHOWN OPTIONS WITHIN YOUR BUDGET. IF YOU WISH TO  
PICK UPGRADES THE OFFICE WILL BE ABLE TO PROVIDE YOU WITH  
THE TOTAL COSTS ONCE ALL SELECTIONS ARE GIVEN TO WIND RIVER.  
THE EXTRA COSTS WILL BE PAID TO WIND RIVER HOMES BEFORE  
INSTALLATION.

DUE TO SUPPLY ISSUES AT THIS TIME AVAILABILITY IS SUBJECT TO  
CHANGE. SOME SELECTIONS MAY NEED TO BE SUBSTITUTED FOR LIKE  
MATERIALS.

LUCY COLLECTION

ENTRY



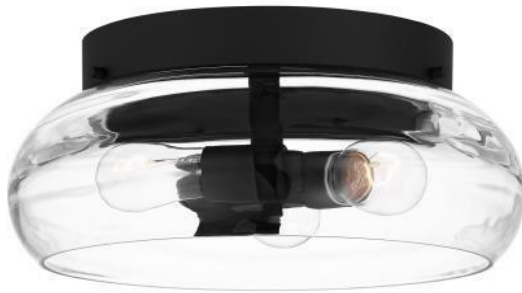
DINING ROOM



KITCHEN AND



OFFICE



BATH



BATH



BEDROOMS, HALL, LAUNDRY & CLOSET



## CALHOUN COLLECTION

**ENTRY**



**DINING ROOM**



**KITCHEN ISLAND**



**OFFICE**



**BATH**



**BATH**



**BEDROOMS, HALL, LAUNDRY & CLOSET**



**SEYMORE COLLECTION**

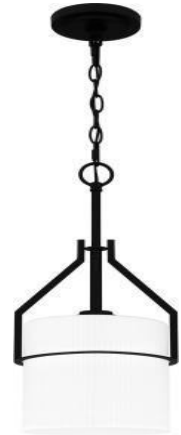
**ENTRY**



**DINING ROOM**



**KITCHEN ISLAND**



**OFFICE**



**BATH**



**BATH**



**BEDROOMS, HALL, LAUNDRY & CLOSET**



**SHYLOH COLLECTION**

**ENTRY**



**DINING ROOM**



**KITCHEN ISLAND**



**OFFICE**



**BATH**



**BATH**



**BEDROOMS, HALL, LAUNDRY & CLOSET**



## KITCHEN PENDANT OPTIONS

**SECTION A**



**SECTION B**



**SECTION C**



**SECTION D**



**SECTION E**



**SECTION F**



## **STANDARD APPLIANCE PACKAGE**

\* APPLIANCE PACKAGE INCLUDES CUSTOM HOOD WITH HOOD LINER VENT

**\* PLEASE NOTE THAT THESE ARE STANDARD BASELINE SELECTIONS AND LIKE SUBSTITUTIONS MAY BE MADE DUE TO AVAILABILITY**

RANGE (PRODUCT MAY VARY)



FRIGIDARE DISHWASHER



## **UPGRADE APPLIANCE PACKAGE**



IF YOU WISH TO PURCHASE AN UPGRADED APPLIANCE PACKAGE OR ADDITIONAL APPLIANCES YOU MAY DO SO BY CONTACTING REX AT KELLYS 503-378-1793. ANY CHANGE MUST BE APPROVED BY WIND RIVER HOMES FIRST. SOME CABINET CHANGES MAY BE NEEDED AND WILL INCREASE COST.

\*REFRIGERATOR, WASHER AND DRYER ARE NOT INCLUDED IN THE APPLIANCE PACKAGE. LISTED BELOW ARE THE STANDARD DIMMENSIONS.

-REFRIGERATOR 37w X 73 1/2h

-WASHER & DRYER 60" wide and 58" height to bottom of upper laundry cabinets



## **CHERRY CITY SELECTIONS**

THE SELECTIONS FOR TILE, CARPET, LVP, QUARTZ COUNTERS,  
AND INTERIOR PAINT WILL TAKE PLACE AT CHERRY CITY  
INTERIORS & DESIGN WITH

### **AMBER NABORS AT CHERRY CITY INTERIORS & DESIGN.**

YOU WILL NEED TO CONTACT AMBER NABORS AT 503-763-6417  
OR [amber@cherrycityid.com](mailto:amber@cherrycityid.com) TO SCHEDULE YOUR APPOINTMENT.

**AN APPOINTMENT IS REQUIRED TO MAKE YOUR SELECTIONS  
AT CHERRY CITY, NO EXCEPTIONS WILL BE MADE**

YOU WILL BE SHOWN OPTIONS WITHIN YOUR BUDGET. IF YOU WISH TO  
PICK UPGRADES THE OFFICE WILL BE ABLE TO PROVIDE YOU WITH  
THE TOTAL COSTS ONCE ALL SELECTIONS ARE GIVEN TO WIND RIVER.  
THE EXTRA COSTS WILL BE PAID TO WIND RIVER HOMES BEFORE THE  
INSTALLATION.

DUE TO SUPPLY ISSUES AT THIS TIME AVAILABILITY IS SUBJECT TO  
CHANGE. SOME SELECTIONS MAY NEED TO BE SUBSTITUTED FOR LIKE  
MATERIALS.

\*STANDARD LVP LOCATIONS ARE: ENTRY, GREAT ROOM, AND KITCHEN

\*STANDARD CARPET LOCATION ARE: BEDROOMS, DEN, AND STAIRS

\*KITCHEN, BATHROOM, AND LAUNDRY COUNTERS ARE STANDARD  
QUARTZ.

\*THESE ARE OUR STANDARD GROUT COLORS: BLEACHED WOOD, OYSTER GREY,  
AND ARCTIC WHITE. ADDITIONAL GROUT COLOR UPGRADES WILL BE \$75.00 A BAG.