



BUYERS SELECTIONS HANDBOOK



Congratulations and Thank you for your Lot Reservation with Wind River Homes in Tuscany Hills. We know you have choices in builders, and we are very grateful you have chosen us to build your beautiful new home. This handbook was created to help guide you through our home building process.

We look forward to working with you. We are excited to work with you on making your dream home a reality!

The First step in building your custom home is: Select and Approve Your Floor Plan At this stage you will be selecting a floor plan that best fits you and your family's needs. You will need to meet with your realtor to get the process going. You may choose from one of our floor plans or bring your own. Once the floor plan is selected and approved the remaining \$30,000.00 is due to secure your lot.

NEW HOME SELECTION

Wind River Homes will provide you with a selection book that lists the choices for you to make on your new home. Plan to finalize these choices within the time frame specified on your packet. If selection deadlines are not met, it can cause delays. If you miss your selection deadline, Wind River reserves the right to use its best judgement and will determine all final selections if selections are not provided in time. This would be a last resort. We will do our best to help you stay on schedule. Please note that because of current supply issues, substitutions happen more often. The schedule does not change to accommodate late arrival of finishes.

The exterior colors of your home will be selected from the builder approved color schemes. The intent is to maintain a consistent neighborhood while ensuring homes have unique individual qualities. The exterior colors and stone of nearby homes may limit your choices for exterior color selection.

Upgrades and choices that differ from the builder approved selections, such as lighting, appliances, floor coverings, and counter tops will require additional payment of non-refundable money made to the builder prior to install. These funds shall remain non-refundable and paid directly to Wind River Homes.

Wind River Homes reserves the right to place a hold on any selections until payment has been made. Occasionally, a home is already under construction, and we have made some or all of these choices. If you are purchasing a home already under construction, a list of the selections that can still be made will be provided to you by your real estate broker.

Many selections can be made directly through the images, samples, and descriptions provided in selection packet. The Selections for Tile, Carpet, LVP, Quartz counters, and Interior paint will take place at Cherry City Interiors & Design with Amber Nabors. You will need to contact Amber Nabors at 503-763-6417 or amber@cherrycityid.com to schedule your appointment. Amber will help guide you through all your choices. **Cherry City Requires an appointment, they will not be able to accommodate you if you just walk in.**



GENERAL CONSTRUCTION SEQUENCE

Although the specific sequence of construction steps vary and overlap, Generally we will build your home in the following order:

- Permits approved and construction begins
- Excavation
- Form, pour foundation, and install utilities
- All Selections from the buyer's book need to be made
- Framing – Underfloor Plumbing and Mechanical
- Framing – First Floor/ Second Floor
- Roof Trusses – Roof Sheathing
- Roofing

INTERIOR

- Rough In of Plumbing, Mechanical, and Electrical
- Cover Inspections
- Insulation
- Drywall, tape and texture
- Interior Trim
- Cabinets and Hard Surfaces
- Paint / Stain
- Carpet
- Punch List Items

EXTERIOR

- Sheathing/Siding
- Exterior Trim
- Windows and Doors
- Gutters
- Exterior Painting
- Concrete
- Fine Grading
- Landscaping



FINISH WORK

- Cabinets
- Counter Tops
- Tile
- Floor Covering
- Appliances
- Hardware
- Lighting Fixtures
- Plumbing Fixtures
- Certificate of Occupancy
- Full Home Inspections if Requested (Supplied by Homeowner)
- Construction Cleaning
- Builder's Punch List
- Screens/Weather Stripping
- Closing
- Buyer Move In

CHANGE ORDERS

Any changes made from standard selections will result in additional fees. If a price is not listed in the Buyers Selection Book, a quote fee will apply. Requests for a quote will come with a \$200.00 fee for each quote. Verbal agreements will not constitute a change order. All changes must be mutually accepted and signed on the change order form and real estate addendum. A \$200.00 change order fee applies. Please keep in mind, some changes may cause delays in closing dates. Any proposed change needs to be emailed to your real estate agent to be presented to the builder. At times, a response to a change order can take several days and even weeks, depending on the extent of the requested change. Wind River Homes will email a response to buyers and your real estate agent for review and approval. If the change order is approved, a change order addendum will be prepared by your real estate agent and mutually accepted. The \$200.00 quote fee will be put towards the change order fee if the change is selected.



SAFETY

Until you close on the sale of your new Wind River Home, please be mindful that the building site is an active construction zone. Construction is exciting but can be very dangerous.

Please be respectful of the process and refrain from informal visits and interruptions to the site as this could cause delays and compromise safety. All site visits must be scheduled with the listing broker for after work hours Monday – Friday after 6pm, Saturday and Sunday after 5pm. If workers are on site you will need to reschedule your visit. Summer is our busiest time, please be respectful that work hours may go until dark.

Please observe common sense safety procedures at all time when visiting the site:

- Keep children within reach at all times
- Watch for boards, cords, tools, nails, or construction materials that might cause tripping, puncture wounds, or other injury
- Do not enter any level of a home that is not equipped with stairs, rails, or a Roof
- Please stay away from all ditches, holes, and other excavations that could be hazardous.
- Give all vehicles plenty of room. Assume that the driver can neither see nor hear you.
- Do not enter crawl spaces or attic spaces

PLANS AND SPECIFICATIONS

The building department of the city or county where your home is located must review and approve the plans and specifications for your home. We construct each home to comply with the plans and specifications approved by the applicable building department and code. Your specifications become part of our agreement with subcontractors and suppliers.

Only written instructions from Wind River Homes can change these contracts. Please use your real estate broker to request or ask for information. Only changes that are communicated through your real estate broker and approved by Wind River Homes will be honored.

REGULATORY CHANGES

From time to time, city or county agencies adopt new codes or regulations that can affect your home. Such changes are usually adopted in the interest of safety, and Energy Efficiency and are legal requirements with which Wind River Homes must comply. The codes and requirements in effect for each area can vary. Therefore, Wind River Homes may construct the same floor plan slightly different depending on circumstances. It is important to understand that all homes are inspected to ensure quality and code enforcement through each phase of construction.



INDIVIDUAL FOUNDATION DESIGNS

Another area where variations among homes can appear is in the foundation system. The foundation design is specific to each lot. Because of variations in soil conditions and slope among lots, your foundation may be unique from other foundations in the area. This in turn can affect the front, side, or rear elevations.

CHANGES IN MATERIALS, PRODUCTS, AND METHODS

The new home industry, building subcontractors, and product manufacturers are continually working to improve methods and products. In addition, manufacturers sometimes make model changes that can impact the final product. As a result, we may use methods or materials in your home that differ from those in our other homes. We reserve the right to make changes without notification.

NATURAL VARIATIONS

The exact placement of switches, outlets, registers, and so on can vary slightly from other homes of the same floor plan. Minor variations may also occur in other areas such as elevation, exterior siding, masonry, etc.

SUB CONTRACTORS

In order to ensure the highest possible standards of construction, only authorized suppliers, subcontractors, and Wind River Homes employees are permitted to work on your new home. Suppliers and subcontractors on the building site have no authority to enter into agreements for Wind River Homes. No changes can be made except through Wind River Homes. Please do not speak to suppliers or subcontractors. For your protection and theirs, the terms of our subcontractor agreements prohibit alterations without written authorization from Wind River Homes. Speak to your real estate broker and email Wind River Homes at windriverhms@gmail.com if you see something that appears to be incorrect or if there are changes you wish to initiate.

SCHEDULES

The delivery date for your new home begins as an estimate. There are many factors that can affect the schedule throughout the construction process. The current situation does cause delays on getting materials. Sometimes a substitution must be chosen to keep on schedule. Substitution decisions must be made immediately. Wind River Homes will formally communicate any delays through your real estate broker. Please understand that we are as eager as you are to see progress on your home.



NOTHING IS HAPPENING

Expect several days during construction of your home when it appears that nothing is happening. This can occur for a number of reasons such as: Progress pauses while the home awaits building department inspections. This is also part of the normal sequence of the construction schedule and occurs at several points in every home. After templating of counters before install of counters.

CLOSING DATE

Wind River Homes recognizes that timing is vitally important in planning your move and locking in your loan. We can specify a delivery date when construction reaches a point at which weather and other factors are unlikely to affect completion on your new home. Your real estate broker will keep you informed as completion approaches. If you are unable to close on agreed upon date, pricing/fees will apply.

HOMEOWNER INSURANCE

You will need to provide, to the escrow office, proof of a homeowner's policy from your insurance company. We suggest you contact your insurance agent at least three weeks before the expected closing date. Some of the information your agent needs will not be available until the loan documents arrive at escrow. Please make sure to call the escrow officer with your insurance agents name and phone number as soon as you decide whom you will be using. The escrow officer will need to communicate with your insurance agent in order to keep your expected closing date on schedule.

UTILITIES

Wind River Homes will have utility services removed from its name the day of closing. You will need to notify all applicable utility companies of your move so that service is provided in your name. It is important to note that installation of a new phone service by the phone company may take longer than switching an existing service. We suggest that you contact these companies well ahead of time.

PGE for Electric 1-800-542-8818 NW

Natural for Gas 1-800-422-4012

City of Salem for Water 503-588-6099



KEYS AND MOVE IN

When your loan has funded and the transaction has recorded, your real estate broker will be given access to the keys and garage door remotes at 5pm on the day of closing.

X _____

Buyer

Date

X _____

Buyer

Date

X _____

Realtor

Date



PAIN T SELECTIONS

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

WE RECOMMEND YOU TAKE A DRIVE THROUGH SABRE RIDGE AND TAKE NOTE OF ADDRESSES WITH PAIN T YOU LIKE.

***DUE TO SUPPLY CHAIN SHORTAGES SUBSTITUTIONS MAY OCCUR**

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

PAIN T SELECTION ADDRESS _____

EXTERIOR PAIN T SELECTION:

BODY- _____

ACCENT- _____

TRIM- _____

X _____

Buyer

Date

X _____

Buyer

Date



INTERIOR/EXTERIOR STONE SELECTIONS

COUNTRY LEDGESTONE



BUCKS COUNTY



CHARDONNAY



ECHO RIDGE



SKYLINE



BLACK RUNDLE

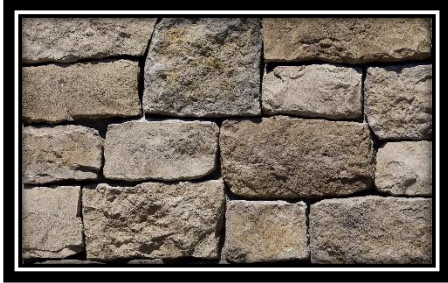


ASHFALL

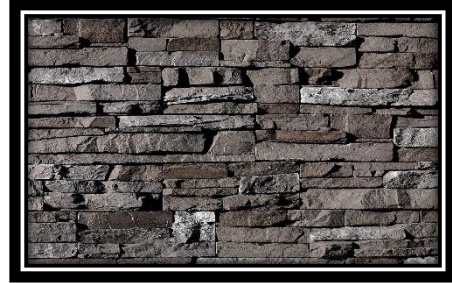
*TO LOOK AT SAMPLES OF THESE STONES CONTACT
MUTUAL MATERIALS

INTERIOR/EXTERIOR STONE SELECTION

STACKED STONE



MOONLIGHT ROUGH CUT



DARK RUNDLE



WHISKEY CREEK



NANTUCKET STACKED



SILVERTON



CHAPEL HILL STACKED

*TO LOOK AT SAMPLES OF THESE STONES CONTACT
ALLIED BUILDING PRODUCTS

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 1ST AND 2ND CHOICE SELECTION ON STONE.

1ST STONE CHOICE _____

2ND STONE CHOICE _____

X _____

Buyer

Date

X _____

Buyer

Date

MANTELS

HAVEN



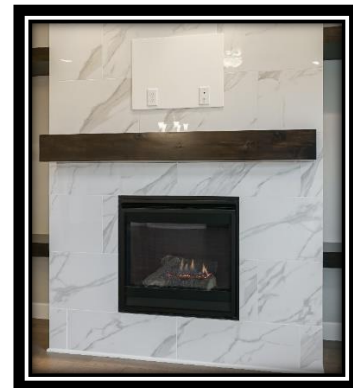
CABIN



MANOR



BOX



ROCK TO CEILING IS STANDARD IN ALL HOMES



TILE FIREPLACE IS AN UPGRADE



(PRICE TBD DEPENDING ON SELECTION AND SIZE)

MANTEL SELECTIONS

HAVEN MANOR CABIN
BOX

FAN KIT \$525

HEARTHS ARE AN UPGRADED ITEM \$3500

LEGS ON MANTEL \$2050.00

(CAN NOT BE DONE ON CORNER FIREPLACES)

TILE FIREPLACE IS AN UPGRADE

(PRICE TBD DEPENDING ON SELECTION AND SIZE)



X _____

Buyer

Date

X _____

Buyer

Date

HOOD SELECTION

STANDARD HOOD SELECTION



UPGRADED CURVED HOOD 30" CABINET \$4800.00

UPGRADED CURVED HOOD 48" CABINET \$6000.00

(48" RANGE IS AN ADDITIONAL CHARGE)



STANDARD HOOD SELECTION

UPGRADED HOOD SELECTION

X _____

Buyer

Date

X _____

Buyer

Date

CABINET FINISH SELECTIONS

LIBRARY OAK



GREY FRUITWOOD



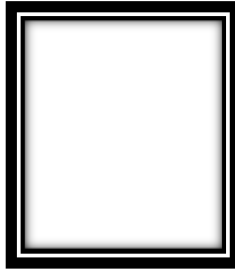
CUSTOM X



DRIFTWOOD



PAINTED WHITE



X _____

Buyer

Date

X _____

Buyer

Date

CABINET HARDWARE



Black Square Bar Cabinet Pull Handles (Standard)



Brushed Nickel Bar Cabinet Pull Handles (Upgrade)

***Brushed Nickel handles are an upgrade \$400.00 per room**

*The Black Hardware displayed above is the Standard finish for all homes. In some cases, drawers may be too small to accommodate a handle so knobs in the finish selected will be used.

***Please note that due to availability like substitutions may be used.**

X _____

Buyer

Date

X _____

Buyer

Date

UPGRADED CABINETRY SELECTIONS

***FOR EXTRA CABINETRY NOT INCLUDED IN FLOOR PLANS AS STANDARD, PLEASE CONTACT THE REALTOR TO GET A QUOTE. A \$200.00 QUOTE FEE WILL APPLY**

* CABINET DETAILS ON FLOOR PLANS ARE EXAMPLES AND NOT NECESSARILY WHAT IS INCLUDED.

*PICTURES BELOW ARE THE PROFILE OF THE STANDARD CABINETS INSTALLED



FIREPLACE CABINETS

FIREPLACE CABINETS ARE AN UPGRADE AND PRICE WILL BE DETERMINED BASED ON FLOOR PLANS AND SELECTION BELOW

***FIREPLACE CABINETS CAN ONLY BE PLACED ON FIREPLACES CENTERED ON THE WALL AND WILL DEPEND ON WINDOW PLACEMENT.**

***TOPS OF FIREPLACE CABINETS WILL BE WOOD PAINTED OR STAINED TO MATCH THE CABINETS.**



FIREPLACE CABINETS PAINTED WHITE



FIREPLACE CABINETS STAINED

X _____

Buyer

Date

X _____

Buyer

Date

FLOATING FIREPLACE SHELVES

SHELVES ON EACH SIDE OF FIREPLACE

*STANDARD SHELVES ARE 30" WIDE x 5" TALL x 16" DEEP



FLOATING FIREPLACE SHELVES (\$600.00 each UPGRADE)

INSTALL LIGHTS IN SHELVES (\$350.00 each UPGRADE)

STRAIGHT

OFFSET

*SHELVES WILL BE STAINED TO MATCH MANTEL AND FRONT DOOR

X _____

Buyer

Date

X _____

Buyer

Date

X _____

Wind River Homes

Date



CEILING BEAM SELECTION

CEILING BEAMS ARE AN UPGRADED ITEM AT \$200/FT



CEILING BEAM (\$200.00/FT UPGRADE)



NUMBER OF BEAMS _____

BEAM LOCATION _____

X _____

Buyer

Date

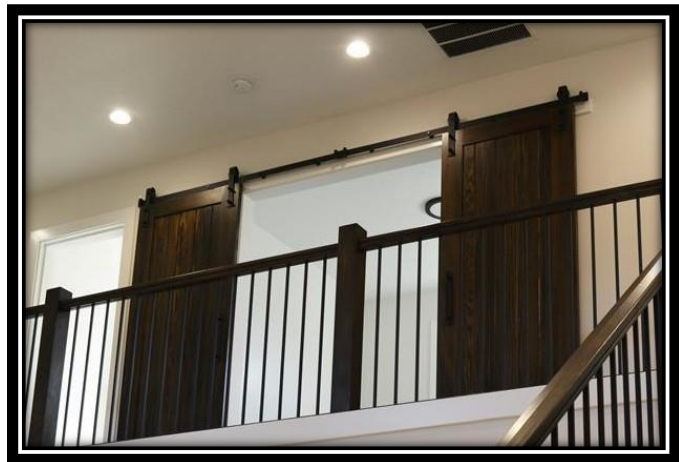
X _____

Buyer

Date

BARN DOOR SELECTIONS

BARN DOORS ARE \$3200.00 PER DOOR



NUMBER OF BARN DOORS _____

BARN DOOR LOCATION _____

X _____

Buyer

Date

X _____

Buyer

Date

STAIR RAILING SELECTIONS

STANDARD STAIRCASE



STAINED POST PAINTED BALUSTERS

UPGRADED RAILING



PAINTED POST PAINTED BALUSTERS

UPGRADED HANDRAIL OPTIONS COME STAINED; WE DO NOT OFFER PAINTED HANDRAILS.

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

X _____

Buyer

Date

X _____

Buyer

Date

X _____

Wind River Homes

Date

SHOWER UPGRADE SELECTIONS

*MASTER SHOWER NICHE IS STANDARD
(APPROXIMATE SIZE IS 13”w X 18”h).

- | | | |
|------------------|------------------------|--------------------------|
| TILE FOOT REST | \$650.00 UPGRADE EACH | <input type="checkbox"/> |
| SHELVES | \$650.00 UPGRADE EACH | <input type="checkbox"/> |
| RAIN SHOWER HEAD | \$2000.00 UPGRADE EACH | <input type="checkbox"/> |
- (Shower head only on same faucet)



X _____

Buyer

Date

X _____

Buyer

Date

X _____

Wind River Homes

Date



APPLIANCE SELECTIONS

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**

BEKO RANGE 30"



FRIGIDARE DISHWASHER



FRIGIDAIRE MICROWAVE



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

X _____

Buyer

Date

X _____

Buyer

Date

SINK SELECTIONS

KITCHEN SINK STAINLESS STEEL STANDARD SELECTIONS:

*NO CHARGE FOR STAINLESS STEEL

- SINGLE BASIN SINK STAINLESS STEEL
- DOUBLE BASIN SINK STAINLESS STEEL
- WHITE APRON FRONT SINK (\$3000.00 UPGRADE)

X _____

Buyer

Date

X _____

Buyer

Date

X _____

Wind River Homes

Date



PLUMBING FIXTURES

BATHROOM FIXTURES ARE AVAILABLE IN THE TWO FINISHES BELOW. **BLACK IS STANDARD AND BRUSHED NICKEL IS AN UPGRADE**

*PLEASE NOTE THAT TYPE, STYLE, AND COLOR MAY VARY DEPENDING ON AVAILABILITY

STANDARD



BLACK FIXTURES

UPGRADE



BRUSHED NICKEL FIXTURES



KITCHEN AND UTILITY FIXTURES ARE STANDARD IN BRUSHED NICKEL



BATHTUB SELECTIONS

The Bathtubs displayed below are the Standard for all homes.

***Please note that due to availability like substitutions may be used.**



Oval Stand-Alone Tub



X _____

Buyer

Date

X _____

Buyer

Date



TOILET SELECTIONS



GERBER COMFORT HEIGHT

GERBER MAXWELL STANDARD

\$500.00 UPGRADE PER TOILET

*16 1/2 INCH HEIGHT

HOW MANY _____

LOCATION: _____

X _____

Buyer

Date

X _____

Buyer

Date

X _____

Wind River Homes

Date



WATER HEATER SELECTIONS

STANDARD WATER HEATER

TANKLESS WATER HEATER

UPGRADE PRICE \$4400.00

*TANKLESS WATER HEATER REQUIRES AND EXTRA
ELECTRICAL OUTLET

X _____

Buyer

Date

X _____

Buyer

Date

X _____

Wind River Homes

Date



ELECTRICAL UPGRADE SELECTIONS



- | | | |
|--|------------------------|--------------------------|
| GENERATOR PREWIRE | \$2500.00 UPGRADE EACH | <input type="checkbox"/> |
| STEP LIGHTS | \$515.00 UPGRADE EACH | <input type="checkbox"/> |
| CEILING FANS | \$700.00 UPGRADE EACH | <input type="checkbox"/> |
| EXTRA PHONE | \$175.00 UPGRADE EACH | <input type="checkbox"/> |
| (Standard Locations are in bedrooms and Great room) | | |
| EXTRA T.V | \$175.00 UPGRADE EACH | <input type="checkbox"/> |
| (Standard Locations are in Bedrooms, Great room, and Bonus room) | | |
| FLOOR PLUG | \$825.00 UPGRADE EACH | <input type="checkbox"/> |
| EXTRA RECESSED CAN | \$220.00 UPGRADE EACH | <input type="checkbox"/> |
| CONVENIENCE OUTLET INSIDE (Where allowed) | \$150.00 EACH | <input type="checkbox"/> |
| WEATHERPROOF PLUG | \$250.00 UPGRADE EACH | <input type="checkbox"/> |
| SEASONAL CIRCUIT | \$500.00 UPGRADE EACH | <input type="checkbox"/> |
| FREEZER/REFRIGERATOR OUTLET IN GARAGE | \$250.00 EACH | <input type="checkbox"/> |
| *CIRCUIT EXTRA FEE | | |
| HOT TUB PREWIRE- (Additional to hook up) | \$2000.00 UPGRADE | <input type="checkbox"/> |

X _____

Buyer

Date

X _____

Buyer

Date

HVAC SYSTEM SELECTION

STANDARD HVAC SYSTEM

SPLIT LEVEL HVAC SYSTEM (\$3800.00 UPGRADE)

***SPLIT LEVEL HVAC SYSTEM AVAILABLE ON TWO STORY HOMES (RECOMMENDED)**

(MUST BE DONE PRIOR TO FLOOR SHEETING BEING INSTALLED)

X _____

Buyer

Date

X _____

Buyer

Date

X _____

Wind River Homes

Date



CALHOUN COLLECTION



DINING ROOM

Finish: Matte Black
Width: 25
Height: 23
of bulbs: 5
Wattage: 60 W
Five Light Chandelier



OFFICE

Finish: Matte Black
Width: 13
Height: 11.5
of bulbs: 3
Wattage: 60 W
Three Light Semi-Flush Mount



KITCHEN ISLAND

Finish: Matte Black
Width: 5
Height: 7
of bulbs: 1
Wattage: 60 W
One Light Mini-Pendant



GREAT ROOM & MASTER BEDROOM

Finish: Matte Black
52" Ceiling Fan

CALHOUN COLLECTION



ENTRY

Finish: Matte Black

Width: 15

Height: 18

of bulbs: 3

Wattage: 60 W

Three Light Pendant



BATH

Finish: Black

Width: 14.58

Height: 8.75

of bulbs: 2

Wattage: 60 W



BATH

Finish: Black

Width: 24

Height: 8.75

of bulbs: 3

Wattage: 60 W



BEDROOMS, HALL, LAUNDRY, CLOSET

Finish: Matte Black

Width: 13

Height: 3.75

Wattage: 25 W

LED Flush Mount

OCTAVE COLLECTION



DINNING ROOM

Finish: Black
Width: 24
Height: 18.5
of bulbs: 5
Wattage: 60 W



OFFICE

Finish: Black
Width: 13
Height: 11
of bulbs: 3
Wattage: 60 W



KITCHEN ISLAND

Finish: Black
Width: 8
Height: 10.5
of bulbs: 1
Wattage: 60 W

OCTAVE COLLECTION



ENTRY

Finish: Black
Width: 15
Height: 18
of bulbs: 3
Wattage: 60 W



BATH

Finish: Black
Width: 13.75
Height: 9.5
of bulbs: 2
Wattage: 60 W



BATH

Finish: Black
Width: 21
Height: 9
of bulbs: 3
Wattage: 60 W

OCTAVE COLLECTION

**BEDROOM, HALL, LAUNDRY,
CLOSET**



Finish: Matte Black
Width: 13
Height: 3.75
Wattage: 25 W
LED Flush Mount

**GREAT ROOM & MASTER
BEDROOM**



Finish: Matte Black
52`` Ceiling Fan

PARSONS STUDIO



ENTRY

Finish: Sand Coal
Collection:
Width: 13
Height: 15.5
of bulbs: 3
Wattage: 60 W



BATH

Finish: Sand Coal
Width: 15
Height: 8.75
of bulbs: 2
Wattage: 100 W
Two Light Bath Bar



BATH

Finish: Sand Coal
Width: 24
Height: 8.75
of bulbs: 3
Wattage: 100 W
Three Light Bath Bar

PARSONS STUDIO

BEDROOM,HALL,LAUNDRY,CLOSET



Finish: Matte Black
Width: 13
Height: 3.75
Wattage: 25 W
LED Flush Mount



**GREAT ROOM & MASTER
BEDROOM**

Finish: Matte Black
52`` Ceiling Fan

PARSONS STUDIO



DINING ROOM

Finish: Sand Coal
Width: 25.5
Height: 23
of bulbs: 5
Wattage: 100 W
Five Light Chandelier



OFFICE

Finish: Coal
Width: 13.5
Height: 10.75
of bulbs: 2
Wattage: 60 W
Two Light Semi Flush Mount



KITCHEN ISLAND

Finish: Sand Coal
Width: 4.25
Height: 10
of bulbs: 1
Wattage: 100 W
One Light Mini Pendant

SHYLOH



DINING ROOM

Finish: Coal
Width: 23.38
Height: 20.38
of bulbs: 5
Wattage: 60 W



OFFICE

Finish: Coal
Collection: Shyloh
Width: 13.25
Height: 11.75
of bulbs: 2
Wattage: 60 W



KITCHEN ISLAND

Finish: Matte Black
Width: 9
Height: 9.25
of bulbs: 1
Wattage: 9 W
One Light Pendant

SHYLOH



ENTRY, STAIRWAY, & MASTER TUB

Finish: Textured Black

Width: 13

Height: 15.5

of bulbs: 3

Wattage: 60 W

BATH



Finish: Coal

Width: 13.5

Height: 9.13

of bulbs: 2

Wattage: 60 W

BATH



Finish: Coal

Width: 22.13

Height: 9.13

of bulbs: 3

Wattage: 60 W

SHYLOH



BEDROOMS, HALL, LAUNDRY, CLOSET

Finish: Matte Black

Width: 14

Height: 3.75

Wattage: 25 W



GREAT ROOM & MASTER BEDROOM

Finish: Matte Black

of bulbs: 2

Wattage: 9 W

52`` Ceiling Fan

PENDANT SELECTIONS

SECTION A

AVAILABLE IN BLACK



SECTION B

AVAILABLE IN BLACK



SECTION C

AVAILABLE IN BLACK



PENDANT SELECTIONS

SECTION D

AVAILABLE IN BLACK



SECTION E

AVAILABLE IN BLACK



SECTION F

AVAILABLE IN BLACK



SECTION G

AVAILABLE IN BLACK



PENDANT SELECTIONS

SECTION H

AVAILABLE IN BLACK



SECTION I

AVAILABLE IN BLACK



LIGHTING SELECTIONS

BLACK LIGHTING FIXTURES ARE STANDARD IN ALL HOMES. SOME COLLECTIONS MAY BE AVAILABLE IN NICKEL AS AN UPGRADE OPTION

PARSONS COLLECTION

CALHOUN COLLECTION

OCTAVE COLLECTION

SHYLOH COLLECTION

KITCHEN PENDANT

A B C D E F G H I

X _____

Buyer

Date

X _____

Buyer

Date



STANDARD COUNTER SELECTIONS



KITCHEN AND BATHROOM COUNTERS ARE QUARTZ



LAUNDRY COUNTERS ARE STANDARD QUARTZ

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 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 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, KITCHEN, AND DEN

*STANDARD CARPET LOCATION ARE: BEDROOMS, AND STAIRS

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

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

MATERIAL SELECTIONS SHEET

THIS SELECTIONS SHEET IS PROVIDED TO SIGN OFF ON YOUR FINAL MATERIAL SELECTIONS: TILE, WOOD, AND QUARTZ COUNTERS. PLEASE INDICATE BELOW YOUR CHOICES FOR INTERIOR PAINT, TRIM, CABINET COLOR AND STAIN COLOR.

PLEASE SEE THE ATTACHED MATERIAL SELECTION SHEET. THIS IS THE SHEET YOU WILL BE FILLING OUT WITH AMBER AT CHERRY CITY INTERIORS & DESIGN

INTERIOR PAINT SELECTION _____

INTERIOR PAINT TRIM _____

STAIN SELECTION _____

CABINET COLOR _____

X _____

Buyer

Date

X _____

Buyer

Date





MATERIAL SELECTION SHEET

LOT# _____

MAIN		
Hard Surfaces		
LVP Location		LVP Thickness:
Standard Hard Surface Locations are Entry, Great Room, and Kitchen please specify selections above		
Carpet/Pad		
Carpet Location		
Standard Carpet Locations are Stairs, Bedrooms, and Den please specify selections above		
Counters		Kitchen/All Baths
Paint		Trim:
Cabinets		Island:
Stain:		
Stain is Front Door, Mantel and Handrails. (If selected also for Beams and Floating shelves)		
Fireplace:		Grout:
To Mantel: _____ To Ceiling: _____		
Layout:	Schluter:	
Tile Fireplaces are an optional upgrade. Standard Fireplaces are finished in your Stone Selection		
KITCHEN		
Backsplash		Grout:
Counters		
Layout	Schluter:	
Sink	Single Bowl _____	Double bowl _____
UTILITY		
Floor		Grout:
Layout		
Quartz Counter		
MASTER BATH		
Floor		Grout:
Layout		
Counter		
Backsplash 4"		
Layout		
Shower Walls		Grout:
Schluter		
Accent/Niche		
Layout		
Pan		Grout:

Tub deck/face		Grout:
Tub Splash		

BATH _____		
Floor		Grout:
Layout		
Counters		
Backsplash 4"		Grout:
Layout		
Shower Walls		
Accent		
Layout		Grout:
Grout		

BATH _____		
Floor		Grout:
Counter		
Backsplash 4"		
Layout		
Shower Walls		
Accent		
Layout		Grout:
Grout		

ADDITIONAL NOTES	

***Please note that due to supply issues at this time, availability is subject to change. Some selections may need to be substituted for like materials.**

***These are our standard grout colors: Bleached Wood, Driftwood, Oyster Gray, Arctic White, and Snow White
Additional grout color upgrades will be \$75.00 a bag.**

X _____
BUYER

DATE

X _____
BUYER

DATE



DOORS & MILLWORK





INTERIOR DOORS

MONROE HOLLOW CORE MOULDED DOORS

STANDARD INTERIOR DOORS



THE MONROE DOORS ARE THE STANDARD INTERIOR DOORS ON ALL HOMES

PICK EXTERIOR DOOR

Fir



Fir



Modern 5 Light



Fir



Knotty Alder



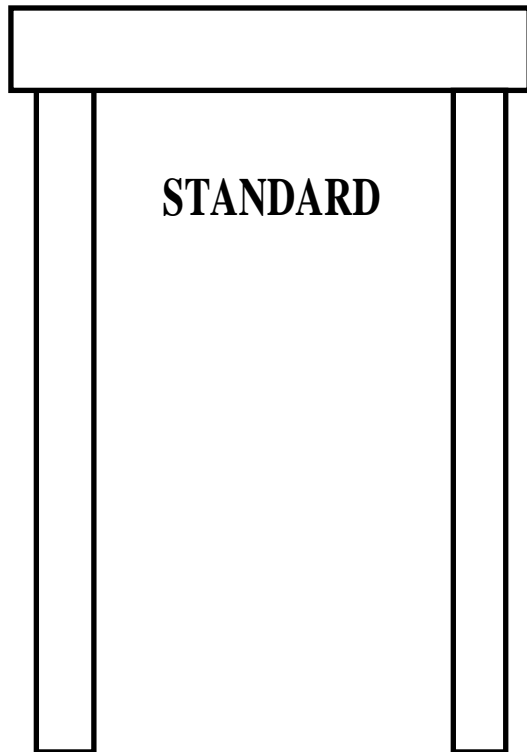
Fir



EXTERIOR DOOR PANEL & GLASS



DOOR AND WINDOW TRIM DESIGN



THIS IS WIND RIVERS HOMES STANDARD DOOR AND WINDOW TRIM ON ALL HOMES

DOORS & MILLWORK SELECTIONS

INTERIOR DOORS:

STANDARD SELECTIONS

EXTERIOR DOORS:

STANDARD SELECTIONS E

UPGRADE SELECTIONS \$1500.00 A B D F

UPGRADE SELECTION \$3200.00 C

DOOR & WINDOW TRIM DESIGN:

STANDARD SELECTIONS

MAN DOOR HARDWARE SELECTION: BLACK NICKLE

*Your door hardware will be Black or Brushed Nickle based on your finish selection previously made.

X _____

Buyer

Date

X _____

Buyer

Date



WIND RIVER HOMES UPGRADE LIST FOR BUYERS

BUYER	
LOT# ADDRESS	
DATE	

***ALL PRICES ARE SUBJECT TO CHANGE**

*** PLEASE NOTE DUE TO SUPPLY ISSUES AT THIS TIME
AVAILABILITY IS SUBJECT TO CHANGE. SOME SELECTIONS**

Group A items must be determined during plan design stage of construction:

ITEM	COST	
BBQ / gas stub on patio	\$700.00	
Rain shower head (shower head only on same faucet)	\$2000.00	
Tankless Water Heater	\$4400.00	
Concrete flatwork requested prior to foundation	\$38/SF	
Concrete flatwork requested after foundation	\$40/SF	
Increase patio size	TBD	
RV Pad-requires RV Gate. May require additional excavation.	TBD	
Sealing of Driveway	\$2000.00	
Ceiling Beam	\$200/FT	
Convenience Outlet Inside (Where Allowed)	\$150/Each	
Seasonal Circuit	\$500/Each	
Hot tub prewire- additional to hook up	\$2000.00	
Hot tub concrete pad	TBD	
Hearth on Fireplace	\$3500.00	
Tile Fireplace to ceiling (Depending on selection)	TBD	
Floating Fireplace Shelves	\$600/each	
Install Lighting in Floating shelves	\$350/each	
Split level HVAC System	\$3800.00	

Group B items must be determined prior to completion foundation stage of construction:

Barn Doors with hardware	\$3200/door	
Glass	TBD	
Fireplace Fan	\$525.00	
Rain Chains	\$515/each	
Installation of pull-down ladder in garage (Requires a pull chain light.	\$2250.00	
Insulate garage ceiling and exterior walls	\$3500.00	
Insulate interior wall (per story)	\$750/wall	
Instant Hot dispenser at kitchen sink	\$1350.00	
Tile Foot Rest in shower	\$650.00	
Master Shower Shelves	\$650/each	
Extra Gate on fence	\$850.00	
Special Order kitchen sink	TBD	
Fireplace Cabinets	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.**

X _____

Buyer

Date

X _____

Buyer

Date

X _____

Wind River Homes

Date