

# Sammamish Trails Lot 10

## Building Specifications

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### LUMBER & TRUSSES

2x6 Studs shall be used on exterior walls. 2x4 studs will be used on all interior walls unless noted on the plans. All upper floor joists will be TJI silent floors per plan with 3/4" T & G edge gold for the floors and 7/16" OSB for wall sheathing.

### WINDOWS

White vinyl windows *by* Empire Pacific with low E for energy savings, all operable windows include screens and shall be installed as specified on the plans.

### ROOF

Medium hand-split cedar shake

### GUTTERS

White 5" K-Aluminum gutters and 2x3 square down spouts shall be used.

### PLUMBING

#### Kitchen

Sink: Kohler double basin, stainless steel, undermount

Faucet: Moen chrome, pull-out

#### Master Bath

Sinks: Kohler Pennington, white

Faucets: Kohler Devonshire, chrome with widespread handles

Shower: Florestone fiberglass pan with ceramic tile surround.

Shower Valve: Kohler Devonshire, chrome

Shower Enclosure: clear glass with chrome frame.

Water closet: Toto Carouse Elongated, white

#### 2<sup>nd</sup> Floor Bath

Sinks: Kohler Pennington, white

Faucets: Kohler Devonshire, chrome

Shower: Florestone fiberglass tub & smooth wall shower.

Shower Valve: Kohler Devonshire, chrome

Water closet: Toto Carouse, White

#### Powder

Sinks: Kohler Pennington, white

Faucets: Kohler Devonshire, chrome

Shower: Florestone fiberglass pan with ceramic tile surround.

Shower Valve: Kohler Devonshire, chrome

Shower Enclosure: clear glass with chrome frame.

Water closet: Toto Carouse Elongated, white

**SIDING**

All houses to be sided with hardipank siding with trim on all windows.

**FURNACE**

Bryant Natural gas forced air furnace with a Bryant thermostat

**HOT WATER TANK**

75 Gallon natural gas hot water tank.

**ELECTRICAL**

All homes to be installed with a standard 200 AMP service, with cans and decorative lights. All homes are wired with On-Q smart panel . Low voltage dual Cat- 5 and dual RG-6 wires are run to On-Q panel as well as conduit's to the crawl space and attic for future capability . All house pre-wired for security on all lower floors for operable doors and windows. Homes are pre-wired for sound in select rooms.

- Dacora Light Switches
- Eight Cable T.V Outlets
- Eight phone outlets
- Six roughed in outlets for central vacuum system
- Two W/P Outlets
- Screw drive garage door opener
- Smoke Detectors Will Be Installed Per Current Building Code

**ENTRY DOOR**

Simpson Mastermark, Clear Fir with 6-lite grid.

**GARAGE DOORS**

Wayne Dalton steel insulated garage doors.

**INSULATION**

All homes to be installed with 6-mil poly vapor barrier in crawl space. Polycel foam caulk per code.

**Walls**

R-21 Batts

**Under Floors**

R-30 Batts

**Flat Ceiling**

R-38 Blown

**PAINT****Interior**

Two coat flat latex (excluding garage). Eggshell in wet areas.

**Millwork**

Primer and two finish coats semi-gloss

**Exterior**

One coat exterior paint to siding, porch posts and rails. Enamel front entry door. One coat stain to cedar shake.

**DRYWALL**

All homes to be drywalled with light dash texture and pva. Garages to be drywalled to meet current building code only, and will be left firetaped.

## **CABINETS**

### **Main**

Alder-recessed flat panels with autumn stain

### **Island**

Cherry-recessed flat panels with java stain

## **MILLWORK**

All homes to be installed with 6-panel solid core smooth finish doors, 5 1/4 molded base throughout the house. All windows will be full wood wrapped picture windows. Waines coating will be installed in the dining and stained newels and handrail. Stair systems to open rail with iron rod pickets. Crown molding in master BD & bath, powder, living, and study.

## **HARDWARE**

All homes to be installed with Schlage satin nickel lever hardware. A dead-bolt will be installed on all entry doors. House to garage doors will be installed with a keyed lock. All baths/powder rooms and master bedrooms will be installed with privacy locks.

## **MIRRORS**

All homes to be installed with 3/16" plate glass mirrors installed with mastic. Main bath mirrors will go to the height of the light bars.

## **LIGHTS**

Decorative light fixtures shall be installed in the entry, dining room/nook, exterior garage. Cans will have white trim.

## **FIREPLACE**

Majestic 39" Direct Vent Gas with custom mantel design and tile surround located in the Great Room, across from Kitchen.

## **HARD SURFACE**

### **Kitchen**

Flooring: White Oak

Countertops: Granite Slab with tumbled marble backsplash

Island: Granite slab surrounding Cooktop with tumbled marble backsplash connecting raised breakfast bar

### **Butler Pantry**

Flooring: White oak

Countertops: Mocha Stained Cherry with tumbled marble Backsplash

### **Master Bathroom**

Countertops: Travertine Tile

Flooring: Travertine Tile

### **2<sup>nd</sup> Floor Bath**

Countertops: Travertine

Floors: Ceramic Tile

### **Powder Room**

Countertops: Travertine

Floors: Travertine

### **Entry/Halls**

Flooring: White Oak

### **Mud Room**

Flooring: White Oak

## **CARPET**

Shaw "Social Side" installed over 8lb pad in locations other than those stated above.

## **APPLIANCES**

All homes will be installed with the following GE Stainless Steel appliance package (per plan)

### **Cooktop Profile**

GE Profile 36" five burner stainless steel cooktop with broan downdraft. Model #JGP963SKSS

### **Oven**

GE Profile 30" stainless steel double wall oven

### **Dishwasher**

GE Profile stainless steel. Model#PDW788OJES

### **Wine Chiller Profile**

GE Profile wine chiller. Model #PWR04FANBS

### **Microwave**

GE Profile. Model #JEZ160SF

## **PATIO/DECK**

Brushed concrete patio in rear and patio in front porch

## **LANDSCAPING**

Full landscaping in front and backyard with irrigation

*\* Any And All Specifications Are Subject To Change At Any Time Without Notice. Specifications May Change Depending On*