

Sammamish Trails Lot 9

Building Specifications

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

First Floor Hall 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

Jack & Jill Bath

Sinks: Kohler Pennington, white

Faucets: Kohler Devonshire, chrome

Shower: Florestone fiberglass pan with ceramic tile surround.

Shower Valve: Kohler Devonshire, chrome

Water closet: Toto Carouse, 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.
Majestic 33" Direct Vent Gas with custom mantel design and tile surround located in Study, left of entry.

HARD SURFACE

Kitchen

Flooring: White Oak

Countertops: Granite Slab with custom tile backsplash

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

Butler Pantry

Flooring: White oak

Countertops: Mocha Stained Cherry with custom tile Backsplash

Master Bathroom

Countertops: Travertine Tile

Flooring: Travertine Tile

First Floor Hall Bath

Countertops: Tile

Floors: Ceramic Tile

Jack & Jill Bath

Countertops: Tile

Floors: Tile

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*