The following specifications are the basic construction materials standards for the plat located in Kirkland, Washington.

- All construction shall meet or exceed local, state, and federal building codes.
- These specifications are to be used in conjunction with plot plan and marketing plans.
- All written specifications take precedence over construction drawings.
- These specifications are intended for the express use of the seller and are subject to change at anytime prior to sale of a home.

Utilities
Underground power, telephone, TV cable, and propain gas.

Sewer system
Underground to sanitary sewer system**

Roof drainage
Tightlined to underground storm drainage system

Footing Drains
4" perforated PVC surrounded with 1-1/2" washed rock, covered with filter fabric located at the perimeter of the foundation footing connected to storm drainage system.

Landscaping
Professionally designed front yard. Front yard will include sod, bark, trees, shrub. Rear yards will include bark areas only. Grass areas will be prepared with topsoil and sod.

Concrete Foundation
Steel reinforced concrete footings and walls engineered per plan. Anchor bolts 5/8" dia. by 10" long will be installed per code, securing the house to the foundation. Hurricane straps used on walls as required.

Garage
Steel trowel finish. Minimum strength of 3000 psi at 28 days. Garage floors will be sloped to provide positive drainage to front of garage.

Exterior
Driveways, walkways & patios will be exposed aggregate.

Patio
Exposed aggregate 12' x 14' or equivalent area of 168 sf.

Deck
Rail system to be cedar suspended rail with pickets and posts per code
Rail top cap to be 1x6 or equal square edge cedar board
Decking to be 5/4 cedar deck, installed with galvanized nails.
All structural members to be assembled from pressure treated material, sizes per code or engineering.
All pressure treated lumber used on decks will be ACQ, which is a low toxic treatment for wood

Framing
Wood in contact with concrete - Pressure treated or cedar.
Structural Framing wood - TJI joists, Stud grade vertical members.
Barge boards -2pc,assembly 2X8 and 1X4
Flooring - 3/4" T&G, nailed, glued and screwed to joists.
Exterior House Walls - 2" x 6" sheathed with 7/16" OSB
Roof - Engineered trusses and wood over framing sheathed with 7/16" OSB
Trusses - Engineered and manufactured from structural rated wood.
Structural headers and glulam beams are used for longer spans.
All pressure treated lumber used on decks will be ACQ, which is a low toxic treatment for wood

Gas Fireplace
36" Heatilator Novus NDV3630I gas fireplace (or equal) with lighter switch per plan

Windows
Milgard white vinyl Montecito, DG, Low-E, Argon, Screens as needed, Tempered as needed

Exterior Doors
Entry Door: Plastpro Fiberglass six-panel, fully weather stripped with entry handleset and security
Pantry Door: Full-light fiberglass door or sliding glass door per plan
Garage to House Door: Solid core, fully weather stripped with dead bolt.

Roofing
Composition Roofing—GAF Timberline HD 30 year Laminated Composition shingles.
Ventilation: Roof vents and Louvered gable vents
Color: Charcoal
Plumbing

**Kitchen**
- **Sink**: Sterling 11444 'Macallister' undermount stainless steel
- **Sink Faucet**: Giagni Fresco PD180-PC, Color: Polished Chrome, with integrated pull-out

**Master Bath**
- **Sink(s)**: Sterling 442004-0 Elliot "China" Color: White.
- **Sink Faucet**: Kohler R72781-4D-CP "Elliston" Color: Polished Chrome
- **Shower valve**: Kohler R72783-4-CP "Elliston" Color: Polished Chrome
- **Soaking Tub**: Jacuzzi Univ. Whirlpool LG40959 60x36 Color: White Tub
- **Tub valve**: Kohler T398-4-CP Devonshire Color: Polished Chrome
- **Toilet**: Sterling 402080 Windham, 1.28 gallon. Color: White

**Powder Bath**
- **Sink**: Kohler K-2359-8-0 "Archer"
- **Sink Faucet**: Kohler R72780-4D-CP "Elliston" Color: Polished Chrome
- **Toilet**: Sterling 402080 'Windham', 1.28 gallon. Color: White

**Main bath/Secondary bath**
- **Sink(s)**: Sterling 442004-0 Elliot "China" Color: White.
- **Sink Faucet**: Kohler R72780-4D-CP "Elliston" Color: Polished Chrome
- **Slide-in tub/shower**: Sterling 60-in x 32-in Ensemble Rectangular Skirted 71121820-0 Color: White
- **Shower valve**: Kohler R72783-4-CP "Elliston" Color: Polished Chrome "Elliston" Color: Polished Chrome
- **Toilet**: Windham, 1.6 gallon. Color: White
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Maltom, Inc. Homes
Home Specifications
ORG. 05/20/2013

Plumbing
Main bath/Secondary bath

Utility Room
Sink- Sterling 'Latitude' 995-0 drop-in
Sink Faucet- Kohler 11935-U-CP Trend, Color: Polished Chrome

Mechanical
Electric furnace - Bryant high efficiency (92%) or equal
Thermostat - Bryant programmable or equal
Hot water tank – Bradford White Gas fired 50-gallon, insulated.
Exhaust Fans – Nutone/Broan or equal (per location)

Electrical
Cable outlets- RG6 cable jacks located in: All bedrooms, family room, loft (not all plans) bonus room and exterior strike. Each TV outlet homerun to central panel. Each RG6 cable run to be accompanied by one CAT5 data line. (rough in only) All TV outlets will be trimmed with cable jacks All RG6 terminations will be trimmed with F connectors at central panel. Pre-wire for Plasma TV in the Family Room. Locations vary per plan.

Phone outlets - Cat 5 runs to All bedrooms, kitchen, Loft (not all plans), Den and Bonus Room- layout per plan Each phone outlet homerun to central panel. Each Cat 5 run to be accompanied by a second CAT5 data line. (rough in only) All phone outlets to be trimmed with single RJ11 phone jack. (1) Cat 5 runs from central panel to exterior strike.

GFI - GFI outlets, switches, outlets and recessed can lighting as per code.
Other- All plugs and switches will be White, except those in the Kitchen Backsplash and Kitchen Island will be Black All plugs and switches will be Decora style All switched outlets will be trimmed upside down to mark their location. Ceiling outlet(s) in garage for garage door opener(s) per plan. Nook - Recessed cans Entry- Recessed cans Dining Room - Hanging fixture Kitchen- (2) Pendant lights over the island Dryer plug per current code( 4 prong 125/250V 30A)

Note: Electrical outlets, switches and light fixtures may vary in location compared with similar models due to framing, plumbing, and mechanical installations.

Siding
Horizontal siding- Cemplank (James Hardie) fiber-cement 8” lap siding Overlay materials and details- Preprimed White Wood Inlay material and details - Pre-primed Cedar Entry Soffits (front elevation)- T&G Pine Fiber-cement board (James Hardie) Windows, doors and interior corners will be caulked for draft resistance Porch railing locations per plan and as needed per code
Gutters
- Aluminum Fascia Gutters
Down spouts - 2x3 rectangular aluminum, tied into the storm system.

Garage Doors
- Wayne Dalton 5140*Charleston* Carriage Insulated Steel garage door.
Windows in the top panel of the garage door.
Sizes vary per plan

Insulation
- Exterior walls - R-21 batts
- Crawl space- R-30 batts
- Attic - R-38 fiberglass batts or R-49 blown insulation
- Exterior Plates & Wall Intersections - Caulked and sealed.
- All water supply pipes insulated at crawl space and exterior walls.

Drywall
- Garage will be completely sheet rocked and fire taped to code only (wood walls only).
- No texture. Square corners throughout
- Main Floor: windows will have full MDF wrap, w/ exception of windows over 4
- Upper Floor: windows will have drywall on 3 sides with a MDF sill and apron w/ exception of windows over 4
- Windows above 4' will have drywall on 4 sides.
- Water resistant drywall type "WR" around all tubs and showers
- Closets to be 1/2 jambed

Painting
- All paint to be Sherwin Williams (SW)
- Interior walls- Sherwin Williams Mesa Plus or equal, Flat latex. Color: Macadamia
- Master, Main, and Laundry room- Sherwin Williams Contractor Satin latex or equal. Color: Macadamia
- Powder room- (2) color paint scheme. Sherwin Williams Contractor Satin latex or equal.
- Standard "Macadamia" on ceiling, & designer color on walls.
- Colors to be selected from sellers standard stock.
- Wall paint has low Volatile Organic Compounds (VOCs)
- Interior Millwork- Sherwin Williams Pro-mar 200 Alkyd Semi-gloss enamel. Color: Cloud white
- Exterior- Sherwin Williams Weatherclad Exterior Flat Latex (B2) Series
- Exterior Trim- Primed and top coated with Sherwin Williams Weatherclad Exterior Satin Latex (B12)
- Colors: (2 or 3) color schemes per plan. Colors to be selected from Seller's standard stock.
- T&G soffits- Wolman F&P "Cedar tone".

Cabinets
- Kitchen- IKEA Akurum/Rationell System Color white. 36" tall base cabinets and 42" tall upper cabinets.
- Master Bath- allen + roth 36" high base cabinets.
- Main Bath - allen + roth 36" high base cabinets
- All cabinet doors will have chrome knobs and pulls.

Millwork
- Window liners- wood wrapped main floor with 1x4 legs, 3/8" x 1 5/16" parting bead,
- 1x6 header, 3/4"x sill and 1x3 apron. (Painted White)
- Sill and apron only at second floor. (Painted White)
- Windows over Master Bath tub will be wood wrapped (Painted White) Master Bath Mirror Wraps- Painted trim
- Powder Bath mirror wrap- painted frame with sill.

Masonry
- Brick veneer / Cultured stone on front elevations as per plan.
Millwork
All Door casing-1x4" Flat stock w/ 1X6 head trim and 3/8" x 1 5/16" parting bead. (Painted White)
1st floor base trim- 1/2" x 6" Flat Stock. (Painted White)
2nd floor base trim 1/2" x 4" Flat Stock. (Painted White)
Half wall caps- 1"x6" MDF flanked with 1/2" x 4" trim at both sides (Painted White)
Grab rail to be prefished to match the hardwood
Bi-fold opening- 1x4" Flat stock w/ 1X6 head trim and 3/8" x 1 5/16" parting bead.
(Painted White) (1/2 cased - room side of opening).
Stairs - Closed rail per plan (Extents and locations vary per plan)

Stairs - Handrail will be hemlock stained to match hardwood floors with white painted 5060 balusters, and shoe rail.
Stairs - white painted skirt boards on main to 2nd floor stairs.
Fire Place mantel(s)- Craftsman style painted mdf mantle with column legs.

Living Room

Hard surfaces

Entry
Flooring- Pre-finished hardwood by Armstrong or similar
(1/4 round at hardwood/base transition, color to be similar to hardwood)

Laundry
Flooring- Vinyl, Mannington "Aurora" or equal

Kitchen / Nook
Flooring- Pre-finished hardwood
(1/4 round at hardwood/base transition, color to be similar to hardwood)
Kitchen and Island Countertops- 2cm Granite Slab with Eased Edge
Backsplash- 3"x6" subway tile

Master bath-
Flooring-12x24 Porcelain tile
Countertop- Granite
Backsplash- 4" Cut Porcelain Tile
Tub Face- 13"x13" Porcelain Tile
Tub Backsplash- 13"x13" Porcelain Tile with accent strip. Tub Deck- 13"x13" Porcelain Tile
Shower- 13"x13" Porcelain Tile with accent strip.

Master Toilet Room-
Flooring-12x24 Porcelain tile

Powder bath-
Pedestal sink - no countertop.
Flooring- Pre-finished hardwood.
(1/4 round at hardwood/base transition, color to be similar to hardwood)

Main bath-
Flooring-13x13 Porcelain tile
Countertop- Granite and 4" tile backsplash.
Tub/Shower Surround - 13"x13" Porcelain Tile
Fireplace- Insert, Living Room (Per Plan)

All other rooms- Shaw carpet flooring or similar.
  Pad - Minimum 6lb Rebind Pad
  Color selections to be made from Seller's standard stock.

Stairs Carpet - French Tuck Application.

Mirrors
  Master bath - Plate mirror inset in painted millwork frame.
  Powder Bath - Plate mirror inset in painted millwork frame.
  Main Bath - 42" tall by width of vanity.

Shower doors
  Master Bath- Glass shower enclosure. Color: Brushed Nickel
  (Main) Other Baths- Shower curtain rod only.

Lighting
  Powder bath- (1) Sea Gull 2-Light Finitude 44616-05 Color: White and Chrome
  Main Bath - (2) Sea Gull 2-Light Finitude 44616-05 Color: White and Chrome
  Master Bath  (2) Galaxy 3-Light Barclay 724133CH Color: White and Chrome
Kitchen - (2) Lite Source 6-1/2-in W Tracen Scales Pendant LS-19836 Color: Chrome - Centered over Kitchen Island

Dining - (1) Gen-Lite 5-Light Celsius Chandelier 103991 Color: Chrome

Bedroom Light Fixture - Surface Mount - White

Closet and Laundry - Surface Mount - White

Front Exterior - Outdoor Wall Sconce (per plan)
Rear Exterior - Outdoor Wall Sconce

Garage Interior - Porcelain light fixture

Secondary Rooms - Surface mount fixtures centered in secondary rooms.

Hallways Can lights

All Locations vary per plan due to framing, plumbing and mechanical runs. Buyer to choose from Seller's standard selection. Light Fixtures, other than can lights, to be trimmed with Compact Florescent Bulbs.

Appliances

- Cooktop - Whirlpool 30-in 4-Burner Gas Cooktop W3CG3014XS (Stainless)
- Hood - Whirlpool 30-in Wall-Mounted Range Hood (Stainless Steel)
- Oven - Maytag 24-in Single Gas Wall Oven CWG3100AAS (Stainless Steel)
- Dishwasher - Whirlpool 24-in Built-in with Hard Food Disposer ENERGY STAR
- Disposal - GC1000PE (1/3 HP)
Finish hardware

Door hardware:

- Entry handleset - Kwikset Belleview Single Cylinder Venetian Bronze Handleset with Cove Knob
- Interior door hardware - Kwikset Tustin Chrome Lever
- Garage to House door - Dead bolt (keyed alike).
- Bathroom doors and master bed room - privacy locks.
- All swing doors - spring stop or hinge stop. (vary per plan)

Master Bath Hardware:

- (1) Chrome towel bar.
- Chrome towel ring(s), 1 or 2 per plan depending on layout.
- (1) Chrome toilet paper holder.

Powder Bath Hardware:

- (1) Chrome towel ring.
- (1) Chrome toilet paper holder.

Main/Bsmnt Bath Hardware:

- (1) Chrome toilet paper holder.
- (1) Chrome towel bar.
- Tub/shower enclosure - Aluminum curtain rod.

Closet Shelving

Wire shelving with layout determined by Seller.