

# Magnolia Lane, LLC

*An affiliate of Steve Burnstead Construction*

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## CONSTRUCTION SPECIFICATIONS FOR

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**Issaquah Highlands**  
**Division 65 "Wisteria Park"**  
**September 12<sup>th</sup>, 2006**  
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The following specifications are to be the basic construction standards for materials, equipment, labor and installation techniques for the plat of Issaquah Highlands Division 65. All construction shall meet or exceed local, state and federal building codes. These specifications are to be used in conjunction with the deco specifications package, plot plan, and construction drawings. All written specifications shall take precedent over the construction drawings. These specifications are intended for the express use of Magnolia Lane, LLC, and are subject to change at any time prior to the sale of a home.

Purchaser: \_\_\_\_\_ H: \_\_\_\_\_ W: \_\_\_\_\_ Fax: \_\_\_\_\_

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Job No. \_\_\_\_\_ Lot No. \_\_\_\_\_ Plan No. \_\_\_\_\_ Garage: \_\_\_\_\_

Lot Address \_\_\_\_\_  
\_\_\_\_\_

I have read and understood these specifications as they have been presented to me. These specifications shall be included as part of the purchase agreement.

**Magnolia Lane, LLC** \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**Purchaser** \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

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## SITE WORK

<b>Driveway &amp; Walks:</b>	Exposed aggregate concrete with trowel edge, field design.
<b>Rear Patio:</b>	A 250 sq. ft. concrete patio allowance is included as a standard. Exposed aggregate with 3ft x 3ft trowel joint, field design.
<b>Landscaping:</b>	Full yard landscaping - \$10,000 allowance. Front and rear irrigation system included in allowance. Additional allowance for side yard privacy fencing with arbor detail at patio is included for each lot. Additional fencing available at an additional cost.
<b>Retaining Walls:</b>	Rockeries or retaining walls are additional, per site conditions

## CONSTRUCTION

<b>Siding:</b>	8" beveled Hardi Plank siding by James Hardi Corp. 50 year limited transferable warranty. Solid white-wood trim and corner boards, per plan. Taper-sawn Cedar shingles (per plan). 6" tight-knot cedar T & G soffit at entry porch, per plan.
<b>Masonry:</b>	Brick or cultured stone veneer with brick or cultured stone cap per plan. Enkatherm type II drainage system installed under all masonry surfaces
<b>Stucco:</b>	Traditional cement stucco with acrylic elastomeric finish (per plan). Enkatherm type II drainage system installed under all stucco surfaces.
<b>Roofing:</b>	Certainteed "Landmark" 40 year ICBO approved composition shingle
<b>Gutter &amp; Downspouts:</b>	5" continuous gutter and downspout system with white enamel finish.
<b>Windows*:</b>	Pella PROLINE clad wood windows at den, kitchen, family room and nook (per plan). Pella IMPERVIA Duracast windows at all remaining window locations. Available colors: white, tan or brown. Window screens furnished for all operable windows

## MILLWORK & DOORS

<b>Exterior Doors:</b>	8ft tall 6-panel Codel fiberglass entry door with Weather-Guard jamb system (per plan), and ¾ length leaded glass sidelights (3ea glass options: Brentwood, Lehigh and St. Jane). Option: ¾ length matching leaded glass door available at an additional cost. Pella ARCHITECT or PROLINE clad French door (or sliding glass door) at nook or side patio (per plan). Half-lite fiberglass door at garage (per plan)
<b>Fireplace:</b>	Family room: Heatilator "Novus" 36" gas fireplace with adjustable flame, glass enclosure, and log set. Mantel-height cultured stone face with raised hearth and full height stained wood mantel detail (per plan). Den (Optional): Heatilator Novus 30" gas fireplace with glass enclosure and log set. 12x12 Slate tile surround and stained wood mantel detail (per plan). Note: All fireplace face details are plan specific. See-thru exterior fireplace (per plan): Heat-n-glo Twilight-II gas fireplace with gas enclosure, logset and cultured stone exterior face detail at patio.
<b>Garage Door:</b>	Therma Shield #T118 metal clad insulated garage door with white baked enamel finish and slide lock. Automatic garage door openers included (one or two, per plan). Note: Glass panels are included as a standard (grids are available as an option).

**Interior doors:**

8ft tall Elite 4-panel door with hollow core interior and brushed chrome hinges at all main floor pre-hung door locations (per plan). 8ft tall 12-lite French door(s) at den, per plan. Elite hollow core 4-panel doors at all remaining painted door locations. Solid 4-panel stained fir door at all stained door locations. Solid 6ft-8in tall door between house/garage (per plan). Bifolds are 4-panel Elite hollow-core doors.

**Millwork:**

Base: 9" tall custom painted base in entry, entry hall, powder room, dining room (per plan). 5 1/4" 'Craftsman' style painted base at upper hall and master bedroom/bath. 5" stained hemlock base in kitchen, nook and family room. 3" 'Craftsman' style base in all remaining areas.

Formal millwork door details at main floor doors (per plan), upper hallway open to stair, and master suite (per plan). 'Craftsman' style casing and plinth block detail at all interior doors located within tall baseboard rooms. Formal door detail at entry (inside and outside). Stained formal window detail at great room, kitchen, nook and den. Painted formal window details at dining room, entry and master bedroom (per plan). Standard painted wood casing at all remaining window locations.

Wood mirror detail at master bath and powder room (per plan).

Stained alder wainscot height paneling at formal den / library.

**Half-wall / Open Rail:**

Wood half wall cap detail, location per plan.

Open rail details at entry stair (per plan), with sloped knee wall and Craftsman starter post. Includes stained Hemlock 6210 rail, standard wrought iron balusters with decorative "knuckle" detail every 3<sup>rd</sup> picket, and square painted newel posts.

**CABINETS**

**Cabinets:**

Alder cabinets with raised panel doors and white vinyl interiors. Adjustable shelves in kitchen and secondary baths (per plan). 42" tall uppers in kitchen, with 3 1/2" crown detail and light valance. Family room cabinets (per plan). Medicine cabinets are included in main bath and master bath only (or, powder room with shower). Brushed chrome knobs are standard throughout. 42" tall by 5ft long Upper cabinet in laundry room, (per plan). Base cabinet with laminate top and drop-in sink in laundry room.

**BATH ENCLOSURES**

**Master Bath:**

Lasco shower pan with ceramic tile walls. Clear sliding glass door with chrome trim. Plate mirror with wood trim detail – standard.

**Main Bath:**

Lasco one- piece tub/shower unit, with tile embossed trim. Plate mirror – standard

**Powder Bath:**

Lasco shower pan with tile walls (optional per plan). Clear glass door with chrome trim. Plate mirror with wood trim detail- standard

**PLUMBING FIXTURES AND FAUCETS:**

<b>Kitchen Sink:</b>	Kohler under-mount 18 gauge stainless steel sink K3355 with Delta 470SS stainless steel faucet with pull out sprayer, ½ hp garbage disposal. Option: under-mount stainless steel prep sink with Delta pullout faucet and garbage disposal (available per plan, prior to rough-in).
<b>Lavatories:</b>	Master: Oval china, white, w/ Delta “Ellington” 3569SSLHP/H269 8” widespread faucet, stainless steel finish . Main Bath: Oval china, white, w/ Delta “Ellington” 2569/H269 4” center-set faucet chrome. Powder Bath: Oval china, white, w/ Delta “Ellington” 3569SSLHP/H269 8” widespread faucet, stainless steel finish.
<b>Toilets:</b>	Low flush, elongated bowl toilets, white – throughout.
<b>Laundry sink:</b>	Mustee 10 self-rimming fiberglass sink with Delta 750 chrome pullout faucet.
<b>Master Tub:</b>	Lasco 60 x 34 rectangular / 72 x 36 rectangular / 60 x 42 Oval white soaking tub with Delta “Ellington” 2769SSLHP/H669 stainless steel roman tub filler. Drop-in Acrylic tub with ceramic tile tub deck and ceramic tile backsplash included. Optional: jetted model is available at an additional cost, prior to rough-in.
<b>Tub/shower (main bath):</b>	Lasco 2603 CTW with “tile-look” – white and Delta “Ellington” 14469/H769 tub/shower valve in chrome.
<b>Master Shower</b>	Delta 14269SSLHP/H269 in stainless steel. (Optional: 2 <sup>nd</sup> shower head available at an additional cost, per plan)

## APPLIANCES:

<b>Gas Range:</b>	Viking Commercial stainless steel 6-burner cooktop, model VGRT 360-6BSS-C
<b>Hood:</b>	Broan 42” series 6400 stainless steel hood with 500cfm blower and halogen lights (or, Viking 36” downdraft ventilator, per plan)
<b>Double Oven:</b>	Kitchenaid “Architect Series” 30” built-in stainless steel double oven with convection upper oven KEBC207KSS
<b>Microwave:</b>	Kitchenaid KCMS1555R stainless steel microwave with stainless trim kit
<b>Dishwasher*:</b>	Kitchenaid “Architect Series” Whisper Quiet stainless steel dishwasher, model KUD102FRSS

## FLOOR COVERINGS:

<b>Vinyl:</b>	Utility Room (one color per house standard) Mannington “Vega II”, or equal.
<b>Tile:</b>	12 x 12 tile per standard allowance in Powder Room (with shower only) and Master bathroom, secondary bathrooms (throughout)
<b>Carpet:</b>	Den/Great Room: Shaw “Secret Point II, or equal (one color standard) Balance of house: Shaw “Envision I”, or equal (one color standard)
<b>Carpet Pad:</b>	Rebond pad, 6 lb.

## **Hardwood:**

Prefinished Kentwood 3½” “Estate” Red Oak, White Oak, or Kentwood 3½” “Golden Birch” hardwood flooring at Entry, Hallway, Kitchen, Nook, Pantry, and Powder Room standard (per plan). Additional prefinished hardwood floor options available at an additional cost.

## **COUNTERTOPS**

### **Kitchen**

Granite slab with 1 ½” laminated edge and, and full-height ceramic tile backsplash.

### **Powder, Master Bath Hall Bath**

12 x 12 marble tile with marble tile self-edge and wood backsplash.

6x6 or 8x8 tile with tile self edge and wood backsplash

## **MECHANICAL**

### **Heat System\*:**

Trane, Westinghouse (or equal) 90% ENERGY STAR© rated gas furnace, with forced-air heating system. Honeywell TH8110U1003 digital thermostat. All heat ducts to be duct-blast tested and certified for air leakage. Professionally clean all heating ducts at completion of home.

### **Hot water tank\*:**

50-gallon gas water heater. AO Smith, State (or equal) .62 Efficiency ENERGY STAR© rated water tank. Option: Upgrade water heater to 75-gallon (prior to rough-in) or install hot-water re-circulating loop with pump (prior to rough-in).

### **Air Cleaner\*:**

Broan “Guardian Plus” HEPA air filtration system installed for indoor air quality

### **Smoke Detectors\*:**

Smoke detectors hardwired with battery back up in all bedrooms, stairs, and as required by code. Install one Carbon Monoxide detector.

### **Miscellaneous\*:**

Install timer switches for all bath fans.

Whole-house ventilation system: Nutone QT 130 exhaust fan, 24-hour timer, low-voltage damper with outside air intake.

## **TECHNOLOGY WIRING PACKAGE**

See “Technology Wiring” Supplement detailing complete specifications for phone/Data/TV.

Television: RG-6 home-run to all bedrooms, den, kitchen and bonus room

Phone: Category 5 wire home run to all bedrooms, den, kitchen and bonus room

Data: Category 5 wire home run to all bedrooms, den, kitchen and bonus room.

## **HARDWARE:**

### **Interior door:**

Taymor “Newport” brushed chrome lever set, or equal

### **Front door:**

Taymor Grip-handle brushed chrome with deadbolt and interior lever set. Stainless-steel kickplate on front door.

<b>Patio door:</b>	Taymor brushed chrome lever set with keyed lockset. (per plan)
<b>Bath Hardware:</b>	Towel bars, toilet paper holders with chrome finish all baths (chrome towel ring at powder bath).

## **PAINTING:**

<b>Drywall:</b>	Light dash texture throughout with rounded corners throughout main floor, upper hall and master bedroom. Garages to be sheet rocked and fire taped to building code minimum
<b>Exterior Trim:</b>	Parker Pro Hide flat oil base (one color, standard throughout neighborhood).
<b>Exterior Body:</b>	Horizontal lap siding: Parker Flextron 100 (or equal). One color standard. Shingle siding: Parker Wood-hide Stain - contrasting color to lap siding. Note: Stained shingles do fade and weather non-uniformly and are not covered by a Warranty.
<b>Front Door: Interior Walls &amp; Ceilings:</b>	One coat PVA primer on all drywall surfaces. 1 coat Parker Pro Flat latex on all drywall surfaces, per standard selection. One color standard. Bath and laundry rooms: Parker Pro Satin Latex
<b>Interior doors &amp; Millwork:</b>	Parker Satin Park Avenue Oil Base Enamel or equal for painted areas, stained millwork to match cabinets as close as possible. (Stain color will vary due to differences in species of wood). Stained areas to include Kitchen, Nook, and Family Room (per plan).

## **ELECTRICAL**

<b>Lighting*:</b> (A total of 5 lighting packages are available. Total allowance of \$1600 for all fixtures and trims)	Standard builder lighting package for all bedrooms, bathrooms and exterior light fixtures. Purchaser selection for pendant lighting from builder standard fixtures for entry, dining or nook light fixtures, per applicable plan. All exterior light fixtures shall be compact fluorescent light (CFL). All bedrooms, closets, bonus room and laundry room lights shall have CFL lamp.
<b>Recessed Lighting*:</b>	Recessed can lights (per electrical plan). Compact fluorescent lamp trims at all recessed lighting locations, per electrical plan.
<b>Nook/Dining Room/ Entry:</b>	Pendant fixture per standard lighting package. (Per electrical plan.)
<b>Audio Pre-wire:</b>	Pre-wire only four rooms for future distributed audio. Includes 14/2 speaker wire homerun from central distribution source (wires are terminated behind drywall). Volume controls pre-wired in 3 locations, and include CAT-5 wire for future distributed audio controls.
<b>Security System:</b>	Furnish and install Ademco (or equal) security system, including contacts for all exterior doors, one motion sensor, two control panels and exterior siren. (System can be monitored at an additional monthly cost).

## **MISCELLANEOUS**

**Shelving:**

White wire ventilated shelving. Five shelves in linen or pantry (per plan), two shelves master closet, one shelf at all remaining closets, (per plan).

\*\*\*A total of 3 hours of professional decorating assistance at Magnolia Lane design studio is provided with each home purchase, for material and color selections relating to home construction. Additional design services are available for a fee of \$85/hour. Magnolia LLC does not provide design services for furnishings or window treatments.