

SPELLMAN CONSTRUCTION, INC

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Lot 4- Pierce Corner MATERIALS AND SPECIFICATIONS 636 Pierce Court, Bainbridge Island, WA

• PROPERTY AND HOUSE DESCRIPTION

Custom house plan by Christian Gladu Design "Miller Residence"

Lot size: 8,362 sq. ft.

City water, sewer and storm drain

2,365 sq. ft. heated living space

1,426 sq. ft. in unfinished basement with 6'-6" ceiling height.

House to be built to Northwest ENERGY STAR program requirements [Energy Star](#)

• FOUNDATION

Foundation: Insulated Concrete Foundation (ICF) walls for house. [Polysteel ICF](#)

Standard poured concrete walls for garage and front porch.

Delta-Dry drainage membrane on below grade exterior concrete walls

• FRAMING

Floors: Engineered floor joists @ 16" on center with 3/4" plywood sheathing

Exterior walls: 2x6 @ 24" o.c. advanced framing. Premium grade studs with 1/2" OSB wall sheathing

Interior walls: 2x4 @ 16' on center premium grade studs

9' ceiling height on the main floor. 9' and 8' ceiling height upstairs

Roof: Engineered trusses and stick frame rafters. 1/2" OSB sheathing and 1/2" CCX plywood overhangs

• ROOFING

Roofing: *CertainTeed* "Landmark" Lifetime laminated roof shingles with ridge vent [CertainTeed Roofing](#)

Gutters: Continuous metal gutters & downspouts connected to storm system

• WINDOWS AND DOORS

WINDOWS

Plygem- Pro Series vinyl windows [PlyGem Windows](#)

EXTERIOR DOORS

Entry: 36" *Codel* Craftsman Collection fiberglass fir grained door with MET-200F glass [Codel door](#)

Mudroom: *Codel* fiberglass door with half lite.

Garage exterior door: 6 panel fiberglass door

Overhead garage door: *Clopay* Coachman series garage door with glass lites on upper panel and strap hinges. Electric garage door opener [Clopay Garage Door](#)

Hardware: *Schlage* knobs and deadbolts

• INSULATION

Walls: R-23 blow-in-batt insulation [BIB insulation](#)

Ceiling: R-49 blown in fiberglass

Floor: 2" Foam R-10 under slab in basement

Vaulted Ceiling: R-38

• EXTERIOR FINISH

Siding: 1x8 bevel cedar- factory primed

#1 cedar shingles on upper gables with faux vent above

Porch ceiling: 1x6 tongue and groove pine

Front porch column: Stucco

BUILDER _____

PURCHASER _____

EXTERIOR TRIM

Windows and Doors: 1x6 casing, 2x6 head trim and 2x3 sill

Band boards: 1x10

Knee braces: 4x4

DECKS, PORCHES AND HARD SURFACES

Entry Porch: Colored concrete

Walkways, and Driveway: Exposed aggregate concrete

Back Patio: Trex "Accents" decking with no railing. Recessed area for owner supplied hot tub. [Trex](#)

LANDSCAPING

Landscape & Irrigation: Front yard landscaped with irrigation. To be consistent with other yards on Pierce Ct.) Allowance Item

Back & side yard soil prep with irrigation roughed in. No fencing included

• PLUMBING

Water Supply Pipe: Pex water supply pipes

Water Heater: 50 gallon Energy Star compliant electric water heater

KITCHEN

Sink: Under mount stainless steel sink [Undermount sink](#)

Faucet: Grohe Eurodisc faucet in polished chrome [Grohe faucet](#)

ISE hot water dispenser

ISE Garbage disposal

POWDER ROOM

Sink and Faucet: Round bowl china sink with Kohler Fairfax faucet [Fairfax faucet](#)

Toilet: Kohler Cimarron toilet [Cimarron toilet](#)

MASTER BATH

Shower: Kohler Fairfax valve with Moen hand-held [Moen handheld shower](#)

Sinks: Kohler Memoirs sinks with Fairfax faucets [Memoirs sink](#)

Toilet: Kohler Cimarron toilet

UPSTAIRS BATH

Shower: Bootz "Bootzcast" tub with Kohler "Fairfax" valve.

Sink: American Standard sink with Kohler "Fairfax" faucet

Toilet: Kohler Cimarron toilet

• ELECTRICAL AND MECHANICAL

Service: 200-amp electric service panel

Fixtures: Juno "Air-Loc" recessed light fixtures with standard white trim and baffle

Light fixtures per electrical design. Allowance for surface mounted fixtures

Networking: Structured wiring to network box. CAT 5 and RG6

Speakers: Rough-in speaker wiring in dining room and living room. Speakers and controls by owner.

HEATING

Mini Split Heat Pump: Mitsubishi MXZ Inverter heat pump with concealed SEZ indoor unit for first floor and Mr. Slim wall mounted unit in upstairs loft area [Mitsubishi Heat Pump](#)

Radiant Heat: Calorique radiant electric heat panels in bedroom ceilings [Calorique Radiant Heat](#)

Bathrooms: Calorique Peel & Heat radiant floor heat under tile floor

Fireplace: Heat-N-Glo SL-750 propane fireplace with Halston front [Heat & Glo Fireplace](#)

Leased 125 gal. propane tank by owner

VENTILATION

Heat Recovery Ventilator: Venmar Solo 1.5 HRV [Venmar HRV](#)

VACUUM SYSTEM

Vacuum: *DrainVac* Little Giant whole house vacuum with attachments and vacpan in kitchen and mudroom. [Drainvac](#)

• INTERIOR FINISH AND FLOORING

INTERIOR TRIM

Windows: Wrapped window openings with 1 x4 casing with 5/4 x4 head.

Doors: 1 x4 casing with 5/4 x4 head

Base Molding: ½ x6 downstairs, ½ x4 upstairs

Stairs: Custom hemlock railing system

Crown Molding: 5 ¼" crown.

Trim Material: Vertical grain Hemlock

INTERIOR DOORS

Doors: *Simpson 760* 3-panel hemlock wood doors [Simpson wood doors](#)

Hardware: *Schlage* knobs and deadbolts

ENTRY

Flooring: Wide plank white oak

LIVING ROOM

Fireplace: Alder wood fireplace mantle with tile surround

Built-in Cabinets: Alder cabinet bookcases

Ceiling: Box beam ceiling

Flooring: Wide plank white oak

DINING

Ceiling: Crown molding

Flooring: Wide plank white oak

KITCHEN

Cabinets: *Columbia Cabinets* with shaker style door faces in cherry wood. Full extension drawer guides with dovetail joint construction. [Columbia Cabinets](#)

Counter tops: Stone or Quartz slab. Allowance item

Backsplash: Tile from counter top to upper cabinet. Allowance item

Flooring: Wide plank white oak

DEN

Flooring: Wide plank white oak

DOWNSTAIRS BATHROOM

Cabinets: *Columbia Cabinets* in white finish. Recessed medicine cabinet

Counter top: Stone or Quartz slab with top mounted sink (Allowance item)

Wainscoting: Painted wainscoting

Shower: Ceramic tile (allowance item) Framed shower door

Flooring: Ceramic tile and base (Allowance item)

MUDROOM / LAUNDRY

Cabinets: *Columbia Cabinets* in white finish. Laminate counter top

Built-ins: Painted built-in bench and wainscoting with coat hooks

Flooring: Marmoleum plank flooring [Marmoleum](#)

STAIRS

Landings: Wide plank white oak

Treads and risers: Oak treads with carpet runner

Railing: Custom hemlock handrail system

MASTER BEDROOM

Flooring: Carpet (Allowance item)

BUILDER _____

PURCHASER _____

MASTER BATHROOM

Cabinets: *Columbia Cabinets* in alder wood. Wood trimmed mirrors
Counter top: Stone or Quartz slab with top mounted sink (Allowance item)
Shower: Ceramic tile walls and floor (Allowance item) Frameless shower door
Flooring: Ceramic tiles and base (Allowance item)

BEDROOMS and LOFT

Flooring: Carpet (Allowance item)

UPSTAIRS BATHROOM

Cabinets: *Columbia Cabinets* in white finish
Counter top: Stone or Quartz slab with top mounted sink (Allowance item)
Tub/Shower surround: Ceramic tile (allowance item) Shower curtain rod
Flooring: Ceramic tile and base (Allowance item)

CLOSETS

Easy Closet shelving units. (Allowance item) [Easy Closet](#)

STORAGE BASEMENT

Unfinished basement with sheetrocked exterior walls

GARAGE

Sheetrocked, fire-taped and painted.

SHEETROCK

1/2" sheetrock on all walls and ceilings. Round corners on kitchen soffits.
All interior walls lightly textured and primed with vapor barrier paint

• **PAINT**

EXTERIOR

Exterior siding and trim *Sherwin Williams* A-100 house paint
Cedar shingles: *Cabot* transparent stain

INTERIOR

Walls: *Sherwin Williams* ProMar 200
Interior trim: *Sherwin Williams* lacquer on wood. *Sherwin Williams Pro Classic* paint on MDF trim

• **APPLIANCES**

Range: 36" *Wolf* gas Range with griddle and black knobs model# GR364G [Wolf Gas Range](#)
Range hood: *Proline* 36" wall hood with stainless steel extension model# PLFW129J [Proline Range Hood](#)
Microwave: *GE* Spacemaker microwave
Dishwasher: Bosch model# SHE43R55UC [Bosch Dishwasher](#)
Refrigerator: Allowance item

• **ALLOWANCES AND EXTRAS**

Tile and Stone: \$6 per sq. ft.
Carpet: \$22 per sq. yrd.
Closet shelving: \$2000
Lighting fixtures: \$2200
Stone or Quartz Slab: \$70 per sq. ft.
Refrigerator: \$2,500
Landscaping & Irrigation: \$15,000

Associated Documents and Drawings

Permitted Building Plans by Christian Gladu Design
Cabinet Design by Creekside Cabinets
Construction Agreement

Purchase and Sale Agreement for Land Purchase
Cost Breakdown and Draw Schedule
Builder Warranty

BUILDER _____

PURCHASER _____