



Exhibit "A"

**FIREPLACES**

Family Room: (1) 36" Heat & Glo SL-750 direct venting gas fireplace, propane

**EXTERIOR CONCRETE**

All exterior concrete to be 5 sack, exposed aggregate or broom finish, w/ no added color.  
 Garage Apron: Approximately 30' x 24' (720 S.F.)  
 Basement Patio: Approximately 38' x 10' (380 S.F.)  
 Garage door landing: Approximately 3' x 3' (9 S.F.)  
 Walkway: None

**WINDOWS**

|              |  |            |      |
|--------------|--|------------|------|
| Type:        | Sierra Pacific Wood Clad (Fir) Windows | Grids:     | None |
| Screens:     | Yes, all opening windows               | Low E:     | Yes  |
| Glass Block: | None                                   | Skylights: | None |

**EXTERIOR DOORS**

Entry: (1) 3'0" x 6'8" Simpson or equal, 6-panel Fir door  
 Basement: (1) 6'0" x 6'8" Sierra Pacific Wood Clad full-light sliding glass door  
 Kitchen: (1) 6'0" x 6'8" Sierra Pacific Wood Clad full-light French Door pair  
 Garage: (1) 3'0" x 6'8" Codel, 6-panel smooth fiberglass

**GARAGE DOORS**

Doors: (3) 9'0" x 7'0" Raised panel, insulated steel doors w/ vinyl jamb seal.  
 Openers: (3) Liftmaster, Genie or equal 1/3 hp chain drive openers, w/ (1) transmitter each

**ROOFING**

|                |                                      |               |                        |
|----------------|--------------------------------------|---------------|------------------------|
| Type:          | NuRay 6000, 26 Ga. Metal Roofing     | Style:        | Ribbed or Striated     |
| Venting:       | Continuous Ridge Venting             | Color:        | Standard (stock) color |
| Valley method: | Valley metal over Ice & Water Shield | Underlayment: | Feltex underlayment    |

**SIDING**

|                 |                              |          |      |
|-----------------|------------------------------|----------|------|
| Type:           | 8" exposure, Half-Log siding | Color:   | TBD  |
| Corners & Trim: | 5/4 Cedar corners            | Soffits: | Open |
| Shutters:       | None                         | Vents:   | None |

**GUTTERS**

|             |  |        |                       |
|-------------|--|--------|-----------------------|
| Style:      | 5' K-line or Facia style, continuous metal | Color: | TBD (standard colors) |
| Downspouts: | To match gutter style and color            |        |                       |

**PLUMBING**

Plumbing to include all rough-in materials and labor per plans and code. Supply pipe to be Aqua-Pex or equal. Waste pipe to be ABS. Plumbing to include installation of all fixtures provided by owner at trim.

**Owner to provide all plumbing fixtures - plumber offers no warranty on fixtures provided by others.**

**HEATING**

|                   |  |                         |                                 |
|-------------------|--|-------------------------|---------------------------------|
| Furnace:          | Carrier 93% efficient, multi-speed gas furnace | Electronic air cleaner: | None                            |
| Thermostats:      | Honeywell T 8602 Programmable Thermostat       | Registers:              | Metal, std. color, w/damper     |
| Whole House Fans: | Honeywell or equal with electronic damper      | Other:                  | Carrier 15 SEER heat pump       |
| Gas Piping:       | Fireplace, Furnace, BBQ outlet                 |                         | Duct-testing, Energy Star rated |

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**ELECTRICAL**

|                     |  |                                 |
|---------------------|--|---------------------------------|
| Service:            | 200 Amp panel, wiring per plans & code         | Xmas circuit: None              |
| Switches & Outlets: | Leviton Decora                                 | Phone Jacks: five               |
| Waterproof outlets: | (3), one at front, two at rear                 | Cable Jacks: five               |
| Recessed Cans:      | (16), standard trims                           | Network Jacks: None             |
| Flourescent lights: | (9), in garage*                                | Outdoor lights: at each door    |
| Ceiling Fans:       | (4), as per plan*                              | Chandelier: 1 in dining room    |
| Bath Fans:          | Per Code                                       | Track lighting: None            |
| Smoke Detectors:    | Per Code                                       | Central LV Panel: None          |
| Lighting fixtures   | Includes installation of all lighting fixtures | Security: None at this time     |
|                     |  | Sound system: None at this time |

\* lighting fixtures from allowance

**INSULATION**

|                  |                                  |   |
|------------------|----------------------------------|---|
| Heat Calcs:      | Per Washington State Energy Code | Walls: R-21, batt                         |
| Ceiling (batts)  | R-38                             | Under Floor: R-30, batt                   |
| Ceiling (blown)  | R-38                             | Foam Wrap: All exposed piping in crawl    |
| Slab Insulation: | 2" Ridgid Foam                   | Sealant: All ext. openings & penetrations |

**DRYWALL**

|                     |   |  |
|---------------------|---|--|
| Applications:       | 1/2" at walls, High density 1/2" at ceilings, 5/8" Fire-X at fire walls. Includes tape and sand |  |
| Wet areas:          | Greenboard in moist areas, densheid in master shower  |  |
| Finish:             | Knock down finish in house, Fire-tape only in garage  |  |
| Corners:            | All round corners through-out with base transitions to square.                                  |  |
| Wainscoating:       | None  |  |
| Prep for Wallpaper: | None  |  |

**PAINTING**

|                 |                              |  |
|-----------------|------------------------------|--|
| Exterior Body:  | Sikkens or equal, log finish | Int. walls: One (1) coat interior latex, one (1) color |
| Exterior Trim:  | Sikkens or equal, log finish | Int. doors: Prefinished                                |
| Exterior Doors: | Pre-primed                   | Int. millwork: Prefinished                             |

**MILLWORK**

|                 |                                    |                                    |
|-----------------|------------------------------------|------------------------------------|
| Interior Doors: | 6-panel, Fir doors                 | Base: 5/4 x 6 hem/fir, prefinished |
| Closets:        | 6 panel, Fir doors                 | Casing: 1 x 4 hem/fir, prefinished |
| Windows:        | Wood wrap, prefinished all 4 sides | Columns: None                      |
| Stair handrail  | 6010, bracketed to wall            | Wainscoating: None                 |
| Shelving:       | Wire                               | Crown Molding: None                |

**CABINETS**

|           |   |  |
|-----------|---|--|
| Cabinets: | Allowance based upon DeWills, pre-finished Designer Cherry cabinets with inset door style |  |
|           | Upper cabinets to be 36"  |  |
|           | All drawers to be dovetailed with 3/4 undermount guides and soft close.                   |  |

**Allowance: \$15,000**

**FLOOR COVERINGS / HARD SURFACES**

|                   |  |
|-------------------|--|
| Hardwood Flooring | Kitchen, Dining, Living, Entry - Approximately 1400 SF |
| Tile Flooring     | Baths, Utility - Approximately 400 SF                  |
| Carpeting         | Bedrooms, Family room - Approximately 1300 SF          |
| Counter Tops      | Granite or Quartz                                      |

**Allowance \$34,500**

Exhibit "A"

**LIGHTING FIXTURES**

|                       |  |
|-----------------------|--|
| Fixtures              | To be selected from lighting supplier  |
| Can (Recessed) Lights | Sixteen (16) included in electrical bid (standard white trims; decco and eye-ball extra) |
| Paddle Fan            | (4) rough in and installation included, fans to be selected from lighting supplier       |

**Allowance                      \$3,500**

**HARDWARE**

|                    |  |
|--------------------|--|
| Entry              | Kwikset Chelsea or equivalent, brass or chrome grip handle with thumb lever and dead bolt.     |
| Ext. doors         | Kwikset or Schlage, knob exterior and lever interior, brass or chrome finish w/ dead bolt      |
| Fire door (garage) | Keyed lock, knob on garage side, lever at interior, brass or chrome finish                     |
| Int. doors         | Kwikset or Schlage lever type, privacy at bathrooms, passage on others, brass or chrome finish |
| Bi-fold doors      | Brass or chrome knob   |
| Bi-pass doors      | Brass or chrome pull   |
| Pocket doors       | Brass or chrome pocket passage pulls, privacy at bathrooms                                     |
| Bath Hardware      | <b>All bath hardware (tp dispenser, towel bars) by owner (builder to install)</b>              |

**GLASS / MIRRORS**

|              |   |
|--------------|---|
| Mirrors      | 3/16" silver backed, frameless, above each master bathroom vanity, 48" x 42"      |
| Shower Doors | Master Bath - hinged door in chrome with clear or obscure glass, other baths none |
| Glass Block: | None  |

**APPLIANCES**

*To Be Determined*

**Allowance                      \$6,000**

**LANDSCAPING**

|                |      |           |      |
|----------------|------|-----------|------|
| Irrigation     | None | Sod       | None |
| Plant Material | None | Hydroseed | None |
| Trees          | None | Rockery   | None |
| Fencing        | None |           |      |

**Allowance                      \$0**

**OTHER**