



# Summerwood

## Description of Material

Initial \_\_\_\_\_

Initial \_\_\_\_\_

<b>Property</b>	<b>6115 9th Ave Ct E Spanaway 98387   Gated community of Summerwood</b>
Indoor Fire sprinkler	Indoor Fire sprinkler included
Wash aggregate	Includes raised front porch w/cantilever steps with 4' sidewalk to driveway   Rear porch raised per plan
Lumber and Siding	Custom siding designs available for a farmhouse, modern, craftsman or traditional design   Cedar wrapped posts & wood T&G in covered soffits
Windows and Screens	White Prime - with several grid options to choose from   Screens for all openable windows.
Framing	Vaulted great room   Arched walk ways if desired   Open stair case
Roofing	IKO Cambridge 30 yr. - Dual Black
Gutters	Aluminum gutters   Customized colors available
Insulation	To meet or exceed code   Garage fully insulated.
Garage Doors	Insulated Garage doors   Several panel and window designs available   (1) 16x8 (1) 9x8   1 opener w/2nd remote & keypad
Exterior Rock	Garage fronts 1/2 way up   Front porch posts 36' w/stone caps.
Sheetrock	Square corners   Garage sheetrock is with Fire tape only; unfinished, no sanding or texture.
Interior fireplace	36" Propane Hearth & Home fireplace (Model DV4236-B) includes blower
Painting	3 custom colors in Sherwin Williams exterior   All on color throughout interior
Cabinets	Custom Built cabinets - Choose from Stained beach or Alder to painted maple cabinets   Includes slab drawer fronts and soft close doors & drawers   Pull out spice rack   Large 4X8 Island   Wooden tip front hood   Built-In lowers on each side of fireplace   Mud room bench and upper cabinets over washer & dryer
Laminate / Hardwood	Paradigm 12mm LVP flooring (Entry, dining, great room, hallway, powder, kitchen, nook, pantry) (Or equiv flooring; several color choices available)
Kitchen B/S	Full tile backsplash in kitchen   Marble, subway or other design options included
Tile	Tile floors in all bathrooms & utility   Tile master shower floor (mosaic) & walls tiled to ceiling, center drain & corner shelves
Carpet	Carpet in remaining areas with 8 lb. pad
Quartz	Quartz or granite colors available   Includes 4" backsplash in quartz for all bathrooms.
Interior Doors/Trim	8' 2 panel doors on main floor - 6'8 elsewhere   6" MDF flat stock   Double den doors   Board & Batten wainscot in dining room   Dining entry fully cased opening   Windows wrapped in wood downstairs   Sills only upstairs
Exterior Doors	8' Double Entry - SFHER300   8'0 2 panel doors man door & house 2 garage door
Handrail Material (interior)	Black wrought iron balusters   Stained newel posts & grab rail
Door Hardware	Entry - Vancouver handle set Black   Interior Chrome or Black Halifax levered
Closets	Wire shelf & pole throughout   Solid shelves in Pantry (4 rows)
Electrical	Includes 4 TV Outlets   2 USB charging Plugs   1 Electric Vehicle plug   Island outlet   White Decora switches.   Pendants over island   Extensive can lighting throughout downstairs and hallways   Entry chandelier
Light Fixtures	Black or Satin Nickel lighting packages Available   Lights included in all rooms   Customized lighting options for entry & pendants over island
Heating	5 ton 11.0 HSPF heat pump w/electric backup   2 outlet propane gas piping (range, fireplace)
Plumbing	Kitchen - Stainless steel under mount sink with Moen Sleek (7864BL) pull down faucet in black or Stainless   Bathrooms include white, square under mount sinks with Moen Genta Black single handle faucets   Master - Freestanding Maax Ella tub, Shower - mud pan   Standard toilets throughout with soft close lids   80 gallon heat pump hot water tank   2 cold hose bibs + 1 hot/cold bib
Appliances	36" SMEG propane gas range (SPR36UGGX)   Frigidaire Dishwasher (GDPP4517AF)   Whirlpool Microwave (UMC5225GZ)   Frigidaire French Door Refrigerator cabinet depth (GRFG2323AS)
Landscaping	Landscaping approx. 20' feet around house   standard plant package (determined per Devco). Sprinklers not included   No additional fencing