



WASHINGTON SPECIFICATIONS

Meets or exceeds Washington State 2018 Energy Codes, IRC/IBC, NEC, UPC, UMC. On average, 30% more structure than typical stick-built homes. See your salesperson for details on specific site requirements for your location.*

Floor Structure:

- Laminated Veneer Lumber (LVL) 1 ¾" x 9 ½" rim joist.
- 2x6 KD #2 hem-fir or better skid plate.
- 2x10 KD Douglas-fir #2 and better floor joists, 16" on center.
For stiffer floors than typical hem-fir joists or I-TrusJoists
- ¾" T&G floor sheathing, glued/nailed/screwed (combination subfloor/underlayment grade).
Multiple fastening methods insure a stronger, stiffer floor system and helps defeat squeaks

Wall Framing:

- 2x6 kiln dried hem-fir studs, exterior wall framing 16" on center, stud grade.
For stiffer, straighter walls than typical 24" on center
- ½" CDX plywood exterior sheathing with Tyvek air infiltration barrier.
Stronger with lower VOC levels than OSB
- 2x4 KD hem-fir interior wall studs, 16" on center. 8' interior ceiling height.
- Douglas fir posts.
- 2x6 top plate and sill, KD hem-fir standard or better.
- Triple continuous built-up header, 2x8 KD hem-fir #2 and better with ½" CDX plywood filler, glued and nailed (engineered system).
Insures structural stability better than typical individual single window and door headers
- Marriage line shear wall, 2x4 stud grade flat, 3/8" plywood sheathing, glued and nailed (engineered system).

Roof System:

- Engineered trusses installed 24" on center @ 25 lb. snow load, 18"-24" overhang and eaves and rake. 16' maximum width.
- Double continuous girder roof ridge truss creates a stronger roof than typical ridge board.
- ½" CDX plywood (Group 1) roof sheathing with ½" CCX plywood at exposed eaves and rake.
Stronger with lower VOC levels than OSB.
 - ½" plywood clips between seams. *Adds strength to roof system*
- Pabco 265 lb. Class 'A' (UL rated) fire and wind resistant laminated fiberglass shingles.
 - 30 year warranty from the roofing manufacturer.

Exterior Doors:

- Fiberglass with insulated thermally improved core and limited lifetime manufacturer's warranty.
Won't dent or corrode like typical steel entry doors, won't warp or check like wood doors
- Compression weather-stripping, grip lever handle, deep throw dead bolted key lock for added security.
- Sliding glass doors: Low E/Argon gas-filled vinyl Class 40, with tempered double pane glass.

*Additional charges may apply

Exterior Siding and Trim:

- 8 ¼" (7" exposure) JamesHardie fiber-cement lap siding on entire home.
Doesn't attract pests and resists water absorption to help protect against mold.
30 year non-prorated warranty
- Two coats Sherwin-Williams solid body paint. *Lasts longer than typical 1 coat application*

Windows:

- Milgard white or tan vinyl frames including Low E/Argon gas-filled double pane (U.28 U-value average) with screens. *Energy efficient for a more comfortable home*
- Lifetime Manufacturer's warranty within service territory to the original purchaser. See Milgard warranty for more information.

Insulation:

- All fiberglass batt: floors R-30, (R-38 floors in homes 1500 sf and above), exterior walls R-21, ceilings R-49 (R-38 high density in raftered ceilings).
Your home is warmer in winter, cooler in summer
- All penetrations in ceiling, floor and outside walls sealed with fire stop caulk.
For a tighter, more energy efficient home

Venting:

- Range hood and bathroom ceiling fans vented to exterior with draft stops, whole house ventilation fan controlled by a 24-hour timer with manual override switch.
- Dryer vent consisting of through-wall coupler with wall cap and draft stop.

Floor finish:

- Wide plank wood grained flooring in entry, great room, dining room, kitchen and hallway.
Elegantly beautiful, exceptionally durable floor finishes
- Tile floor in master bath.
- Designer carpet over 7/16" 6 lb high density pad in study and bedrooms.
Heavier than typical pads
- Vinyl over ½" underlayment in main/secondary baths and utility room.
Brand names you can rely on

Interior wall finish:

- Home is checked twice with moisture meter to insure proper drying before sheetrock is installed.
Helps prevent mold
- ½" high density on ceilings & ½" gypsum drywall on the walls.
- All sheetrock sealed with vapor barrier paint. All walls and ceiling primed before paint.
- Stipple finish on ceiling and on walls.
- Sherwin-Williams Ultra satin paint. *For easy cleaning*
- Marriage lines are taped, textured, and painted in all Washington State homes. *No seam lines*

Cabinets:

- Oak or Beech Huntwood Cabinets in choice of 5 door styles and a variety of paint and stain finishes
- Base and wall cabinets include solid wood frames and doors, adjustable ¾" shelves, birch or white interiors for easy cleaning.
- Base cabinets include under mount drawer guides, dovetailed birch **plywood** drawers, and a roll out bottom tray (in Kitchen only). Doors have adjustable 106 degree Euro hinges to clear doors.
- Width overlay for a clean, contemporary appearance.
- Soft close drawers and doors.
- 12 step 'Lasting Touch' Finish. *Oven baked finish lasts longer, easier to clean*
- Sponge drawer at sink. *Keeps wet sponges and cleaning supplies off counter*

Countertops:

- 3 cm solid surface granite or quartz countertops in kitchen and bathrooms with 4” granite or quartz backsplash. *Timeless beauty that will complement your home décor for years to come*

Interior Trim and Doors:

- Prefinished **solid wood** window liners and trim, door casings, and baseboard throughout.
- Hemlock/fir solid core 3 panel shaker style doors per plan, finished to complement your cabinets or White molded 3 panel shaker style doors per plan.
- Schlage lever handle hardware. *Easier to turn than typical ball knobs*
- All doors hung on 3 hinges. *Keeps doors straighter, longer*
- Ball bearing rollers on pocket doors. *For ease of operation*
- Baked enamel wire shelving throughout all closets.
- Louvered door at hot water tank location *To allow air circulation for hybrid hot water tank*

Appliances:

- GE 30” stainless steel slide-in range with self-cleaning oven, clock, timer, and oven door window. *Energy star rated*
- GE stainless steel microwave/range hood with light and two-speed fan vented to exterior. *Removes smoke, steam and odors from inside of home. Saves countertop space.*
- GE stainless steel built-in dishwasher power wash 5-cycle. *Energy star rated*
- Full wiring and venting for Owner-provided stacked or side-by-side clothes dryer.
- Full wiring and plumbing hookup including drain for Owner-provided clothes washer.
- Ice maker ready for owner supplied refrigerator/freezer.

Plumbing:

- PEX hot and cold water lines. ABS waste and venting lines (supply and waste lines stubbed to joist space)
- Front and rear exterior frost-free hose bibs. Inside whole house water shut off inside home. *Convenient outside watering for your landscaping or garden*
- 50 gallon electric heat-pump style hybrid hot water tank. *Energy star rated*
- Washington State homes with foundations up to 32” deep include water and sewer connections in the crawl space.

Plumbing Fixtures:

- Pro-Flo comfort height vitreous china toilets.
- Vitreous china under mount vanity sinks. *Cleaner lines for ease of surface cleaning*
- 16 gauge stainless steel under mount kitchen sink with a choice of 4 styles. *Thicker gauge will not buckle*
- One-piece fiberglass tub/shower per plan (white) in secondary or main bath. *Sturdier than acrylic*
- Fiberglass pan with tile surround to ceiling at master bath shower with extended height door.
- Tile tub deck and face at master bath.
- Moen chrome single (Posi-Temp) control mixing valve faucets. *Prevents hot/cold surges*

Bath Accessories:

- Designer towel bar (one per bath), toilet paper holder and curtain rod for tub. *Accessories match finish of lighting fixtures*
- Recessed medicine cabinets with adjustable shelves. Full length mirror spans length of vanity.

Heating:

- King electric forced air zonal heating system with individual wall mounted thermostats in each room. Programmable thermostat in main living area.
100% efficient, no heat lost thru ducts. Select the temperature you want in each room
- Mini split ductless heat pump in main living area. *Provides heating **and** cooling*

Electrical:

- **200-amp** main service panel.
- **Copper wire** throughout (except range).
- Hard wired smoke detectors and CO2 detectors with battery backup.
Added protection if the power fails.
- Recessed can lights in kitchen. Ceiling lights in baths, utility room, hall, entry, bedrooms, and dining room. Choice of two finishes.
- LED light bulbs throughout
- Switched outlet in great room.
- Ground fault interrupter (GFCI) circuits for outlets in bath, kitchen, and exterior weatherproof duplex outlets. *To prevent short circuits*
- Fault circuit interrupter (AFCI) outlets in bedrooms.
- Two phone jacks (24-8 cat 5 wire) and two TV jacks (RG6 65% braid wire) per home.
- One USB charging outlet. *Charge two devices at once*

Warranties:

In addition to the 1 year General Warranty required by WA State, Timberland Homes is proud to offer these industry leading Warranties:

- 15-Year Structural Warranty. ***One of the longest offered anywhere in the U.S.***
- 2-year mechanical warranty (plumbing, electrical).
- Specific product warranties by manufacturer (appliances, roof shingles, siding, windows, etc.).
- One year craftsmanship.

Shipping:

- Delivery, installation, and crew for crane set within 100 running miles of Auburn WA construction facility. Mileage charges apply beyond that.
- Crane cost, rigging, ferry or other special conditions at additional cost.

Note: Prices and specifications subject to change without notice and to applicable sales tax at location of delivery. Effective June 1, 2023.

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