

# TOUR GUIDE | SEPT 17-18, 2022 | 10AM-4PM

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& Interior Dimensions

**TOUR** of  
**HOMES**™

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For the 22nd year in a row, Olympia Master Builders is pleased to present the Tour of Homes for people interested in new and remodeled homes in our community.

# Welcome to the 22ND ANNUAL TOUR OF HOMES



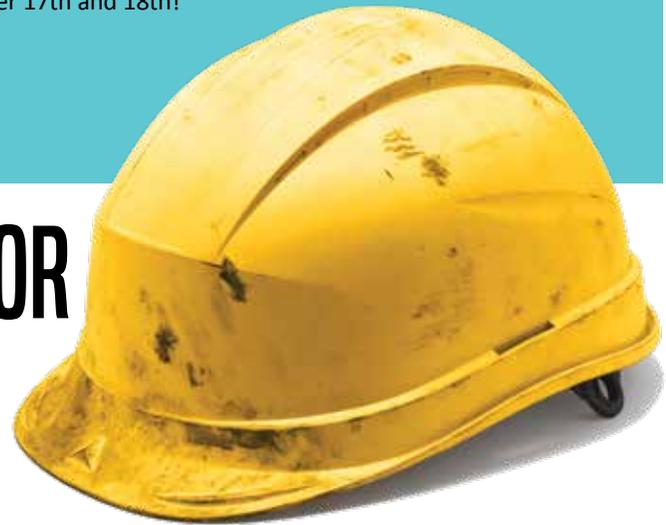
**PRESIDENT**  
**JOHN**  
**McKINLAY**

THIS EVENT LENDS VISITORS A FRONT-ROW SEAT TO THE LATEST TRENDS IN INTERIOR AND EXTERIOR DESIGN, SUSTAINABLE BUILDING TECHNIQUES, ENERGY EFFICIENCY, AND CUTTING-EDGE IN-HOME TECHNOLOGY. THIS YEAR, WE WILL BE SHOWCASING EIGHT AMAZING PROJECTS— ONE NEW CONSTRUCTION AND SEVEN REMODEL PROJECTS!

Included in this year's Tour Guide edition is a sneak-peek of each of the eight projects as well as a map of the locations and a look at our event sponsors. While the Guide is now electronic, we will also have a limited number of copies to pick up at the OMB office and in the lobbies of our Main Event Sponsor, Olympia Federal Savings, as well as our Silver Sponsors, Olympia Overhead Doors and Capital Heating & Cooling, starting on Wednesday, September 14th.

Whether you're gathering home improvement ideas, adding to your decorating or landscaping wish-lists, or looking for a contractor to build or revamp your dream home, the Tour of Homes will be a great resource for you – so come visit us on September 17th and 18th!

We hope you enjoy the Tour!  
John McKinlay  
2022 OMB President



## TIPS FOR HIRING A CONTRACTOR

Most homeowners will experience the need to hire a contractor. This could be an unplanned event, such as needing to hire a contractor quickly to make repairs after the damage is done by a broken pipe or fallen tree. Or this could be the culmination of years of planning to transform your dated kitchen into a gourmet cook's dream or to enlarge your cramped bedroom into a luxurious master suite. Whatever the situation may be, hiring a contractor to make repairs or improvements to your home is not a decision to take lightly. Below are some tips and suggestions:

**1. IS THE CONTRACTOR LICENSED, BONDED, AND INSURED?** You can verify this by calling the State of Washington's Department of Labor and Industries at 1-(800) 647-0982 or visit the L&I website at [www.lni.wa.gov](http://www.lni.wa.gov). Ask if there have been any complaints about the contractor, and if any, their status.

**2. DON'T BE AFRAID TO ASK QUESTIONS.** Good communication with your contractor is vital to a successful project, as it helps clarify exactly what you want done. Get the answers that satisfy your needs; after all it is your home!

- Are they a local company?
- How long have they been in business?
- What types of work are they licensed to do?
- To what local trade associations do they belong?
- How many jobs have they done similar to yours?
- Have they done work before that requires a permit?
- Who are their materials supplier references?

**3. DOES THE CONTRACTOR POSSESS A GOOD REPUTATION AMONG CUSTOMERS AND INDUSTRY PEERS?** Ask the contractor to share names and numbers of customers. Check references thoroughly. Visit past work done by your contractor and ask the homeowners for their opinions on the work done.

**4. EXAMINE YOUR BIDS CAREFULLY.** Bids that are noticeably lower than all others should be questioned. The difference may be in the quality of the materials used, experience of the crew doing the actual work, something is missing on the bid requirements, or it can be an indication that the contractor is not covering all the legitimate business costs. Don't automatically disregard a high or low bid, ask questions!

**5. OBTAIN A WRITTEN CONTRACT.** Be sure that it includes price, payment terms, sales tax, permit fees (if applicable), the specific work to be performed, materials to be used, warranties, and payment schedules. It is also a good idea to in-

clude change-order processes, final review, sign-off procedures, and cleanup. Put all change-orders in writing and ask questions as work progresses. Avoid verbal contracts and be very cautious about paying for incomplete work.

**6. PERMITS ARE FOR YOUR PROTECTION!** Make sure permits are in place and inspections are made as the work progresses. Make sure the name of your contractor appears on the permit.

**7. DOES THE CONTRACTOR OFFER A WARRANTY?** If so, what kind, and for how long? Be sure you understand what is covered under the warranty and what isn't.

**8. IS THE CONTRACTOR A MEMBER OF OLYMPIA MASTER BUILDERS?** The Olympia Master Builders (OMB) is a professional trade association representing member companies. OMB helps educate members on new products, construction techniques, business practices, and industry issues.

If you need a contractor, check out the product and service listing in our Hire A Pro Guide, or visit [omb.org](http://omb.org) for a searchable directory.

# TOUR of HOMES™



**SITE #1 - FIRST FINISHERS LLC + SPARROW DESIGN COMPANY**

4442 64TH AVE SE - OLYMPIA

**SITE #2 - NW CONCEPTS CONSTRUCTION + ARTISANS GROUP**

7312 PUGET BEACH RD NE - OLYMPIA

**SITE #3 - BROWN BUILDING CONTRACTORS**

4010 COUNTRY CLUB DR. NW - OLYMPIA

**SITE #4 - DOYLE CONSTRUCTION LLC**

6336 LEPRECHAUN DR NW - OLYMPIA

**SITE #5 - JOHN ERWIN REMODELING, INC**

3945 GROVE RD NW - OLYMPIA

**SITE #6 - LIFESPAN CONSTRUCTION, INC**

3702 HOLIDAY DR SE - OLYMPIA

**SITE #7 - 4TH DIMENSION CONSTRUCTION**

6614 GLENWOOD DR SW - OLYMPIA

**SITE #8 - INTERIOR DIMENSIONS + OYSTER BAY CONSTRUCTION**

555 47TH AVE SE - TUMWATER

## Tour Committee

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Olympia Federal Savings

**Debbie Otos**

Lifespan Construction, Inc.

**Nicole Montoya**

Olympia Federal Savings

**Diane Gassman**

Interior Dimensions

**Mark Barton**

Dickey's Remodel & Repair

## VOTE FOR YOUR FAVORITE SITES AND WIN!

Your vote enters you to win a Blackstone Adventure Ready 2-Burner 28" Outdoor Griddle!



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**360-878-3980**

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DOWNLOAD THE ONLINE TOUR GUIDE AT [OMB.ORG](http://OMB.ORG)



# SPARROW DESIGN CO. + FIRST FINISHERS LLC | REMODEL

3 BEDROOMS | 3 BATHS | 2,726 SQ. FT. | \$700,000 REMODEL



**FIRSTFINISHERS**

**KAI FYRST**

360-400-7767

firstfinishers.com

Contractor #FIRSTFL943BF

**SPARROW**  
DESIGN — COMPANY

**LAUREN RODRIGUEZ**

360-217-9112

sparrowdesignco.com/hire-us

1

4442 64TH AVE SE - OLYMPIA

## ABOUT THE PROJECT

This early 1970s ranch style home had much of its original features intact, with some elements added and renovated over time. Sparrow began designing their new kitchen and ensuite, a siding concept, and a lighting plan in late summer 2021. As time went on, the project grew to include two additions, relocation of the kitchen, laundry, and utility; opening up the living area, and adding a custom fireplace wall and entry feature. Sparrow and First Finishers have created a space that emphasizes both modern functionality and era-honoring materials and designs. Other design contributors include Artisan's Group and Beech Tree Woodworks.

## ABOUT THE BUILDER

We understand the importance of providing consistent quality of service and offer a wide range of residential construction services, including remodeling, fire & water damage restoration, flooring, siding and more. Our extensive construction experience, consistent quality, unmatched customer service, and local focus makes First Finishers a leader among PNW General Contractors. Delivering results you can count on every time!

## ABOUT THE DESIGNER

Sparrow Design Company is a full-service interior design studio located in Olympia, Washington and serving clients in the Puget Sound Region. We are dedicated to creating distinctive spaces through space planning, renovation design, and sourcing and installation of furniture and accessories. Artisans Group is a women-owned national award-winning Architecture studio located in Tumwater, Washington, specializing in healthy, sustainable, comfortable, and well-designed space.

## FEATURES

- Exterior siding design and materials with Artisans Group
- Kitchen addition
- Fireplace feature wall and entry casework with Beech Tree Woodworks
- Ensuite and powder room
- 12' sliding door system and floor to ceiling windows
- Whole-home lighting concept
- New foam insulation on roof & 50 mil PVC membrane
- Backup generator with automatic transfer switch

## DETAILED DIRECTIONS

Starting at the intersection of Yelm Highway SE and Rainier Road SE (intersection between Lowe's, Safeway, QFC) head south on College St SE toward Yelm Highway, and continue straight onto Rainier Road SE for .5 miles. Turn right onto 64th Avenue SE and destination will be on the right.



# NW CONCEPT CONSTRUCTION + ARTISANS GROUP | NEW CONSTRUCTION

4 BEDROOMS | 4 BATHS | \$1.8M NEW CONSTRUCTION



**NW CONCEPT**  
— CONSTRUCTION —

**DALE JOHNSTON**

360-481-0033

dale.nwcc@gmail.com

nwconceptconstruction.com

Contractor # CCNWCONCC785MG



**ARTISANS GROUP**  
ARCHITECTURE + PLANNING

**ROUSSA CASSEL**

(360) 570-0626

artisansgroup.com



**ARTISANS GROUP**  
ARCHITECTURE + PLANNING

2

7312 PUGET BEACH RD NE - OLYMPIA

## ABOUT THE PROJECT

Custom modern family home nestled into a challenging steep lot; its clean and modest approach unfolds into breathtaking views of Nisqually Reach and Mt. Rainier. Stunning design by a local and national award-winning architecture and planning firm, impeccable construction by highly sought after local general contractor, this home is absolutely Pacific Northwest, yes!

## ABOUT THE BUILDER

NW Concept Construction has been building custom homes in Western Washington since 2004. Attention to style, quality, longevity, with consistent evolution in energy efficiency is our priority. Proven partnerships of Architects, craftsmen and management has made for the construction of many beautiful homes and happy homeowners.

## ABOUT THE DESIGNER

Women-owned national award-winning Architecture studio located in Tumwater, Washington. Specialists in healthy, sustainable, comfortable, and well-designed space. We look forward to working with you.

## DETAILED DIRECTIONS

Heading north on I-5, take exit 111 for WA-510 E/Marvin Rd S toward Yelm. Keep left and follow signs for Marvin Rd N. Keep left and merge onto WA-510 W/Marvin Rd NE. Continue straight and through four traffic circles to stay on Marvin Rd NE. Turn left onto 56th Ave NE, which turns into Puget Beach Rd. At the end of Puget Beach Rd NE, go through the stop sign; we are the second drive on the right.

## FEATURES

- Features 180° views captured by:
  - open floor plan
  - cook's kitchen
  - 30' wide accordion door
  - heated patio
  - home office
  - home exercise room
  - and a Modpool with a glass wall carved into the hillside
- Bonus large garage with storage to spare for toys, big and small.



# BROWN BUILDING CONTRACTORS | REMODEL

3 BEDROOMS | 4 BATHS | 3,800 SQ. FT. | \$380,000 REMODEL



**MARK BROWN**

360-459-1043

[info@brownbuildingcontractors.com](mailto:info@brownbuildingcontractors.com)

[brownbuildingcontractors.com](http://brownbuildingcontractors.com)

Contractor # BROWNBC967MA

3

4010 COUNTRY CLUB DR. NW - OLYMPIA

## ABOUT THE PROJECT

After purchasing this home, our clients reached out to us with a desire to change some quirky features of three existing bedrooms, install new windows, and update other dated elements throughout the home. A thorough evaluation of the home in the design phase led to discoveries of several substandard structural and mechanical elements which became high priorities to our client. Ultimately, by correcting these issues, we were able to transform the lower level and several other areas of the home into comfortable, beautiful, and lasting spaces that will pay off for years to come.

## ABOUT THE BUILDER

Brown Building Contractors is a family operated design-build remodeling firm with over 30 years of experience serving homeowners in the South Sound region. Our design forward approach prioritizes thorough project planning and detailed execution, providing our clients peace of mind and clear expectations. Our passion is sharing the joy of a well-designed and built home.

## DETAILED DIRECTIONS

From US-101 N, merge onto Black Lake Blvd SW towards West Olympia. Use the left 2 lanes to turn left onto Cooper Point Road (3.8 mi). Turn right onto Country Club Road NW (0.3 mi). Turn left onto Country Club Drive NW (0.3 mi). Follow Country Club Drive NW all the way to the end. The home is located at end of Country Club Drive NW at the bottom of the driveway.

## FEATURES

- Remodeled lower level by raising ceiling height, installed all new mechanical and electrical systems, and insulation.
- Replaced windows in primary bedroom with energy-efficient sliding doors to new deck.
- Converted primary shower into space for free-standing tub with ceiling mounted waterspout and Shou Sugi Ban inspired tiles.
- Remodeled an existing fireplace by raising the hearth, installing stone, and building a custom mantel.
- Replaced outdated slider doors with custom picture windows and custom millwork in living space, as well as added porthole windows in guest bedroom.
- Converted guest bathroom tub to shower with new tile surround and flooring.
- Created a custom storage cabinet in a powder room for better functionality.
- Built and installed custom floating shelves in guest bedroom for more storage.



3 BEDROOMS | 3 BATHS | 2,724 SQ. FT. | \$480,000 REMODEL



**DANIEL DOYLE**  
360-791-3611  
doylebuilds360@gmail.com  
doylebuilds.com  
Contractor # DOYLECL815L7



**CHRIS ARNOLD**  
360-359-2967  
chris@nwpermitsolutions.com  
www.nwpermitsolutions.com

4

6336 LEPRECHAUN DR NW - OLYMPIA

## ABOUT THE PROJECT

This waterfront home built in 2002 had served as a rental for the owners for nearly 20 years. When they moved back to the Northwest, they decided to upgrade the home to fit their lifestyles. The expansive views of Budd Inlet and Mount Rainier can be seen from nearly every room. Walls were removed to create a more open concept. The kitchen was greatly expanded to allow for entertaining and a 550 square foot bonus room was added above the garage. This home allows the owners to enjoy the Northwest in all seasons.

## ABOUT THE BUILDER

Doyle Construction is a 2nd generation building company focused on residential remodeling and custom homes. We pride ourselves in creating projects that are comfortable, healthy, efficient, durable, and affordable.

## FEATURES

- Granite Countertops and Waterfall Island
- Kraftmaid Cabinetry
- Tile Floors throughout
- 6-sided stained cedar shingles
- Dryspace deck covering
- Clearview handrails

## DETAILED DIRECTIONS

Go north on Cooper Point Rd, then right on 63rd Ave NW. From 63rd Ave NW, turn left onto Tamoshan Dr NW, then left onto Leprechaun Ln. House is the 2nd on the left.





3 BEDROOMS | 2.5 BATHS | 2,256 SQ. FT. | REMODEL



5

3945 GROVE RD NW - OLYMPIA

**JOHN ERWIN** | 360-705-2938 | Contractor # JOHNEER928RA  
reception@johnerwinremodeling.com  
johnerwinremodeling.com

## ABOUT THE PROJECT

Down a quiet tree-lined, dead-end road sits this once charming 1946 Craftsman bungalow near Olympia Country & Golf Club. This house suffered years of deferred maintenance and sat empty before our clients found the property and decided to turn it into their forever home. With the addition of an 800+ sq.ft. two story addition and covered front porch, our design team truly transformed and completely changed the entire home while keeping the original style. The home now features an open concept feel with gourmet kitchen, primary bedroom downstairs, spa like bathrooms, large family room, with bedrooms and home office upstairs.

## ABOUT THE BUILDER

Olympia's Premier Award-Winning Contractor John Erwin Remodeling, Inc is a full-service remodeling and custom home builder serving the greater Thurston County area since 1993. Over the years, John Erwin Remodeling, Inc. has grown into a team of remodeling and custom home professionals and craftsmen who are dedicated to making your home better.

## DETAILED DIRECTIONS

From US-101 N, merge onto Black Lake Blvd SW towards West Olympia. Use the left 2 lanes to turn left onto Cooper Point Road (4 mi). Turn right onto Country Club Road NW (0.2 mi). Turn left onto Grove Road NW (446 ft) House is 3rd on the left.

## FEATURES

- Two story addition with a modern open concept
- Custom stairs and railings with built in storage under stairs
- Primary bedroom and bathroom on main floor
- Large walk-in closets with custom closet organizer systems
- Completely new electrical, HVAC, plumbing and septic systems
- Entire house was re-sided, with new energy efficient windows and doors
- Gourmet kitchen with solid surface countertops
- The property also went through a major transformation incorporating extensive drainage and septic system and finally new landscaping



5 BEDROOMS | 3.25 BATHS | 3,840 SQ. FT. | \$106,000 REMODEL

**MADDY CANTRELL**

360-584-3833

maddy@lifespanconstruction.com

lifespanconstruction.com

Contractor # LIFESCI886K7



6

3702 HOLIDAY DR SE - OLYMPIA

## ABOUT THE PROJECT

The main goal for this project was to make the kitchen and living room feel like a cohesive space while expanding the kitchen footprint for large family get-togethers. It was also the perfect time to update the laundry and powder bathroom, and refinish the hardwood floors. The clients now have a new space to entertain guests with a large island (seating capacity for 5!), a separate bar area with floating shelves, and open sight lines to the entry and living room.

## ABOUT THE BUILDER

Lifespan Construction has over 30 years of design/build experience. They design and craft home additions, complete home renovations and individually remodeled spaces in the Olympia area. They renovate homes to fit lifestyles through experience, dedication, and craftsmanship using the design/build process. With their emphasis on the process of project development and construction, they consistently create satisfied clients.

## DETAILED DIRECTIONS

From Capital Way S turn east onto Custer Way. Custer Way turns into North St SE. Turn south onto Holiday Dr SE. Destination will be on the left.

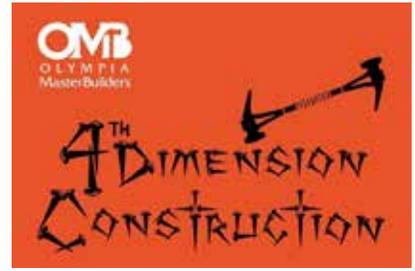
## FEATURES

- Expanded kitchen with custom two-tone cabinetry, wine fridge, and bar area with floating shelves
- Solid surface countertops with LED under cabinet lighting and subway tile backsplash
- Fun and quirky powder bathroom
- Efficient laundry room with bold porcelain flooring
- New French doors to enjoy the back exterior space
- Warm and inviting refinished hardwood floors



# 4TH DIMENSION CONSTRUCTION | REMODEL

3 BEDROOMS | 1.25 BATHS | 1,804 SQ. FT. | \$176,500 REMODEL



**MICHAEL ROBINSON**

253-448-9468

michael@4thdimensionconstruction.com

4thdimensionconstruction.com

Contractor # CC4THDIDC8250D

7

6614 GLENWOOD DR SW - OLYMPIA

## ABOUT THE PROJECT

The goal of this project was to open up the main living area, along with creating a more luxurious master bathroom. They removed interior walls in the dining space to achieve a great room area upon entry, installed all new cabinets, Quartz countertops, island and kitchen appliances, replaced all interior common area doors, new flooring, and a full custom shiplap wall with a modern fireplace insert. The master bath upgrade included all new fixtures, a walk-in shower with stone accent, and new double vanity with Quartz countertops. The neutral theme throughout the home brings a clean, sleek finish.

## ABOUT THE BUILDER

4th Dimension Construction is your "one stop shop" for all things construction. They are a local, family owned and operated company with over 30 years combined experience in the field. They specialize in design/builds, kitchen, bathroom & whole home remodels, additions, and turn-key new construction.

## DETAILED DIRECTIONS

From 1-5 South toward Portland take Exit 102. Head right on ramp for Trospen Rd SW toward Black Lake. Turn right onto Trospen Rd SW toward Black Lake. Turn left onto Littlerock Rd SW. Pass through two roundabouts, staying on Littlerock Rd SW. Turn right onto Glenwood Dr SW. Destination will be on the right.

## FEATURES

- Custom kitchen cabinetry and island with Design Stone Massa Quartz countertops, including all new fixtures
- New matte black kitchen appliances
- Shiplap accent wall in living room with new fireplace wall insert
- All new interior doors and millwork throughout common area
- Installation of LVP flooring throughout
- Design Stone Bianco Carrara Quartz shower pan and bench in master bath
- Fantasy White Quartz countertop on custom double vanity in master bath
- Removed interior walls in nook area to create an open concept upon entry



# INTERIOR DIMENSIONS + OYSTER BAY CONSTRUCTION | REMODEL

4 BEDROOMS | 2.5 BATHS | 2,022 SQ. FT. | \$100,000 REMODEL



**DIANE GASSMAN**

360-701-8986

diane@interiordimensionsnw.com

interiordimensionsnw.com



**BARRY JESPERSEN**

360-790-1558

bjespersen@comcast.net

oysterbayconstruction.com

8

555 47TH AVE SE - TUMWATER

## ABOUT THE PROJECT

Our clients visited Interior Dimensions Design Studio right after moving from Texas 3 1/2 years ago, looking to be closer to family and personalize the interior of the home. After deciding to not build a custom home and stay in town, the clients decided it was time to completely remodel the kitchen/family room areas with many custom features in the kitchen cabinets, hood, wood island top, window treatments, furniture & decor. Oyster Bay Construction joined the team too and provided the craftsmanship and detail this project required.

## ABOUT THE DESIGN & BUILDER

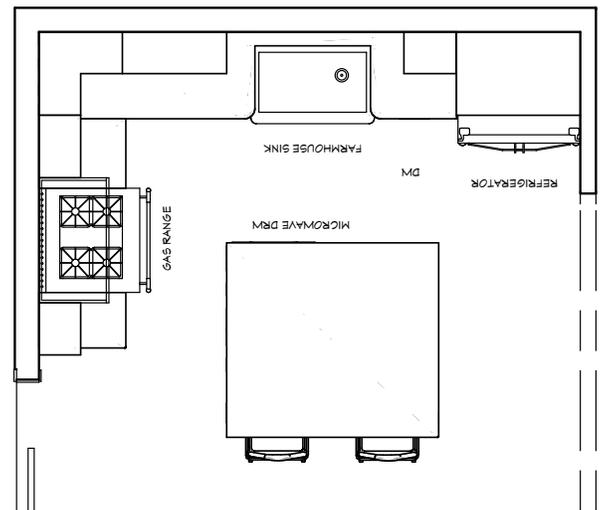
Interior Dimensions is an award-winning company with over four decades of experience in the design industry. We collaborate with the client and contractor to provide quality design service through 3-D visual plan tours and quality product selections for your home. Oyster Bay Construction is a full-service construction company who specializes in kitchen transformations, award winning remodels and custom home construction serving the local community for over 25 years.

## DETAILED DIRECTIONS

Heading north on Capital, turn right on Custer Way, right onto Cleveland, and right onto 47th Ave. Second house on the left. Heading South on Capital, turn left onto Cleveland, go through Custer Way street and turn right onto 47th Avenue. Second house on the left. Heading West on Yelm that turns into Cleveland, turn left on 47th. Second house on the left.

## FEATURES

- DuraSupreme cabinetry by Interior Dimensions
- TOPS Solid Surface Quartz countertop
- Grothouse custom wood island countertop by Interior Dimensions
- Royal Blue subway tile backsplash
- Custom window treatments & blinds by Interior Dimensions
- Custom furnishings and décor by Interior Dimensions
- Farm sink and Bridge faucet supplied by Keller





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BANKING THAT'S MUTUAL



PUGET SOUND ENERGY



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## OMB HIRE A PRO SEARCHABLE DATABASE FOR YOUR NEXT HIRED PROFESSIONAL CONTRACTOR!

If you visited a dozen websites and read hundreds of reviews just to decide on which toaster oven to purchase, then how about when it comes time to select a homebuilding-related contractor? That contractor will be doing a significant amount of work to your biggest investment: your home. So, choosing the right one is a paramount decision. Fortunately, Olympia Master Builders has taken the leg work out of the process for you and is now offering an easy to use, one click quote request, Hire A Pro tool on their website at omb.org.

OMB's Executive Officer, Angela White adds, "When joining Olympia Master Builders members are agreeing to abide by the Association bylaws and code of ethics. By doing so, they are demonstrating pride in their profession to the public and to others in the industry. Members must hold requisite business licenses, and registration upon joining, and they are formally approved by the OMB Board of Directors. Though we still always advise home owners to check with Labor and Industries as part of your due diligence before hiring."

So, you can rest assured that your next hired professional contractor from omb.org is one that you can trust.

### Here is how the OMB Hire A Pro online searchable directory at omb.org works:

1. Consumers from the public access the searchable online directory from the "Hire A Pro" tab or button on the omb.org home page.
2. At that point, choose a business category such as cleaners, painting or remodeler, which pulls up all members listed in that category.
3. At the top of the listings, there is a link called "Contact These Businesses" which allows consumers to put in their contact information, as well as their project details. They may also choose to send the quote request to the entire list or select specific members listed to contact.
4. The quote request is then generated out via email to OMB members. It's as simple as that!

Visit omb.org Hire A Pro searchable membership database for all of your homebuilding-related needs!

