



2024 People's Choice - Best of Show
Sparrow, First Finishers + AGAP

TOUR of HOMES™

MAIN EVENT SPONSOR **OlyFed** BANKING THAT'S MUTUAL

TOUR GUIDE
SEPTEMBER 20-21, 2025
Saturday & Sunday 10:00am-4:00pm daily



2024 Judges Choice - Best of Show
Sparrow, First Finishers + AGAP

Welcome to the 25TH ANNUAL TOUR OF HOMES



JEFF KUSTER
2025 OMB
BOARD
PRESIDENT

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 seven amazing remodel projects.

Included in this year's Tour Guide edition is a sneak-peek of each of the seven 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, McKinney's Appliance, and Duncan & Associates Insurance Brokers, and at the office of our Map Sponsor, Boyd's Plumbing, starting on Wednesday, September 17th.

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 20th and 21st!

We hope you enjoy the Tour!
Jeff Kuster

VOTE FOR YOUR FAVORITE SITES AND WIN!

YOUR VOTE ENTERS YOU TO WIN A CUISINART ICE CREAM MAKING PACKAGE

THIS PACKAGE INCLUDES:

CUISINART ICE CREAM MAKER
WAFFLE CONE + BOWL MAKER
ICE CREAM MAKER COOK-BOOK



**Thank you to our
Ballot Prize Sponsor Contract Furnishings Mart**

1. One entry per person, per project will be accepted. If multiple entries are submitted by one person for the same project, only one ballot will be counted. Ballots without names will not be counted toward the total votes.
2. Winner must be 21 or older. Employees or immediate family members of promoters, vendors, sponsors or contractors of the OMB Tour of Homes may not enter.
3. Winner is to be randomly drawn from all entries received from September 20-21, 2025.
4. All prizes awarded are final.
5. Winner will be contacted by The Olympia Master Builders. Subsequent announcements will be made in sponsoring media. OMB will make every effort to contact winners by phone and/or email. If the winner has not returned contact within 6 days, or is any way unable to accept and pick up the prize, an alternate will be drawn and the original winner will forfeit any rights to the prize.
6. Winner may be responsible for any applicable Federal, State and Local taxes.
7. Name and likeness of winner may be used for promotional purposes.
8. Some restrictions apply. Expiration dates must be observed.
9. Register to win at any home in the OMB Tour of Homes.

TOUR *of* HOMES™

HOMES ARE NOT
NUMBERED IN A SEQUENTIAL
ORDER FOR TOURING.
YOU ARE WELCOME TO
START AND END YOUR TOUR
WITH WHICHEVER PROJECT
YOU CHOOSE!



SITE ADDRESSES

- 1 **Family Man Remodeling**
2111 Westlake Drive SE – LACEY
- 2 **Lifespan Construction, Inc.**
10317 46th Ave SE – OLYMPIA
- 3 **4th Dimension Construction**
1304 Glass Ave NE – OLYMPIA
- 4 **Kuster Homes & Remodeling, LLC**
2501 53rd Way SE – OLYMPIA
- 5 **Mallard Brothers Construction**
1208 McCormick St SE – OLYMPIA
- 6 **Woodpecker Construction**
121 19th Ave SW – OLYMPIA
- 7 **Mallard Brothers Construction**
1455 Governor Stevens Ave SE – OLYMPIA

THANK YOU TO OUR MAP SPONSOR

**BOYD'S
PLUMBING**



Olympia Federal Savings Locations (Main Sponsor)



Boyd's Plumbing (Map Sponsor)



Family Man REMODELING

Contact: Christian Keehr
360-480-4661
info@FamilyManTeam.com
FamilyManRemodeling.com
Contractor #FAMILMH842B1

FAMILY MAN REMODELING | SUNROOM REMODEL

263 SQ. FT. SPACE | 1,200 SQ. FT. DECK



1

2111 Westlake Dr SE - LACEY

ABOUT THE BUILDER

With 80 years of combined team experience, Family Man Remodeling in Olympia, WA delivers expert kitchen, bath, and ADU transformations across Thurston, Lewis, and Pierce Counties. Led by Zack and McKenzie Medeiros, they're committed to high-quality craftsmanship, reliability, and smoothing the remodeling process so homeowners can focus on what truly matters—family. Peace of mind included.

ABOUT THE PROJECT

From the moment the sunroom's floor-to-ceiling glass catches the first blush of dawn, this Chambers Lake retreat feels like a love letter to nature. The couple's dream unfolded into a harmonious blend of elegance and warmth with perfect symmetry framing the water, a sprawling Wolf Silver Teak deck glowing under soft LED light. Evenings bring a golden shimmer as light dances across the beams, inviting long talks and shared laughter. Stairs spill gently into lush grass, guiding footsteps toward the lake's edge.

FEATURES

- Black aluminum cladding providing a sleek, modern contrast to the wood accents
- Double French doors for an elegant, welcoming entrance to the space
- Clean, symmetrical lines for a refined architectural look
- Seamless integration with the deck to extend the living space outdoors



DETAILED DIRECTIONS

From I-5 North, take exit 108 for Sleater Kinney Rd toward College St, keep From College St SE, head west on 21st Ave SE, then turn onto West Lake Drive SE; the destination will be on your right.



CONTACT: Lifespan Construction
360-584-3833
info@lifespanconstruction.com
lifespanconstruction.com
Contractor #LIFESCI886K7

LIFESPAN CONSTRUCTION, INC. | REMODEL

1 BEDROOM | 2 BATHROOMS | 1,125 SQ. FT.



2

10317 46th Ave SE - OLYMPIA

ABOUT THE BUILDER

Lifespan Construction is a family-operated, women co-owned general contractor serving Thurston County since 2010. Specializing in kitchens, bathrooms, whole-home remodels, additions, and exterior decks and coverings, they bring craftsmanship and care to every project. Through their design/build approach, Lifespan streamlines the process from concept to completion, ensuring a smooth experience and a beautiful, high-quality final result. At the heart of their work is a commitment to building lasting relationships - listening closely, communicating openly, and treating each client's home as if it were their own.

ABOUT THE PROJECT

This old cabin on Lake St. Clair was ready for both a refresh and some extra space. As part of a full home remodel and reconfiguration, two additions transformed its layout: a second-story dormer created a true primary suite, while a sunroom extension opened the home toward the lake. A new two-story deck now extends from the kitchen, perfect for taking in the view. Even the garage got an upgrade - torn down and rebuilt to match the home's fresh, updated feel.

DETAILED DIRECTIONS

From I-5 Northbound or Southbound: Take Exit 111 for WA-510 E/Marvin Rd S. Head south on Marvin Rd SE. Turn left onto Mullen Rd SE. Turn right onto Rehklau Rd SE. Turn left onto 46th Ave SE. Home will be on the right.



FEATURES

- Kitchen was moved from the front of the house to the lakeside for better entertaining
- Beverage bar with floating shelves
- Added a bathroom upstairs, both bathrooms showcase tile showers and glass enclosures
- Electric fireplace with shiplap
- Incorporated arches within the room transitions and windows to create visual interest
- Composite decking with cable railing
- Two car garage and carport



MICHAEL ROBINSON

360-819-8075 (office)

billing@4thdimensionconstruction.com

www.4thDimensionConstruction.com

2 BEDROOMS | 1 BATHROOM | 960 SQ. FT.



3

1304 Glass Ave NE - OLYMPIA

ABOUT THE BUILDER

4th Dimension Construction is a family-owned design-build firm with over 30 years of combined experience. Specializing in kitchens, baths, whole-home remodels, additions, ADUs, and turnkey new construction. Proudly serving Thurston and Lewis Counties, with offices in both. Voted Best of South Sound, we build with integrity, vision, and heart.

ABOUT THE PROJECT

This stunning full-home transformation by 4th Dimension Construction blends modern comfort with timeless design. Nearly a full interior demo made way for luxury vinyl plank floors, new millwork, doors, cabinets, countertops, and windows. A sliding glass door now opens to a private backyard retreat with new landscaping, composite decking, and fresh fencing. Exterior upgrades include new Hardie lap siding, cedar accents, Milgard windows, gutters, ductless mini split, and striking two-tone paint. This home is a perfect showcase of craftsmanship, vision, and functionality—where every detail was thoughtfully redesigned to elevate everyday living.

DETAILED DIRECTIONS

Visit us at 1304 Glass Ave. NE, Olympia, WA 98506. Located just minutes from downtown Olympia. From I-5, take Exit 107 and head west on Pacific Ave, then turn right on Glass Ave. Parking is limited—carpooling is encouraged!



FEATURES

- Full interior demo: removed all flooring, doors, cabinets, appliances, and bathrooms
- Installed luxury vinyl plank flooring & all-new interior doors and millwork
- Brand new kitchen: cabinetry, countertops, appliances, and lighting
- Converted window into a sliding glass door to access backyard oasis
- New composite front deck and fully landscaped backyard with privacy fencing
- Full exterior remodel: Hardie lap siding, cedar accents, new gutters & paint
- Upgraded windows with energy-efficient Milgard replacements
- New ductless mini-split heating & cooling system for year-round comfort



CONTACT: Jeff Kuster
360-561-1303
jeff@kusterhomes.com
kusterhomes.com
Contractor #KUSTEHR906C3



4 2501 53rd Way SE - OLYMPIA

ABOUT THE BUILDER

Kuster Homes & Remodeling LLC is your source for remodeling and painting needs. From home additions to complete bathroom and kitchen remodeling. They have reliable and affordable remodeling solutions. Kuster Homes & Remodeling LLC has gained a reputation of honesty, fairness, and true interest in their customers' project satisfaction since 2000.

ABOUT THE PROJECT

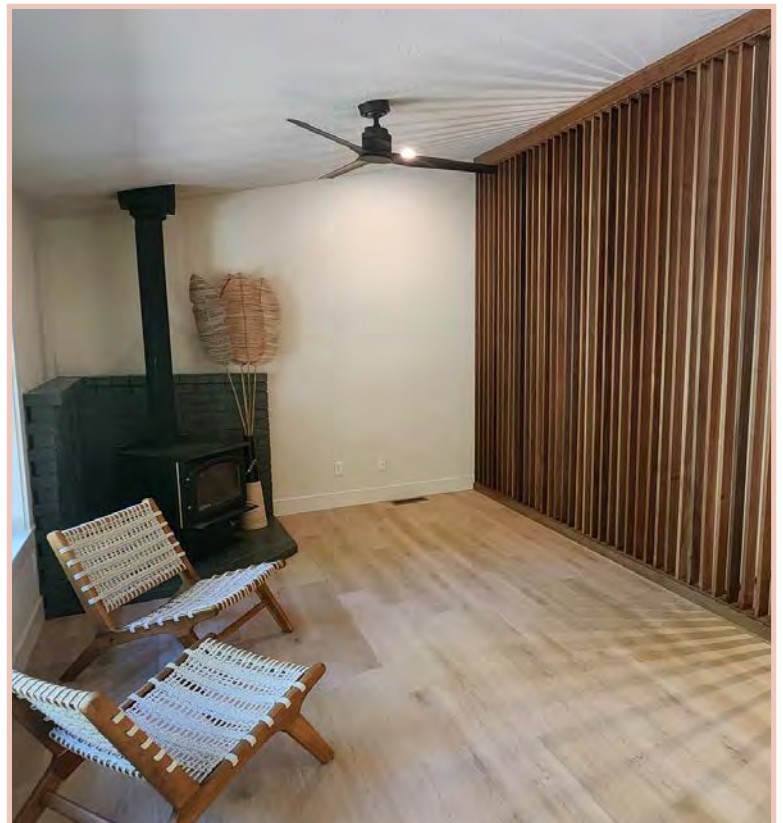
This charming home in Olympia provides close amenities for the young family, however the layout of the home was not to their liking. This family desired an open floor plan and hope they might be able to remove the walls and enlarge the kitchen. This was accomplished by eliminating all non-load bearing walls and vaulting the existing ceiling.

FEATURES

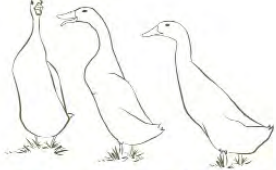
- Belmont 1900 painted cabinets
- Hanstone Quartz countertops
- Gaia American Maple LVP flooring
- Custom lpe wood slat walls
- Color Drenching paint scheme

DETAILED DIRECTIONS

Traveling north on Yelm HWY, turn right on Boulevard Extension RD SE, turn left at the intersection, follow until you reach 53rd Way SE and turn right, home located at the end of Cul de sac.



MALLARD BROTHERS CONSTRUCTION | REMODEL



MALLARD BROTHERS
CONSTRUCTION

CONTACT: Kevin McCrea
360-504-8918
contact@mallardbros.com
mallardbros.com
Contractor #MALLABC779CP

1 BEDROOM | 1 BATHROOM | 300 SQ. FT. | \$140,000



5

1208 McCormick St SE - OLYMPIA

ABOUT THE BUILDER

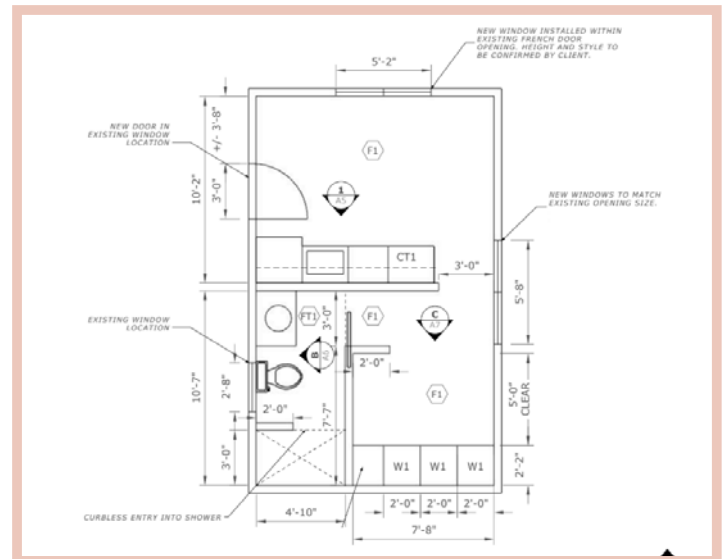
Mallard Brothers Construction specializes in bringing spaces to life with custom carpentry, fine woodworking and creative solutions in older homes and ADU conversions. With dedicated project managers and keen attention to detail, they ensure clients get value for their investment, knowing that beauty and quality defines value. They design and build ADUs, Garage Conversions, Additions, and Remodels in Thurston, Lewis, and Mason counties.

ABOUT THE PROJECT

This project transformed a modest garage into a versatile office space that also functions as a short-term residence. The design challenge was to fit all the essentials of a home—bathroom, kitchenette, sleeping area—into just over 300 square feet without sacrificing comfort or a sense of openness. To achieve this, the ceiling joists were removed, and the rafters were supported by an exposed beam, creating a vaulted ceiling that visually expands the space. A finished room at the back was added to house the hot water heater, doubling as additional storage. The layout now features a full bathroom, kitchenette, and a built-in Murphy bed, allowing the space to serve as both a productive work environment and a welcoming retreat. Given the client's passion for gardening, the exterior received special attention. Natural cedar shingle siding blends the structure into its surroundings, while custom planter boxes frame the windows, providing year-round views of herbs and flowers. The result is a compact, multifunctional dwelling that feels spacious, inviting, and deeply connected to its natural setting.

DETAILED DIRECTIONS

From Olympia, Take State Ave NE towards Lacey, turn right on McCormick St SE, Destination is on the corner of McCormick and 12th Ave SE.



FEATURES

- Exposed Beam
- Vaulted ceiling
- Built in Murphy bed
- Full bath
- Cedar shingle accent siding
- Built with ADA accessibility in mind
- Covered Front Patio



CONTACT: PATRICK CONNOLLY

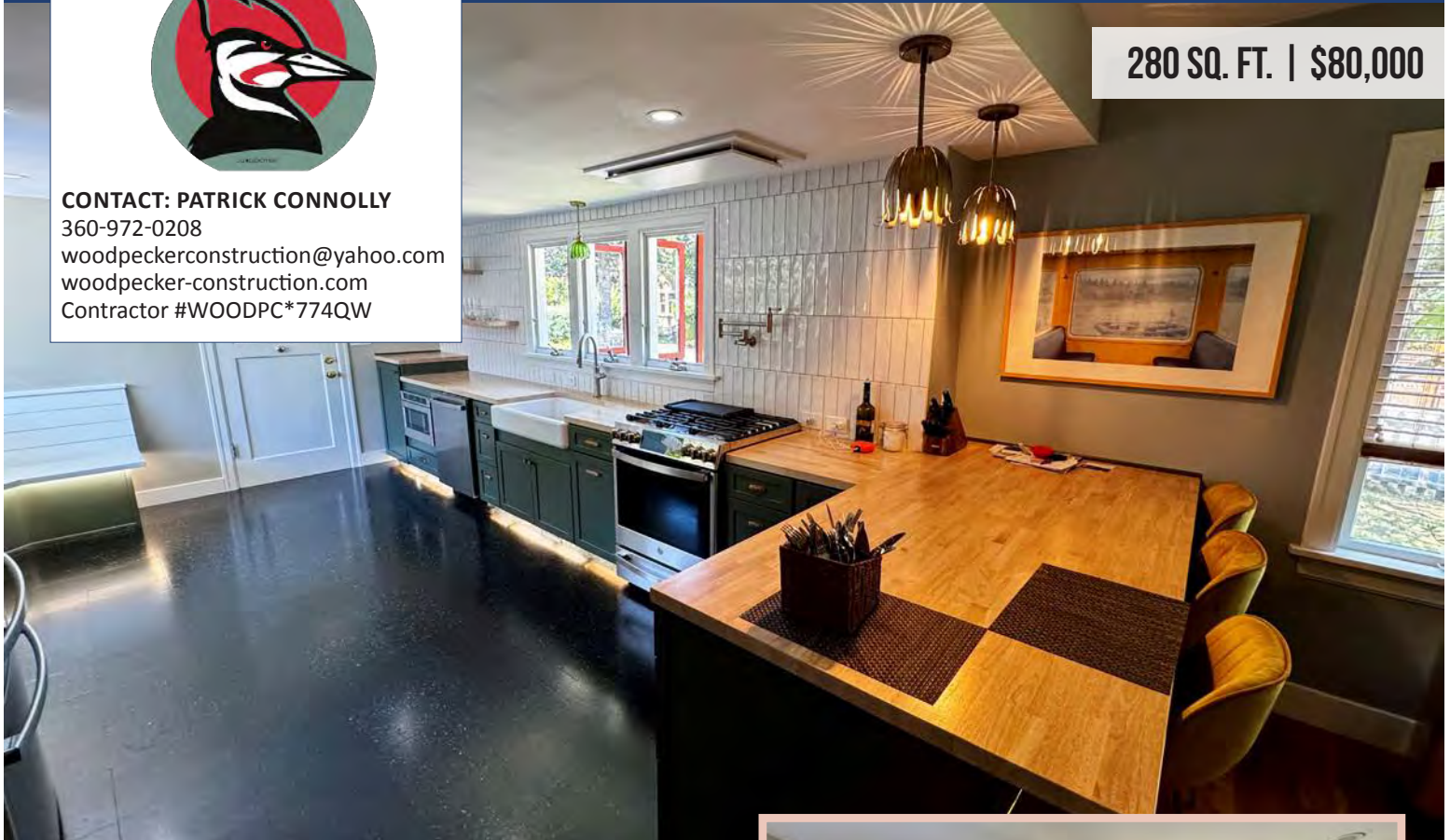
360-972-0208

woodpeckerconstruction@yahoo.com

woodpecker-construction.com

Contractor #WOODPC*774QW

280 SQ. FT. | \$80,000



6

121 19th Ave SW - OLYMPIA

ABOUT THE BUILDER

Woodpecker Construction is a trusted local builder in Olympia, WA, dedicated to delivering high-quality craftsmanship and reliable service. We specialize in home additions, full home renovations, and custom remodeling projects designed to fit your lifestyle. With a commitment to detail, clear communication, and expert construction practices, Woodpecker Construction helps homeowners bring their vision to life. Our focus on both the planning and building process ensures every project is completed with precision and leaves clients satisfied for years to come.

ABOUT THE PROJECT

This remodel transformed the kitchen into a bright, open, and functional space with modern touches. Featuring deep green cabinetry, butcher block countertops, a farmhouse sink, and floating shelves, the kitchen balances style with practicality. A spacious seating area with warm pendant lighting creates the perfect spot for family meals and entertaining. With open sightlines and updated finishes throughout, the home now feels fresh, inviting, and ready to enjoy.

DETAILED DIRECTIONS

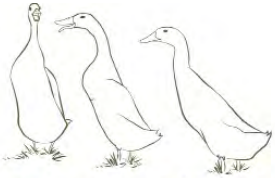
From downtown Olympia, head south on Capital Way S. Turn west onto 19th Ave SW. Destination will be on the left. Entrance to the kitchen is on the Columbia St side.



FEATURES

- Worked closely with Historical Home Society to make sure new windows are of proper standards.
- Full gut kitchen remodel
- Deep green custom cabinetry
- Butcher block countertops
- Farmhouse apron-front sink
- Stainless steel appliances (dishwasher, oven, microwave, range)
- Floating wood shelves with tile backsplash
- Large seating area
- Warm pendant lighting
- Under-cabinet and toe-kick lighting accents
- Open sightlines to adjoining spaces
- New Floors
- New flush mount range hood

MALLARD BROTHERS CONSTRUCTION | REMODEL



MALLARD BROTHERS
CONSTRUCTION

CONTACT: Kevin McCrea

360-504-8918

contact@mallardbros.com

mallardbros.com

Contractor #MALLABC779CP

2 BEDROOM | 1 BATHROOM | 800 SQ. FT. | \$270,000



7

1455 Governor Stevens Ave SE - OLYMPIA

ABOUT THE BUILDER

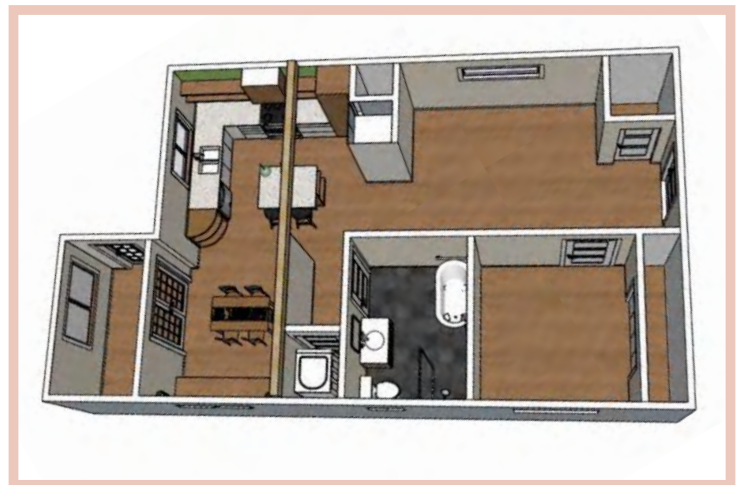
Mallard Brothers Construction specializes in bringing spaces to life with custom carpentry, fine woodworking and creative solutions in older homes and ADU conversions. With dedicated project managers and keen attention to detail, they ensure clients get value for their investment, knowing that beauty and quality defines value. They design and build ADUs, Garage Conversions, Additions, and Remodels in Thurston, Lewis, and Mason counties.

ABOUT THE PROJECT

This 1940s garage, built with old-growth Douglas fir and rafters cut from trees older than our forefathers, became the framework for an inspiring transformation. The goal was to create a welcoming home where the owner could live while loved ones occupied the main house. As a renowned musician and entertainer, the client needed a space that felt both bright and inviting. The original ceiling was vaulted, opening into a 13-foot cathedral living area lit by skylights and flowing into an open-concept kitchen with an island and custom walnut shelving. A 400-square-foot addition expanded the home with a vaulted dining area, illuminated by handcrafted hardwood lamps that complemented its modern midcentury style. Peruvian walnut trim, arched doorways, and a sunlit bay window with bookshelves created warmth and character. A full bath with reclaimed tile, clawfoot tub, and emerald curbless shower completed the design—proving that 803 square feet can truly feel like home.

DETAILED DIRECTIONS

From Olympia, Take Henderson Blvd south to Eskridge Blvd SE, Turn right onto Central St SE, Left onto Governor Stevens Ave SE. Destination is on the corner.



FEATURES

- Backyard office with Bay Window
- Exposed Beams throughout
- Vaulted ceilings
- Full bath with Japanese soaker tub
- Covered Rear Patio with cedar ceiling

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 damage is done by a broken pipe or fallen tree. Or this could be the culmination of a years' 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 to help you make good decisions when hiring a contractor.

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. 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 include 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 starting on page 8 of this Hire A Pro Guide or visit omb.org.

Make sure a contractor is licensed, registered, bonded and insured prior to hiring.

Call the Washington State Department of Labor & Industries at (800) 647-0982 or visit www.lni.wa.gov

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OlyFed



McKINNEY'S
APPLIANCE
Since 1972



BANKING THAT'S MUTUAL



VISIT OMB.ORG FOR MORE INFORMATION



Windows & Doors of
Western Washington



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Nicole Montoya, Chair
OlyFed

Debbie Otos
Lifespan Construction, Inc.

Diane Gassman
Interior Dimensions LLC

Brianna Bedell
Olympia Master Builders

NEW INTERACTIVE TOUR GUIDE GOOGLE MAP WITH SITE ADDRESSES

LEARN MORE AND DOWNLOAD THE
ONLINE TOUR GUIDE AT OMB.ORG

