

# SV Chestnut - S. Burlington, VT



## SV 112 L MODERN FARMHOUSE STYLE - CONSTRUCTION SPECIFICATIONS

### Builder

Sterling Homes  
1037 Hinesburg Road  
South Burlington, VT 05403

### Homeowner/Project

South Village #112L  
244 Midland Ave  
South Burlington, VT 05403

**Specification Date:** 9/7/2021

**Site Plan Date:** 4/15/2021

**Plan Date:** 7/6/2021

**Modern Farmhouse Style Chestnut Plan:** Two story New England style duplex home with un-finished Lower Level. Two floors of finished area with approximately 1,806 square feet of living space including first floor owners suite; 1,176 square feet of unfinished Lower Level, 440 square foot 2-car garage, 196 square foot deck, and a 132 square foot front porch.

Location	Total Square Feet
First Floor	1,176
Second Floor	630
<b>Total Finished Square Feet</b>	<b>1,806</b>
Garage	440
Deck	196
Front Porch	132

### Personal Choice Lists

PCL #  
SELECTIONS

### Color Code

RED  
ORANGE  
GOLD  
GREEN  
BLUE  
PURPLE  
PINK  
RUST  
HUNTER  
SKY BLUE  
LAVENDER  
BROWN  
NAVY  
LIME  
CRANBERRY  
AQUA  
PEACH  
GRAPE

Date  
7/6/2021

### Specification and Appendix Approval

Appendix A: Window Schedule  
Appendix B: Exterior and Interior Door Schedule  
Appendix C: Lighting Schedule  
Appendix D: Plumbing Schedule  
Appendix E: Finish Hardware Schedule  
Appendix F: Flooring Schedule  
Appendix G: Appliance Schedule

Client

Date

Client

Date

Builder


Collin Frisbie

Date

# SV Chestnut - S. Burlington, VT





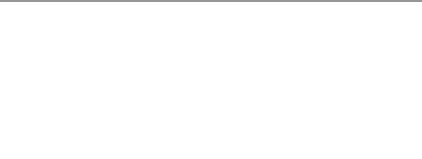
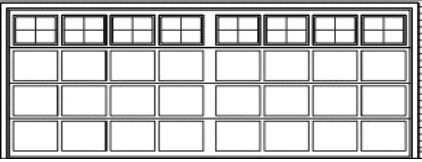


## SV 112 L MODERN FARMHOUSE STYLE - CONSTRUCTION SPECIFICATIONS

Section	Information	Image
<b>Permits</b>		
	Builder responsible to obtain all necessary permits including: - Soil Erosion and Sediment Control - Well - N/A - Septic System - N/A - Zoning	
<b>Surveys</b>		
	Home is to be staked by builder	
<b>Site Clearing</b>		
	Builder is responsible for all site clearing, as needed	
<b>Utilities Connections</b>		
	Builder responsible for all site work and site balance to include	
Water	Connection to City of South Burlington water system	
Sewer	Connection to City of South Burlington sewer system	
Gas	Connection to Natural Gas lines at road.	
Power	Underground power	
Cable	Cable TV conduit to house	
	All excavation, fill and labor is included	
<b>Energy Package</b>		
	Home to be built to an VT Residential Building Energy Standards (RBES)	
<b>Home to Include</b>		
	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light Vented to the outside	
	PurePro DP511 Programmable Thermostat; First Floor and Second Floor	
	Additional caulking and sealing of joists to reduce air infiltration into the home, including shoe plate; windows; and where wires and pipes go to cold spaces	
	R-15 Rigid Thermax insulation on Interior of Lower Level - floor to top of concrete wall	
	Selected use of closed cell foam to improve overall air sealing of attic in home	
	Blower Door Test required for VT RBES	
<b>Foundation</b>		
Type	Poured Concrete	
Wall Height	8'	
Lookout Height	4' Frost Wall	
Strength	Min. 3000 PSI @ 2 days with steel reinforcement	
Footer	Continuous 8" x 16" reinforced	
<b>Flat Work Concrete</b>		
Lower Level	Poured Concrete	
Finish	Smooth	
"Keyway" Joints	Saw cut	
Thickness	4"	
Strength	House: Min. 3000 PSI @ 28 days Garage: Min. 4000 PSI @ 28 days	
Moisture Barrier	Tarred damp proofing membrane sprayed on exterior of foundation walls. 6 mil poly under concrete house slab.	
Ground water controls	Footing drains installed below footers around Lower Level and drained to daylight in back yard. Drain tile buried in clean stone; covered with mirafi fabric; clean sand fill against foundation. Site graded to shed surface water away from house.	
Rock Wall	Boulder rock walls as needed for the grading of the yard. Boulders from the site are machine-placed to create walls.	
<b>Driveway/Entrance</b>		
Drive	12" thick gravel two car driveway on top of mirafi fabric. Driveway to be finish paved with 2" of compacted asphalt.	
Walkway	42" Sidewalk from front porch to neighborhood sidewalk will be Brussels Block Concrete Pavers. Color is Limestone.	
Mailbox	Community stands of mailboxes to USPS standards. Sterling Homes will provide key.	






# SV Chestnut - S. Burlington, VT



Frame			
	Exterior Walls	2x6 SPF 24" o.c.	
	Interior Walls	2x4 SPF 24" o.c.	
	Plate Height	9'-1" on first floor; 8'-1" on second floor and 8' in lower level	
	Plate	2x6 treated southern yellow pine with foam sill seal	
	Floor Framing	14" TJI I-joists at 19.2 o.c.	
	Sub Flooring	3/4" 4x8 T&G OSB glued and nailed	
	Girders	2 or 3 ply Truss Joist Microlam LVL, nailed and glued, as specified by engineering load design, supported by 3-1/2" concrete filled lally columns in Lower Level	
	Sheathing	7/16" 4x8 OSB	
	Roof	Pre-engineered roof trusses 24" o.c. 5/8" T&G OSB rated sheeting	
	Roof Pitch	8/12, 10/12 and 7/12 at Main House 8/12 at Garage 4/12 at Front Porch	
	House Wrap	Professional house wrap with flashing around all windows and doors	
Roofing			
		Ice and water shield on eaves and valleys. Vented on ridge to achieve proper ventilation.	
	Underlayment	Owens Corning ProArmor Synthetic Roof Underlayment	
	Shingles	Owens Corning TruDefinition Shingles Limited Lifetime Warranty	
	Color	Onyx	
Siding/Exterior Elements			
	Siding	Noandex Woodsman Select	  <b>White</b>
	Gable Ends	Vinyl Shakes, at front elevation gable only, <b>White</b>	
	Clapboard	Double 4", <b>White</b>	
	Board and Baton	None	
	Eaves	Two piece aluminum wrapped - White	
	Soffit	Perforated soffit for proper venting	
	Corners	6" White Vinyl Corners with Foam Backer	
	Trim Details	Frieze board and Garage Door Trim to be Miratech	
	Drip Edge	Galvanized	
	Shutters	Available as option	
Gutters & Downspouts			
	Gutters & Downspouts	White Seamless Gutters	
Windows			
See Appendix A: Window Schedule			
	Brand	Harvey Slimline	
	Color	White	
	Construction	Vinyl, Low-E, Insulated Double-Pane	
	Exterior Casing	Flat	
	U-Factor	0.30	
	Grills	Between Glass 2 over 2	
	Screens	Fiberglass Mesh	
Exterior Doors			
See Appendix B: Exterior and Interior Door Schedule			
	Brand	Therma-Tru	
	Color	See Exterior Paint Section	
	Construction	Insulated Fiberglass	
	Exterior Casing	5/4x4 Flat	
	Storm Doors	None	
Overhead Garage Doors			
	Model	8300 Series Insulated Steel Door	
	Size	16' x 7'	
	Design	Colonial Raised Panel with Stockton I Windows	
	Color	Manufacturer White	
	Opener	8" lift master 1/2 horsepower electric opener	
	Remotes	2 remotes included	
	Frame Key Pad	Keyless entry punch pad	

# SV Chestnut - S. Burlington, VT



Decks & Porches			
Covered Entry Porch		  	
Porch Framing	6' x 22' framed with PT 2x8 joists		
Decking	5/4x6 #1 PVC Azek Harvest Collection		
Posts	CPVC wrapped and PT 6x6 Posts and 2x8 roof beams - White		
Roof	Roof to be truss framed, roof shingles to match house		
Ceiling	White vinyl bead board		
Stairs	Stairs from porch to walkway to be PT box steps with 5/4x6 #1 Azek PVC Decking Treads		
Rail	Composite rails and balusters		
Hardware	CPVC to be screwed and plugged, no paint		
Finish	Porch posts, beams, rim board and stair risers - white CPVC Trim		
Color	Porch decking and stair tread to be Azek Harvest Collection PVC - <b>Slate Gray</b>		
Side Deck			
Deck Framing	14' X 14' deck framed with PT 2x10 joists		
Decking	5/4x6 #1 PVC Azek Harvest Collection		
Rail	Composite rail and balusters		
Stairs	Steps from deck to ground to be PT box stairs with 5/4x6 #1 Azek PVC Decking Treads, White CPVC Trim Stair Risers		
Hardware	CPVC to be screwed and plugged, no paint		
Color	Porch decking and stair tread to be Azek Harvest Collection PVC - <b>Slate Gray</b>		
Exterior Paint			
Exterior Doors - Excluding Front Door	Painted Satin Finish, White		
Exterior Trim - Including Frieze Board and Door Surrounds	Painted Satin Finish, White		
Front Door	2 coats Exterior Paint, <b>BM Gentleman's Gray 2062-20, OK to Color Match</b>		
Sidelight	Painted Satin Finish, <b>BM Gentleman's Gray 2062-20, OK to Color Match - including window trim</b>		
Front Porch Rail	Composite Rail, White		
Front Porch Posts	CPVC wrapped, White		
Front Porch Roof Beams	CPVC Trim, White		
Front Porch Rim board	CPVC Trim, White		
Front Porch Stair Risers	CPVC Trim, White		
Front Porch Decking	Azek Harvest Collection PVC Decking - <b>Slate Gray</b>		
Rear Porch Decking	Azek Harvest Collection PVC Decking - <b>Slate Gray</b>		
Electrical & Low Voltage			
	Underground electrical service, 150 AMP Panel		
Plugs and Switches			
Switch Style	Toggle		
Plate Style	Toggle screw on plates		
Switch Color	White		
Dimmers	Available as an Option		
Exterior Plugs	Per Electrical Plan		
Lighting			
Lighting Fixtures	See Lighting Finish Schedule (Appendix C: Light Fixtures Schedule)		
Recessed Lights	None		
Under Cabinet Lighting	Available as an Option		
Miscellaneous			
Door Chime	Nutone BK125LWH: One 2-note, white door chime		
Smoke/CO2	1 CO/Smoke per floor (3 Total), 1 Smoke per bedroom (3 Total)		
Bath Vents	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light		
Cat 5 (data/phone)	Yes, per electrical plan		
TV Jacks	Yes, per electrical plan		
Security/Surveillance	None		
Central Vacuum	Rough in only, 1 outlet per floor		
Audio	None		
Light Fixtures			
See Appendix C: Light Fixture Schedule			

# SV Chestnut - S. Burlington, VT



Plumbing		
Heating and Venting		
Furnace	York LX Series, TM9V	 
Furnace Size	60,000 BTU	
Efficiency Rating	96.00%	
Zones	Zone 1: First Floor, Zone 2: Second Floor	
Air Conditioner	York LX Series, 3-Ton YCGD, 17 SEER R-410a coil	
Thermostat	PurePro DP511 Programmable Thermostat; First Floor and Second Floor	
Bath Venting	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light Vented to the outside	
Dryer Venting	Vented to the outside	
Gas		
Main Kitchen Range	Yes	
Main Fireplace	Yes	
Second Floor Dryer	Yes	
Furnace	Yes	
Hot Water System	Yes	
Grill Line at Deck	N/A	
Fireplace and Mantle		
Fireplace in Living Room		 
Model	Empire DVCD36FP30N direct vent gas fireplace	
Mantle	Custom Built in Place Mantle (See picture/detail)	
Tile Surround	6" Slate Tile on Top and 2 Sides of Fireplace Face. <b>Slate - Black - Raven Grout</b>	
Tile Hearth	12" Slate Tile Hearth to be full width of Mantle above, Flush with flooring. <b>Slate - Black - Raven Grout</b>	
Venting	Direct vent to outside through wall	
Plumbing Fixtures		
See Appendix D: Plumbing Schedule		
Miscellaneous Plumbing		
Outdoor Faucets	2 Frost-Free Hose Bibs, located at back of the main house and on the side of the front porch	
Hot Water Heater	Rinnai R75-Lsi on demand water heater	
Laundry	Washer Box Valve with single handle shutoff and drain; appliances pricing optional	
Plumbing	PVC Drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.	
Radon	Radon Piping runs from under Lower Level concrete slab through roof. This is a passive system, no fan.	
Utility Sink	Option available	
Cabinets & Countertops		
Cabinets		
Kitchen		  
Brand	Mid Continent Signature Series	
Style	Simple FO in Painted Maple	
Color	<b>White</b>	
Kitchen Island		
Brand	Mid Continent Signature Series	
Style	Simple FO in Painted Maple	
Color	<b>White</b>	
Owner's Bath		
Size	72" Vanity with 2 bowls	
Brand	Mid Continent Signature Series	
Style	Simple FO in Painted Maple	
Color	<b>White</b>	
Bath #2		
Size	60" Vanity with single bowl	
Brand	Mid Continent Signature Series	
Style	Simple FO in Painted Maple	
Color	<b>Rainstorm</b>	

# SV Chestnut - S. Burlington, VT

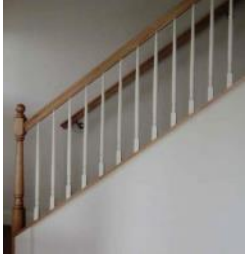


Countertops		
Kitchen		
Style	Classic Quartz	
Color	Miami Vena - 2cm (3/4" thickness)	
Edge Detail	Pencil Edge	
Cut-Outs	Under Mount Sink	
Backsplash	4" Quartz	
B/S Location	Perimeter Back Only	
Kitchen Island		
Style	Classic Quartz	
Color	Miami Vena - 2cm (3/4" thickness)	
Edge Detail	Pencil Edge	
Cut-Outs	None	
Owner's Bath		
Style	Cultured Marble with 2 integrated flush rectangle bowls	
Color	Cotton White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	
Bath #2		
Style	Cultured Marble with 1 integrated flush rectangle bowls	
Color	Cotton White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	
Wall & Trim Interior Detail Work		
Insulation		
Exterior Walls	R-21 6" Fiberglass Batts with Poly Vapor Barrier	
Interior Walls	R-13 3-1/2" Fiberglass Batts for bath walls (Soundproofing)	
Rigid Insulation	Box sill in first and second floor joists insulated with rigid insulation	
Attic	R-60 Cellulose with backer boards at eaves for ventilation	
Garage	Not insulated	
Foundation	3-1/2" R-21 Thermax glued to concrete wall	
Drywall		
Living area walls	1/2" Sheet Rock, taped with 3 coats of joint compound at walls and ceilings	
Ceilings	Smooth Finish, minor shadow variations are possible in ceilings	
Garage	Unfinished	
Trim Details		
Casing	3-1/2" Eased Edge with 5/4x4 head casing	
Base	5-1/2" Colonial Base Board	
Wainscot	36" High Wainscot at Mudroom	
Crown	Available as option	
Built - Ins		
	Bench and Black Coat Hooks at Mudroom	
Mirrors		
Owners Bath	Plate Glass mirror with ground edge, no bevel	
Bath #2	Plate Glass mirror with ground edge, no bevel	
Powder Room	By Owner	



# SV Chestnut - S. Burlington, VT



Interior Stairs/Railing		
Main to Second Floor	Hardwood Stairs Box Stair Construction	
	White Oak Treads sealed Natural to match hardwood flooring and risers painted to match interior trim.	
	Red Oak sealed Natural open rail with turned balusters and turned round newel posts	
	Risers, baluster posts painted to match interior trim	
	Red Oak Rails and newel sealed Natural to match wood floors (including rail on wall)	
Main to Lower Level	Carpet Grade Stairs	
	Red Oak Rail on wall sealed Natural	
Handrail Brackets	Satin Nickel	
Closet Shelving		
	All closets systems will be vented wire and the system is indicated on the plan. See Closet Plan for Details.	
Interior Paint		
Painted Interior Walls	1 coat primer 2 coats Low VOC Flat Latex Paint, Color to be BM Classic Gray OC-23, Ok to Color Match	<div>Classic Gray OC-23</div> <div>Chantilly Lace OC-65</div>
Accent Wall	None	
Ceilings	To Match Walls	
Interior Trim	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be BM Chantilly Lace OC-65, OK to Color Match	
Wainscot	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be BM Chantilly Lace OC-65, OK to Color Match	
Interior Doors	Painted, 2 coats of Semi-Gloss Latex Paint, Color to be BM Chantilly Lace OC-65, OK to Color Match	
Fireplace Mantle	Painted, 2 Coats of Semi-Gloss Latex Paint, to be BM Chantilly Lace OC-65, OK to Color Match	
Open Shelving	Painted, 2 coats of Semi-Gloss Latex Paint, Trim Color	
Main to Second Floor Stairs	Treads, Rail and Newel Sealed and Matching Wood Floor	
Main to Lower Level Stairs	Risers and Baluster Posts Painted to Match Interior Trim	
	Stained railing to Match Wood on First Floor	
Interior Doors		
See Door Appendix B: Exterior and Interior Door Schedule		
Finish Hardware		
See Appendix E: Finish Hardware Schedule		
Flooring		
See Appendix F: Flooring Schedule		
Appliances		
See Appendix G: Appliance Schedule		
Landscaping		
Lawn	All disturbed portions of yard to be seeded. Lawn area will generally include front yard, side yard and rear yard. Lawn area to be covered with approximately 4" of native topsoil.	
8 Foundation Shrubs	To be Selected by Owner, See Landscape Plan	
8 Perennial Flowers	To be Selected by Owner, See Landscape Plan	
2 Small Yard Trees	To be Selected by Owner, See Landscape Plan	
Cleaning		
	House cleaned prior to closing, including washing of windows	
Warranty		
	SCI Warranty as per contract	
	Continuing a policy of constant research and improvement, Sterling Land Company reserves the right to make substitutions and specification changes.	

## Appendix A: Window Schedule

Harvey Slimline All Vinyl Windows, Double insulated, Low E, GBG Grills 2 over 2

6 9/16 primed interior jambs, 2 1/2 colonial case interior

Flat exterior case with built in J and nailing flange

EZ-Tilt cleaning

Screens included

Energy Star Qualified

Maximum U Factor 0.30

	Letter	Size	Quantity	Description	Location	Image	Notes
	A	34x65	3	Double Hung	Living Room		
	B	34x53	3	Double Hung	Owners Bedroom, Bedroom 3		
	C	34x41	2	Double Hung	Owners Bath, Bath #2		
	D	34x36	1	Double Hung	Powder		
	E	34x53	3	Casement	Bedroom 2, Bedroom 3		Egress
	H2	68x53	1	Slider	Owner's Bedroom		Egress
	EG	68x53	1	Slider	Lower Level		Egress
	G	36x24	1	Concrete Hopper	Lower Level		



## Appendix B: Exterior and Interior Door Schedule

### EXTERIOR DOORS



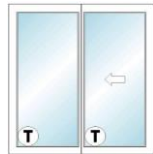

Therma-Tru Smooth Star Fiberglass Exterior Doors with full weather stripping and adjustable sills

Grills between glass

6 9/16 primed jambs

5/4 x 4 flat exterior case, Double bore set-up

EZ Set Satin Nickel knob and deadbolt hardware, All doors keyed alike

	Quantity	Description	Opens	Size	Type	Hardware	Image	Notes
<b>Foyer Entry</b>								
	1	Smooth Star S206 4 Lite with SGL R-Sidelite	RH	3'-0"	Half Glass	Double Bore		
<b>Garage Entry</b>								
	1	2 Panel Solid 978HD Steel Door with Spring Hinges & 20 Minute Fire Label	LH	3'-0"	6 Panel	Double Bore		
<b>Dining Room Entry</b>								
	1	Harvey Sliding Patio Door	RH	6'-0"	Slider	Glass		
<b>Exterior Door Hardware</b>								
Knobs	2	Schlage Plymouth Keyed Entry and Deadbolt				Matte Black		All Keyed Alike





### INTERIOR DOORS

2 Panel, Hollow core, Smooth molded hardboard, 4 9/16 PFJ split jambs

Colonial Casing both sides

Dexter Stratus Satin Nickel Hardware

Ball catches and (2) Dummy knobs per pair included

<b>Interior Doors</b>								
	15	Masonite Smooth	See Plans - will display more clearly with plans	TBD	2 Panel Hollow Core	Double Bore		
<b>Interior Door Hardware</b>								
Knobs	15	Schlage Plymouth				Matte Black		
Base Bumps	15					Matte Black		
Hinge Bumps	15					Matte Black		









### Appendix C: Light Fixture Schedule

	Quantity	Description	SKU	Item	Color	Image	Notes
<b>Garage Exterior</b>							
	1	One Light Outdoor Wall Lantern	143182	Maxim 35016BK	Black		
<b>Deck Exterior</b>							
	1	One Light Outdoor Wall Lantern	143182	Maxim 35016BK	Black		
<b>Front Porch</b>							
	2	Click Lights - LED Flush Mount	040842	Green Creative	White		
<b>Foyer</b>							
	1	Three Light Semi Flush Mount	100404	Maxim 26130CLBZAB	Bronze/Antique Brass		
<b>Mudroom/Mudroom Hall</b>							
	3	Click Lights - LED Flush Mount	040842	Green Creative	White		
<b>Kitchen Island</b>							
	2	One Light Mini Pendant	100034	Maxim 96120CLBZAB	Bronze/Antique Brass		
<b>Kitchen</b>							
	4	Click Lights - LED Flush Mount	040842	Green Creative	White		
<b>Dining Room</b>							
	1	Five Light Chandelier	100403	Maxim 26125CLBZAB	Bronze/Antique Brass		
<b>Living Room</b>							
	1	Three Light Flush Mount	725440	Maxim 2681FTSN	Satin Nickel		
<b>Powder</b>							
	1	Two Light Bath	097117	Elegant Lighting LD4033W21BK	Black		

<b>Owners Bedroom Hallway</b>							
	1	Click Lights - LED Flush Mount	040842	Green Creative	White		
<b>Owners Bedroom</b>							
	1	Three Light Flush Mount	725440	Maxim 2681FTSN	Satin Nickel		
<b>Owners Vanity</b>							
	2	<b>Two Light Bath</b>	<b>097117</b>	<b>Elegant Lighting LD4033W21BK</b>	<b>Black</b>		
<b>Owners Closet</b>							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
<b>Stairwells</b>							
	2	<b>One Light Wall Sconce</b>	<b>100415</b>	<b>Maxim 2612CLBZAB</b>	<b>Bronze/Antique Brass</b>		1 - Main to Second Floor and 1 - in Main to Lower Level
<b>Upstairs Hall</b>							
	3	Click Lights - LED Flush Mount	040842	Green Creative	White		
<b>Bedroom #2</b>							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
<b>Bedroom #3</b>							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
<b>Bath #2</b>							
	1	<b>Three Light Bath</b>	<b>097103</b>	<b>Elegant Lighting#: LD4033W33C</b>	<b>Chrome</b>		
<b>Laundry Room</b>							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		

### Appendix D: Plumbing Schedule

	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
<b>Kitchen</b>							
Sink	1	32" Undermount 16 Gauge Stainless Steel Double Bowl Kitchen Sink	Krauss	KBU32	Stainless Steel		32" L x 18" W, 8" Deep. Dearborn Stainless Basket Strainer
Faucet	1	One-Handle High Arc Pulldown Kitchen Faucet	Moen	7864BL	Matte Black		
Garbage Disposal	1	Badger 5, 1/2 HP	Insinkerator	N/A	N/A		Installed on Right
<b>Owner's Bath</b>							
Faucet	2	Gibson High Arc Faucet	Moen	6150BL	Matte Black		
Shower Pan	1	Ensemble Shower Base	Sterling	72131100-0	White		Tile Walls - See Flooring Section Straight Curtain Rod Installed.
Tub/Shower Trim	1	Gibson Posi-Temp Shower	Moen	T3002EPBL	Matte Black		Moen 2510 Shower Valve
Toilet	1	Edgemere Right Height, Elongated Toilet	American Standard	204AA.104	White		30-3/16" x 17" x 31-1/8"







Bath #2							
Faucet	1	Gibson High Arc Faucet	Moen	6150EP	Chrome		
Tub/Shower	1	60x32 Vursa Tub/Shower	Oasis	TS-6032	White		Straight Curtain Rod Installed.
Tub/Shower Trim	1	Gibson Posi-Temp Tub/Shower	Moen	T3003EP	Chrome		Moen 2510 Shower Valve
Toilet	1	Edgemere Right Height, Elongated Toilet	American Standard	204AA.104	White		30-3/16" x 17" x 31-1/8"
Powder Bath							
Faucet	1	Gibson High Arc Faucet	Moen	6150BL	Matte Black		
Toilet	1	Edgemere Right Height, Elongated Toilet	American Standard	204AA.104	White		30-3/16" x 17" x 31-1/8"
Pedestal Sink	1	Edgemere Pedestal Sink	American Standard	445.40	White		
Lower Level Future Bath							
Tub/Shower	1	GB-60 Alcove Tub Shower - Drain on Right	Aker	141004	White		Installed in place without water hook up




### Appendix E: Finish Hardware Schedule

	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
<b>Owner's Bath</b>							
Knob	3	<b>BLACKROCK™</b> 1-5/16in(33mm) Diameter Knob	Amerock	BP55270PN	Polished Nickel		Doors
Pull	4	<b>BLACKROCK™</b> 3-3/4in(96mm) Center- To-Center Pull	Amerock	BP55276PN	Polished Nickel		Drawers
Robe Hook	1	<b>Arlys Double Robe</b> <b>Hook</b>	Moen	Y5703BL	Matte Black		
Tissue Holder	1	<b>Arlys Matte Black</b> <b>Paper Toilet Holder</b>	Moen	Y5708BL	Matte Black		
Towel Bar	1	<b>Arlys Matte Black Towel</b> <b>Bar</b>	Moen	Y5724BL	Matte Black		
<b>Powder Bath</b>							
Towel Ring	1	<b>Arlys Chrome Hand</b> <b>Towel Bar</b>	Moen	Y5786CH	Chrome		
Tissue Holder	1	<b>Arlys Chrome Paper</b> <b>Holder</b>	Moen	Y5708CH	Chrome		
<b>Bath #2</b>							
Pull	8	<b>BLACKROCK™</b> 3-3/4in(96mm) Center- To-Center Pull	Amerock	BP55276BBR	Black Bronze		
Robe Hook	1	<b>Arlys Double Robe</b> <b>Hook</b>	Moen	Y5703CH	Chrome		
Tissue Holder	1	<b>Arlys Chrome Paper</b> <b>Holder</b>	Moen	Y5708CH	Chrome		
Towel Bar	1	<b>Arlys Chrome Towel</b> <b>Bar</b>	Moen	Y5724CH	Chrome		
<b>Kitchen Surround</b>							
Pull	18	<b>BLACKROCK™</b> 5-1/16in(128mm) Center-To-Center Pull	Amerock	BP55277BBR	Matte Black		
<b>Kitchen Island</b>							
Pull	4	<b>BLACKROCK™</b> 5-1/16in(128mm) Center-To-Center Pull	Amerock	BP55277BBR	Matte Black		




## Appendix F: Flooring Schedule

WOOD							
Location	Make	Style	Finish	Size		Image	
<b>Foyer</b>							
Foyer Kitchen Dining Room Living Room Hall to Owners Bedroom	Hallmark	Novella	Melville Hickory	6" Width / 7/16" Thick			Deadman at Transtion of Mudroom Tile
TILE							
	Make/Style	Finish/Color	Tile Size	Orientation	Tile Grout	Image	Notes
<b>Owners Bath</b>							
	Anatolia Form - Hexagon	Ice	8 x 7		Brilliant White		Tile #1 on Flooring Plan Transitions to Carpet
<b>Owners Bath Shower Walls</b>							
	APE Dynamic Cracked Subway	Skylight	3 x 12	50% Stagger; Tile to 7'8"	Smoke Grey		
<b>Mudroom</b>							
	Grespania	Village Smoke	12 x 24	Stacked Pattern, Long Edge to the Door	Raven		Ditra Underlayment Tile #2 on Flooring Plan Transitions to 7/16" Engineered Wood with Deadman
<b>Powder</b>							
	Anatolia Form	Stellar	8 x 8	Stacked	Light Pewter		Ditra Underlayment Tile #3 on Flooring Plan Transitions to 7/16" Engineered Wood
<b>Bath #2</b>							
	Anatolia Nexus	Clay	12 x 24	Stacked Pattern, Long Edge to the Door	Smoke Grey		Tile #4 on Flooring Plan Transitions to Carpet
<b>Fireplace Surround &amp; Hearth</b>							
	Slate	Black	12 x 12	Standard	Raven		6" - Top and Sides of fireplace front 12" Hearth width of mantle

CARPET							
	Make	Style	Color	Details		Image	
<b>First Floor</b>							
Owners Bedroom & WIC	<b>Dreamweaver</b>	<b>Pinpoint</b>	<b>Snow Cap</b>				Transitions to 7/16" Engineered Wood
<b>Second Floor</b>							
Upstairs Hall Bedroom 2 Bedroom 3	<b>Dreamweaver</b>	<b>Pinpoint</b>	<b>Snow Cap</b>				
VINYL							
	Make	Style	Color			Image	Notes
<b>Laundry Room</b>							
	<b>Stonecast</b>	<b>Monumental</b>	<b>12 x 24</b>	<b>Marmo Bianco</b>	<b>50% Stagger, Short Edge to the Door</b>		Transitions to 7/16" Engineered Wood

### Appendix G: Appliance Schedule

Appliance	Quantity	Manufacturer	Model	Color	Description	Image	Notes
<b>Kitchen</b>							
Refrigerator	1	GE	GNE27JSMSS	Stainless	GE Energy Star 27.0 Cu. Ft. French Door		
Gas Range	1	GE	JGB700SEJSS	Stainless	GE 30" Free-Standing Gas Range		
Dishwasher	1	GE	GDF510PSMSS	Stainless	GE Dishwasher with Front Controls		Gray Plastic Tub and Door Liner
Microwave	1	GE	JVM3160RFSS	Stainless	GE 1.6 Cu. Ft. Over-the-Range-Microwave Oven		
<b>Laundry Room</b>							
Washer							Available as option
Gas Dryer							Available as option