

# SV Farmstead II S. Burlington, VT



## FARMSTEAD II HOME - CONSTRUCTION SPECIFICATIONS

**Builder**  
Sterling Homes  
1037 Hinesburg Road  
South Burlington, VT 05403

**Homeowner/Project**  
  
South Village #

**Specification Date:** 7/2/2020  
**Site Plan Date:**  
**Plan Date:** 12/22/2015

**Farmstead II Plan:** Two story New England style home with un-finished Lower Level. Two floors of finished area with approximately 2,115 square feet of living space including first floor owners suite; 935 square feet of unfinished Lower Level, 480 square foot 2-car garage, 132 square foot front porch and 168 square foot rear deck.

Location	Total Square Feet
First Floor	935
Second Floor	1,180
<b>Total Finished Square Feet</b>	<b>2,115</b>
Garage	480
Front Porch	132
Rear Deck	168

Personal Choice Lists		
PCL #	Color Code	Date
	RED	
	ORANGE	
	GOLD	
	GREEN	
	BLUE	
	PURPLE	
	PINK	
	RUST	
	HUNTER	
	SKY BLUE	
	LAVENDER	
	BROWN	
	NAVY	
	LIME	
	CRANBERRY	
	AQUA	
	PEACH	
	GRAPE	

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 \_\_\_\_\_

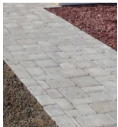
Builder Collin Frisbie \_\_\_\_\_ Date \_\_\_\_\_

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Section	Information	Image
<b>Permits</b>		
	Builder responsible to obtain all necessary permits including: <ul style="list-style-type: none"> <li>- Soil Erosion and Sediment Control</li> <li>- Well - N/A</li> <li>- Septic System - N/A</li> <li>- Zoning</li> </ul>	
<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	7'-10"	
Lookout Height	4' Frost Wall	
Strength	Min. 3000 PSI @2 days with steel reinforcement	
Footer	Continuous 8" x 24" 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.	

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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 7'-10" in lower level
Plate	2x6 treated southern yellow pine with foam sill seal
Floor Framing	11-7/8" Truss Joist TJI 230 Series I-joists @ 24" 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 sheathing
Roof Pitch	8/12 at Main House 4/12 at Garage 4/12 and 8/12 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	Color to be selected by owner
	
Siding/Exterior Elements	
Siding	Noandex Woodsman Select
Gable Ends	Double 4", Color to be selected by owner
Clapboard	Double 4", Color to be selected by owner
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	
<b>See Appendix A: Window Schedule</b>	
Brand	JELD-WEN
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	
<b>See Appendix B: Exterior and Interior Door Schedule</b>	
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	Sonoma Panel w/Arched Stockton glass windows
Color	Manufacturer White
Opener	8" lift master 1/2 horsepower electric opener
Remotes	2 remotes included
Frame Key Pad	Keyless entry punch pad
	

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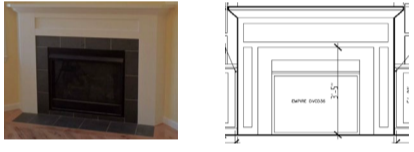






Decks & Porches	
<b>Covered Entry Porch</b>	
Porch Framing	6' x 22' framed with PT 2x8 joists
Decking	5/4x6 #1 PVC Azek Harvest Collection
Posts	CPVC wrapped and PT 6x6 Posts and 2x8 roof beams - White
Roof	Roof to be truss framed, roof shingles to match house
Ceiling	White vinyl bead board
Stairs	Stairs 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 - Color Selected by owner
<b>Rear Deck</b>	
Porch Framing	12' x 14' deck framed with PT 2x10 joists
Decking	5/4x6 #1 PVC Azek Harvest Collection
Stairs	Stairs from deck to rear yard to be PT box steps with 5/4x6 #1 Azek PVC Decking Treads, White CPVC Trim Stair Risers
Rail	Composite rails and balusters
Hardware	CPVC to be screwed and plugged, no paint
Color	Porch decking and stair tread to be Azek Harvest Collection PVC - Color Selected by owner
<b>Exterior Paint</b>	
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, Color to be Selected by Owner
Sidelight	Painted Satin Finish, White
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
Rear Porch Decking	Azek Harvest Collection PVC Decking
<b>Electrical &amp; Low Voltage</b>	
	Underground electrical service, 150 AMP Panel
<b>Plugs and Switches</b>	
Switch Style	Toggle
Plate Style	Toggle screw on plates
Switch Color	White
Dimmers	Available as an Option
Exterior Plugs	Per Electrical Plan
<b>Lighting</b>	
Lighting Fixtures	See Lighting Finish Schedule (Appendix C: Light Fixtures Schedule)
Recessed Lights	None
Under Cabinet Lighting	Available as an Option
<b>Miscellaneous</b>	
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
<b>Light Fixtures</b>	
<b>See Appendix C: Light Fixture Schedule</b>	








# SV Farmstead II S. Burlington, VT



Plumbing		
<b>Heating and Venting</b>		
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	
<b>Gas</b>		
Main Kitchen Range	Yes	
Main Fireplace	Yes	
Second Floor Dryer	Yes	
Furnace	Yes	
Hot Water System	Yes	
Grill Line at Deck	N/A	
<b>Fireplace and Mantle</b>		
<b>Fireplace in Living Room</b>		
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. Color to be Selected by Owner.	
Tile Hearth	12" Slate Tile Hearth to be full width of Mantle above, Flush with flooring. Color to be Selected by Owner.	
Venting	Direct vent to outside through wall	
<b>Plumbing Fixtures</b>		
<b>See Appendix D: Plumbing Schedule</b>		
<b>Miscellaneous Plumbing</b>		
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	
Drainage	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	
<b>Cabinets &amp; Countertops</b>		
<b>Cabinets</b>		
<b>Kitchen</b>		
Brand	Mid Continent Signature Series	
Style	Concord Style in Maple	
Color	Natural	
<b>Owner's Bath</b>		
Size	72" Vanity with 2 bowls	
Brand	Mid Continent Signature Series	
Style	Concord Style in Maple	
Color	Natural	
<b>Bath #2</b>		
Size	60" Vanity with single bowl	
Brand	Mid Continent Signature Series	
Style	Concord Style in Maple	
Color	Natural	

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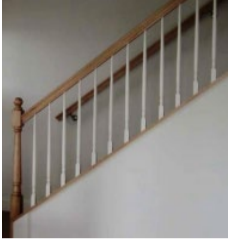
Countertops		
<b>Kitchen</b>		 Kitchen Tops (not color or Style)
Style	Classic Quartz Series	
Color	To Be Selected by Owner	
Edge Detail	Pencil Edge	
Cut-Outs	Under Mount Sink	
Backsplash	4" Quartz	
B/S Location	Perimeter Back Only	
<b>Owner's Bath</b>		
Style	Cultured Marble with 2 integrated flush rectangle bowls	
Color	Cotton White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	
<b>Bath #2</b>		
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		
<b>Insulation</b>		
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	
<b>Drywall</b>		
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	1/2" Sheet Rock, taped with 1 coat of joint compound at walls and ceilings	
<b>Trim Details</b>		
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	
<b>Built - Ins</b>		
	Open Shelves between broom closet and den Wooden Shelving in pantry	
<b>Mirrors</b>		
Owners Bath	Plate Glass mirror with ground edge, no bevel	
Bath #2	Plate Glass mirror with ground edge, no bevel	
Powder Room	By Owner	



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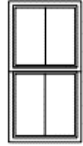
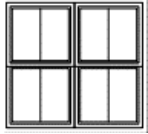
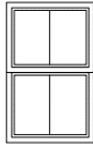
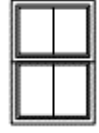

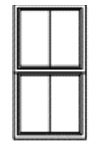
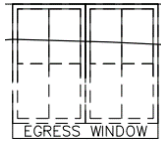

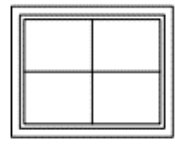
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Interior Stairs/Railing		
<b>Main to Second Floor</b>	Brown Maple Hardwood Stairs Box Stair Construction	
	Treads sealed to match hardwood flooring and risers painted to match interior trim.	
	Open rail with turned balusters and turned round newel posts	
	Risers, baluster posts painted to match interior trim	
	Rails and newel stained to match wood floors (including rail on wall)	
<b>Main to Lower Level</b>	Carpet Grade Stairs	
	Half wall with stained hardwood cap and stained railing on wall	
<b>Handrail Brackets</b>	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 selected by owner.	
Accent Wall	Color and Location to be selected by owner	
Ceilings	To match walls	
Interior Trim	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be selected by owner.	
Interior Doors	Painted, 2 coats of Semi-Gloss Latex Paint, Color to be selected by owner.	
Fireplace Mantle	Painted, 2 Coats of Semi-Gloss Latex Paint, Color to be selected by owner.	
Open Shelving and Pantry Shelves	Painted, 2 coats of Semi-Gloss Latex Paint, Trim Color	
Main to Second Floor Stairs	Treads, Rail and Newel Sealed and Matching Wood Floor Risers and Baluster Posts Painted to Match Interior Trim	
Main to Lower Level Stairs	Stained railing to Match Wood on First Floor	
Interior Doors		
<b>See Door Appendix B: Exterior and Interior Door Schedule</b>		
Finish Hardware		
<b>See Appendix E: Finish Hardware Schedule</b>		
Flooring		
<b>See Appendix F: Flooring Schedule</b>		
Appliances		
<b>See Appendix G: Appliance Schedule</b>		
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	
	<b>Continuing a policy of constant research and improvement, Sterling Land Company reserves the right to make substitutions and specification changes.</b>	

**Appendix A: Window Schedule**

JELD-WEN 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	5	Double Hung	Living Room, Dining		
A2	68x65	1	Double Hung	Great Room		
B	34x53	12	Double Hung	Owners Bedroom, Bedroom 2 & 3, Garage		
C	34x49	3	Double Hung	Owners Bath, Bath 2 & Stairway		
D	28x45	2	Double Hung	Bedroom 3 & Stairway		
E	38x49	1	Double Hung	Kitchen		
EG	55x48	1	Slider	Lower Level		Egress
F	30x30	1	Double Hung	Stair Landing		
TG	36x24	1	Awning	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	S220 2 Panel w/ 12" Single Sidelight	LH	3'-0"	2 Panel	Double Bore		
<b>Garage Entry</b>								
	1	S220 2 Panel Solid	LH	3'-0"	2 Panel	Double Bore		
<b>Hallway to Deck</b>								
	1	JELD-WEN Vinyl Sliding Patio Door	RH	6'-0"	Slider	Glass		
<b>Exterior Door Hardware</b>								
Knobs	4	EZ - Set Keyed Entry w/deadbolt				Satin Nickel		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 Single Doors</b>								
	3	Masonite Smooth	See Plans - will display more clearly with plans	1'-8"	2 Panel Hollow Core	Double Bore		Broom, Owner and Bath 2 Linen
	1	Masonite Smooth	See Plans - will display more clearly with plans	2'-4"	2 Panel Hollow Core	Double Bore		Pantry
	8	Masonite Smooth	See Plans - will display more clearly with plans	2'-6"	2 Panel Hollow Core	Double Bore		Foyer Closet, Powder, Owner Bedroom, Owner WIC, Owner Bath, Bedroom 2 & 3, Bath 2

	1	Masonite Smooth	See Plans - will display more clearly with plans	2'-10"	2 Panel Hollow Core	Double Bore		Lower Level
	4	Masonite Smooth	See Plans - will display more clearly with plans	4'-0"	2 Panel Hollow Core	Pair		Laundry, Bedroom 2 & 3 Closets
<b>Interior Door Hardware</b>								
Knobs	16	EZ - Set				Satin Nickel		
Base Bumps	16					Satin Nickel		
Hinge Bumps	16					Satin Nickel		








### Appendix C: Light Fixture Schedule

	Quantity	Description	SKU	Item	Color	Image	Notes
<b>Garage Exterior</b>							
	1	One Light Wall Lantern	369510	Kichler 96180Z	Old Bronze		
<b>Deck Exterior</b>							
	1	One Light New Street Wall Lantern	369512	Kichler 96110Z	Old Bronze		
<b>Front Porch</b>							
	3	Click Lights - LED Flush Mount	3636303	Maxim 57641WTWT	White		
<b>Foyer</b>							
	1	Two Light Semi Flush Mount	086620	Generation Lighting 773730EN3-962	Brushed Nickel		
<b>Foyer Hallway</b>							
	2	Click Lights - LED Flush Mount	3636303	Maxim 57641WTWT	White		
<b>Mudroom</b>							
	2	Click Lights - LED Flush Mount	3636303	Maxim 57641WTWT	White		
<b>Kitchen Bar</b>							
	2	One Pendant Light	090083	Generation Lighting 6137301EN3-962	Brushed Nickel		
<b>Kitchen</b>							
	5	Click Lights - LED Flush Mount	363603	Maxim 57641WTWT	White		
<b>Pantry</b>							
	1	Click Lights - LED Flush Mount	363603	Maxim 57641WTWT	White		



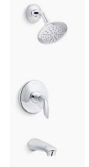




Dining Room							
	1	Five Light Chandelier	090121	Generation Lighting 3137305EN3-962	Brushed Nickel		
Great Room							
	1	Three Light Flush Mount	725440	Maxim 2681FTSN	Satin Nickel		
Den							
	1	Two Light Flush Mount	216910	Maxim 2680MRSN	Satin Nickel		
Powder							
	1	Two Light Vanity Wall	090109	Generation Lighting 4437302EN3-962	Brushed Nickel		
Stairwells							
	2	One Light Wall Sconce	517528	90179	Satin Nickel		1 - Main to Second Floor and 1 - in Main to Lower Level
Upstairs Hall							
	2	Two Light Flush Mount	216910	Maxim 2680MRSN	Satin Nickel		
Owners Bedroom							
	1	Three Light Flush Mount	725440	Maxim 2681FTSN	Satin Nickel		
Owners Vanity							
	2	Two Light Vanity Wall	090109	Generation Lighting 4437302EN3-962	Brushed Nickel		
Owners Closet							
	1	Two Light Flush Mount	216910	Maxim 2680MRSN	Satin Nickel		

Bedroom #2							
	1	Three Light Flush Mount	725440	Maxim 2681FTSN	Satin Nickel		
Bedroom #3							
	1	Maxim	216910	Maxim 2680MRSN	Satin Nickel		
Bath #2							
	1	Three Light Vanity Wall	090101	Generation Lighting 4437303EN3-962	Brushed Nickel		
Laundry Room							
	1	Two Light Flush Mount	216910	Maxim 2680MRSN	Satin Nickel		

### Appendix D: Plumbing Schedule

	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
<b>Kitchen</b>							
Sink	1	McAllister Double Bowl Undermount Sink	Sterling	11406-NA	Stainless Steel		32" L x 18" W, 8" Deep. Dearborn Stainless Basket Strainer
Faucet	1	Simplice with Spray	Kohler	K-596-VS	Vibrant Stainless		
Garbage Disposal	1	Badger 5, 1/2 HP	Insinkerator	N/A	N/A		
<b>Owner's Bath</b>							
Faucet	2	Refinia Center set Lavatory Faucet	Kohler	K-5316-4-CP	Polished Chrome		
Shower	1	Ensemble Curve 34"x60" Shower Base	Sterling	72131100-0	White		Tile Shower Walls, see flooring tile section. Straight Curtain Rod Installed.
Tub/Shower Fixture	1	Refinia Shower Trim	Kohler	K-TS5320-4G-CP	Polished Chrome		
Toilet	1	Windham Elongated Toilet Bowl	Sterling	403082-RA-0	White		29" L x 16" W x 30" H



Bath #2							
Faucet	1	Refinia Center set Lavatory Faucet	Kohler	K-5316-4-CP	Polished Chrome		
Tub/Shower	1	Ensemble Curve 60" Tub/Shower	Sterling	71220120	White		Straight Curtain Rod Installed.
Shower Trim	1	Refinia Tub/Shower Trim	Kohler	K-TS5318-4G-CP	Polished Chrome		
Toilet	1	Windham Elongated Toilet Bowl	Sterling	403082-0	White		29" L x 16" W x 30" H
Powder Bath							
Faucet	1	Refinia Center set Lavatory Faucet	Kohler	K-5316-4-CP	Polished Chrome		
Toilet	1	Windham Elongated Toilet Bowl	Sterling	403082-0	White		29" L x 16" W x 30" H
Pedestal Sink	1	Wellworth Pedestal	Kohler	K-2293-4-0	White		

**Appendix E: Finish Hardware Schedule**

	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
<b>Owner's Bath</b>							
Knob	6	Allison Value 1-1/4" Diameter Knob	Amerock	53005-G10	Satin Nickel		
Robe Hook	1	Alteo Robe Hook	Kohler	K-37055-CP	Polished Chrome		
Tissue Holder	1	Alteo Pivoting Toilet Tissue Holder	Kohler	K-37054-CP	Polished Chrome		
Towel Bar	1	Alteo 24" Towel Bar	Kohler	K-37051-CP	Polished Chrome		
<b>Powder Bath</b>							
Towel Ring	1	Alteo Towel Ring	Kohler	K-37057-CP	Polished Chrome		
Tissue Holder	1	Alteo Pivoting Toilet Tissue Holder	Kohler	K-37054-CP	Polished Chrome		
<b>Bath #2</b>							
Knob	6	Allison Value 1-1/4" Diameter Knob	Amerock	53005-G10	Satin Nickel		
Robe Hook	1	Alteo Robe Hook	Kohler	K-37055-CP	Polished Chrome		
Tissue Holder	1	Alteo Pivoting Toilet Tissue Holder	Kohler	K-37054-CP	Polished Chrome		
Towel Bar	1	Alteo 24" Towel Bar	Kohler	K-37051-CP	Polished Chrome		
<b>Kitchen Surround</b>							
Knob	18	Allison Value 1-1/4" Diameter Knob	Amerock	53005-G10	Satin Nickel		
<b>Kitchen Island</b>							
Knob	6	Allison Value 1-1/4" Diameter Knob	Amerock	53005-G10	Satin Nickel		





**Appendix F: Flooring Schedule**

Wood Floors							
Location	Make	Style	Finish	Size		Image	
<b>Foyer</b>							
Foyer First Floor Hallway Kitchen Dining Room Great Room Den Stair Landing to 2nd Floor	BSL	Character Grade Maple	Natural	4-1/4" Width			
	<b>Make/Style</b>	<b>Finish/Color</b>	<b>Tile Size</b>	<b>Orientation</b>	<b>Tile Grout</b>	<b>Image</b>	<b>Notes</b>
<b>Mudroom</b>							
	Udefasa/Rajasthan	TBD	13" x 13"	TBD	TBD		
<b>Powder Room</b>							
	Udefasa/Rajasthan	TBD	13" x 13"	TBD	TBD		
<b>Owners Bath</b>							
	Udefasa/Rajasthan	TBD	13" x 13"	TBD	TBD		
<b>Owners Bath Shower Walls</b>							
	Udefasa/Rajasthan	TBD	13" x 13"	TBD	TBD		
<b>Bath #2</b>							
	Udefasa/Rajasthan	TBD	13" x 13"	TBD	TBD		
<b>Fireplace Surround &amp; Hearth</b>							
	Slate	TBD	TBD	TBD	TBD		6" - Top and Sides of fireplace front 12" Hearth width of mantle



Carpet							
	Make	Style	Color	Details		Image	
<b>Owners Bedroom</b>							
	Shaw	Turn the Page	TBD				
<b>Owners WIC</b>							
	Shaw	Turn the Page	TBD				
<b>Bedroom 2</b>							
	Shaw	Turn the Page	TBD				
<b>Bedroom 3</b>							
	Shaw	Turn the Page	TBD				
<b>Upstairs Hall</b>							
	Shaw	Turn the Page	TBD				
Vinyl Floors							
	Make	Style	Color			Image	Notes
<b>Laundry Room</b>							
	Mannington	Jumpstart	TBD				

**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