

# CV Spruce - Milton, VT



## SPRUCE HOME - CONSTRUCTION SPECIFICATIONS

**Builder**  
Clearview Properties, LLC  
1037 Hinesburg Road, Suite A  
South Burlington, VT 05403

**Homeowner/Project**  
Model Home  
Clearview #36 - 415 Horseshoe Circle  
Milton, VT 05468

**Specification Date:** 4/10/23  
**Site Plan Date:**  
**Plan Date:**  
**Electric Plan Date:**

Spruce Plan: Two story home with unfinished lower level. Two floors of finished area with approximately 1,870 square feet of living space; 830 square feet of unfinished Lower Level, 484 square foot 2-car garage and a 180 square foot front porch.

Location	Total Square Feet
First Floor	900
Second Floor	900
Lower Level	70
<b>Total Finished Square Feet</b>	<b>1,800</b>
Lower Level	860
Garage	484
Front Porch	180

### Personal Choice Lists

PCL #	Color Code	Date
Model Upgrades	<b>GRAPE</b> <b>ORANGE</b> <b>GOLD</b> <b>GREEN</b> <b>BLUE</b> <b>PURPLE</b> <b>PINK</b> <b>HUNTER</b> <b>SKY BLUE</b> <b>LAVENDER</b> <b>BROWN</b> <b>NAVY</b> <b>CRANBERRY</b> <b>AQUA</b> <b>PEACH</b> <b>RED</b>	4/10/2023

### 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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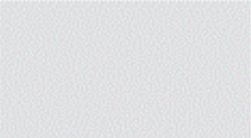
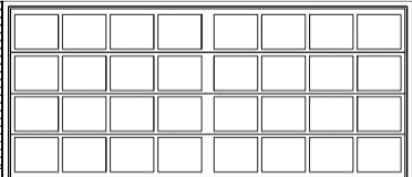


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Section	Information	Image
<b>Permits</b>		
	Builder responsible to obtain all necessary permits including: - Soil Erosion and Sediment Control - Zoning	
<b>Surveys</b>		
	Home is to be staked by builder	
<b>Site Clearing</b>		
	Builder is responsible 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 Milton water system	
Sewer	Connection to City of Milton 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 VT Residential Building Energy Standards (RBES)	
	Compliant with Act 250 Stretch Code	
<b>Home to Include</b>		
	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light. Vented to the outside	
	Additional caulking and air 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 as home completed required for VT RBES	
Solar Prep	Home solar ready with conduit running from LL up to Attic Space	
<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.	
Deck Prep	Yes	
Lower Level Slab Plumb	Yes	
<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 driveway	

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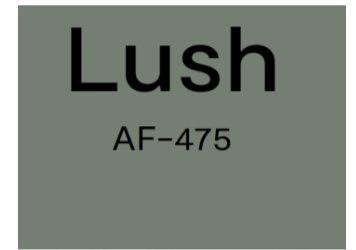


Frame			
Exterior Walls	2x6 SPF 24" o.c.		
Interior Walls	2x4 SPF 24" o.c.		
Plate Height	9'-1" on first floor and 8' in lower level		
Plate	2x6 treated southern yellow pine with foam sill seal		
Floor Framing	2x10 SPF 19.2" o.c.		
Sub Flooring	3/4" 4x8 T&G OSB glued and nailed		
Girders	2 or 3 ply 2x12, 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	Pitches: 8/12 at Main House; 8/12 at Front Porch; 5/12 at front of Garage; 6/12 at Garage taper; 6/12 at rear of Garage		
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 Black		
Siding/Exterior Elements			
Siding	Norandex Woodsman Select - Silver	 Silver	
Gable Ends	Vinyl Shakes, Color to selected by owner - Silver		
Clapboard	Double 4", Color to be selected by owner - Silver		
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	Harvey Slimline		
Color	White		
Construction	Vinyl, Low-E, Insulated Double-Pane		
Exterior Casing	J Channel Only (Brickmould)		
U-Factor	0.30		
Grills	Grills Between Glass 6 over 0		
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	Colonial Raised Panel Door		
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 9' framed with PT 2x8 joists
Decking	5/4x6 PT decking
Posts	Miratech wrapped and PT 6x6 Posts, 2x8 roof beams - White. Posts wrapped top and bottom.
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 PT treads. Stained Total Wood Preservative - <b>Dark Oak</b>
Rail	Available as an Option
Finish	Porch posts, beams - CPVC White
Color	Porch decking, stair tread, risers and PT Rim stained with Total Wood Preservative - <b>Dark Oak</b>
<b>Rear Deck</b>	
Available as an Option	
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>Color to be Lush Benjamin Moore (AF-475)</b>
Sidelight	Painted Satin Finish, <b>Color to be Lush Benjamin Moore (AF-475)</b>
Front Porch Rail	Available as an Option
Front Porch Posts	CPVC Wrapped - White
Front Porch Roof Beams	CPVC Trim - White
Front Porch Rim board	Stained. Color to be <b>TWP Dark Oak</b>
Front Porch Stair Risers	Stained. Color to be <b>TWP Dark Oak</b>
Front Porch Decking	Stained. Color to be <b>TWP Dark Oak</b>
Electrical & Low Voltage	
Underground electrical service, 40 circuit 150 AMP Panel with Surge Protection. Open double slot for future solar.	
<b>Plugs and Switches</b>	
Switch Style	Toggle
Plate Style	Toggle screw on plates
Switch Color	White
Dimmers	Available as Option
Exterior Plugs	Per Electrical Plan
<b>Lighting</b>	
Lighting Fixtures	See Lighting Finish Schedule (Appendix C: Light Fixtures Schedule)
Recessed Lights	13 Click Lights: Kitchen 4, Front Porch 2, Main Hallway 3, Mudroom 2, Hall to Owner's Bedroom 2
Under Cabinet Lighting	Available as Option
<b>Miscellaneous</b>	
Outlets	GFI protection for all interior and exterior 240-volt outlets. 120 volt outlets in future finished areas of basement. Minimum of 2 Island Outlets. Per Electrical Plan.
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) - Kidde 120V Intelligent 10 Year Lithium Battery Smoke Alarm Model P4010ACS
Bath Vents	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM
Paddle Fan Boxes	Paddle fan rated boxes in all Bedrooms, Dining room, and Living room
Cat 5 (data/phone)	Yes, per electrical plan
TV Jacks	Yes, per electrical plan
Security/Surveillance	None
Central Vacuum	None
Audio	None
Solar Prep	Conduit running from LL up to Attic Space
Garbage Disposal	Available as Option
Light Fixtures	
<b>See Appendix C: Light Fixture Schedule</b>	



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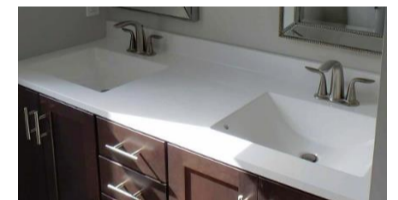
Plumbing	
<b>Heating and Venting</b>	
Furnace	Ducane - 96G2UH045BV12
Furnace Size	40,000 BTU
Efficiency Rating	96%
Zones	Zone 1: First Floor
Second Zone	Available as Option
Air Conditioner	Available as Option
Thermostat	Ecobee Thermostat; First Floor
Bath Venting	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light. Vented to the outside (Owners Bath and Bath #2)
Dryer Venting	Vented to the outside
<b>Gas</b>	
Main Kitchen Range	Yes
Main Fireplace	Available as Option
Dryer	No, Electric
Furnace	Yes
Hot Water System	Yes
Grill Line at Deck	Available as Option
<b>Fireplace and Mantle</b>	
Fireplace in Living Room	Available as Option
<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	State 50 Gallon Hybrid Electric 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	Available as Option



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Cabinets & Countertops		
<b>Cabinets</b>		
<b>Kitchen Upper Cabinets</b>		
Brand	Fabuwood Galaxy/Allure/Luna	
Style	Full Overlay Doors	
Color	Color to be <b>Frost</b>	
<b>Kitchen Island &amp; Lower Perimeter</b>		
Brand	Fabuwood Galaxy/Allure/Luna	
Style	Full Overlay Doors	
Color	Color to be <b>Horizon</b>	
<b>Owner's Bath</b>		
Size	72" Vanity with 2 bowls	
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be <b>Indigo</b>	
<b>Bath #2</b>		
Size	42" Vanity with single bowl	
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be <b>Frost</b>	
<b>Countertops</b>		
<b>Kitchen</b>		
Style	Classic Series Quartz	
Color	<b>Helix</b>	
Edge Detail	Pencil Edge	
Cut-Outs	Under Mount Sink	
Backsplash	4" Quartz	
B/S Location	Perimeter Back Only	
<b>Kitchen Island</b>		
Style	Classic Series Quartz	
Color	<b>Helix</b>	
Edge Detail	Pencil Edge	
Cut-Outs	None	
<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	
<b>Wall &amp; Trim Interior Detail Work</b>		
<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	2-1/2" R-15 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	Unfinished	
<b>Trim Details</b>		
Casing	2-1/2" Colonial Casing	
Base	3-1/2" Colonial Base Board	
Wainscot	+/-60" High Wainscot at Mudroom under Black Metal Coat Hooks	
Crown	Available as Option	



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Built - Ins		
	Bench with Cubbies, Black Metal Coat Hooks	
Mirrors		
Owners Bath	Plate Glass mirror with ground edge, no bevel	
Bath #2	Plate Glass mirror with ground edge, no bevel	
Interior Stairs/Railing		
Main to Lower Level	Carpet Grade Stairs	
	Rail on wall stained	
	Half wall, cap stained to match wood floor	
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 <b>Classic Gray (OC-23)</b>	
Accent Wall	None	
Ceilings	To match walls	
Interior Trim	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be <b>Snowfall White OC-118</b>	
Wainscot	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be <b>Snowfall White OC-118</b>	
Interior Doors	Painted, 2 coats of Semi-Gloss Latex Paint, Color to be <b>Snowfall White OC-118</b>	
Fireplace Mantle (optional)		
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	
Cleaning		
	House cleaned prior to closing, including washing of windows	
Warranty		
	Clearview Properties, LLC Warranty as per contract	
	<b>Continuing a policy of constant research and improvement, Clearview Properties, LLC reserves the right to make substitutions and specification changes.</b>	

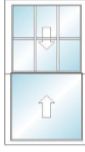
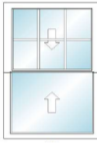
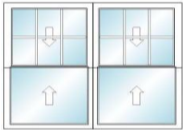

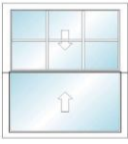
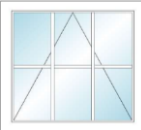



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Harvey Slimline All Vinyl Windows, Double insulated, Low E, GBG Grills 6 over 0  
 6 9/16 primed interior jambs, 2 1/2 colonial case interior  
 J Channel Only (Brickmould)  
 EZ-Tilt cleaning  
 Screens included  
 Energy Star Qualified  
 Maximum U Factor 0.30

Letter	Size	Quantity	Description	Location	Image	Notes
A	34x65	4	Double Hung	Dining Room, Living Room		
B	34x53	5	Double Hung	Owners Bedroom, Bedroom 3		
B2	68x53	2	Double Hung	Bedroom 2		
C	34x41	5	Double Hung	Powder Room, Bath 2, Upstairs Hall, Owners Bathroom		
D	34x49	1	Awning	Mudroom		
E	42x49	1	Double Hung	Kitchen		
G	34x34	2	Awning	Living Room		
G2	68x34	1	Awning	Dining		
EG	55x48	1	Concrete Hopper	Lower Level		







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**SPRUCE HOME - CONSTRUCTION SPECIFICATIONS**  
**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	S601-LE 1 Lite 2 panel with S210SL-LE Sidelite	LH	3'-0" - 6'8"	2 Panel	Double Bore		
<b>Garage Entry</b>								
	1	S220 2 Panel	RH	3'-0" - 6'8"	2 Panel	Double Bore		
<b>Dining Room to Deck</b>								
	1	Harvey Vinyl Sliding Patio Door	RH	6'-0" - 8'-0"	Slider	Glass		RH active panel when viewed from Exterior
<b>Exterior Door Hardware</b>								
Knobs	2	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 Doors</b>								
	13	Masonite Smooth	See Plans - will display more clearly with plans	TBD	2 Panel Hollow Core	Double Bore		
<b>Interior Door Hardware</b>								
Knobs	13	EZ - Set				Satin Nickel		
Base Bumps	13					Satin Nickel		
Hinge Bumps	13					Satin Nickel		

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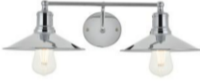





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	Quantity	Description	SKU	Item	Color	Image	Notes
<b>Garage Exterior</b>							
	1	One Light Outdoor Wall Lantern	143182	Maxim 35016BK	Black		
<b>Deck Exterior</b>							
	1	One Light Outdoor Wall Lantern	143190	Maxim 35015BK	Black		
<b>Front Porch</b>							
	4	Click Lights - LED Flush Mount	040842	Green Creative	White		
<b>Foyer</b>							
	1	LED Flush Mount	3535065	George Kovacs #P5550-44B-L	White		
<b>Main Hallway</b>							
	1	Click Lights - LED Flush Mount	040842	Green Creative	White		
<b>Mudroom</b>							
	2	Click Lights - LED Flush Mount	040842	Green Creative	White		
<b>Powder Room</b>							
	1	Two Light Bath	97111	Elegant Lighting#: LD4033W21C	Chrome		
<b>Kitchen Island</b>							
	2	One Light Mini Pendant	3310006	Meridian #M70118WHPN	White		
<b>Kitchen</b>							
	5	Click Lights - LED Flush Mount	040842	Green Creative	White		
<b>Kitchen Sink</b>							
	1	Click Lights - LED Flush Mount	040842	Green Creative	White		



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Dining Room							
	1	Five Light Chandelier	3242580	Visual Comfort Studio 3164205-05	Chrome		
Living Room							
	1	Three Light Flush Mount	725440	Maxim 2681FTSN	Satin Nickel		
Stairwell							
	6	Click Lights - LED Flush Mount	040842	Green Creative	White		To Second Floor and to Lower Level
Upstairs Hallway							
	2	Click Lights - LED Flush Mount	040842	Green Creative	White		
Owners Bedroom							
	1	Three Light Flush Mount	725440	Maxim 2681FTSN	Satin Nickel		
Owners Vanity							
	2	Two Light Bath	97111	Elegant Lighting#: LD4033W21C	Chrome		
Owners Closet							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
Bedroom #2							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
Bedroom #3							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		

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Bath #2							
	1	Three Light Bath	97103	Elegant Lighting#: LD4033W33C	Chrome		
Other							
Garage, Future, Lower Level	9	PC Lights					Supplied by Electrician

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	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, 8.5"D, (2) Strainers and Grates
Faucet	1	Arbor Single-Handle Pull-Down Sprayer	Moen	7594C	Chrome		
<b>Powder Room</b>							
Faucet	1	Eva Two-Handle Sink Faucet	Moen	6150	Chrome		
Pedestal Sink	1	Edgemere Pedestal Sink	American Standard	0445.400	White		
Toilet	1	Edgemere Right Height Elongated Toilet	American Standard	204AA.104	White		16 1/2" Rim Height
<b>Owner's Bath</b>							
Faucet	2	Eva Two-Handle Sink Faucet	Moen	6150	Chrome		
Shower	1	Medley Shower Stall - 60" x 34"	Sterling	72430100-0	White		Straight Curtain Rod Installed.
Shower Fixture	1	Eva Collection Eco-Performance Trim Kit	Moen	T2138EP	Chrome		Moen 2520 Shower Valve
Toilet	1	Edgemere Right Height Elongated Toilet	American Standard	204AA.104	White		16 1/2" Rim Height

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Bath #2							
Faucet	1	Eva Two-Handle Sink Faucet	Moen	6410	Chrome		
Tub/Shower	1	60-1/4" x 32" Curce Bath/Shower with RH Drain	Sterling	71220110-0	White		Straight Curtain Rod Installed.
Tub/Shower Trim	1	Eva Conversion Eco-Performance Tub/Shower Trim	Moen	T2139EP	Chrome		Moen 2520 Shower Valve
Toilet	1	Edgemere Right Height Elongated Toilet	American Standard	204AA.104	White		16 1/2" Rim Height

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**SPRUCE HOME - CONSTRUCTION SPECIFICATIONS**





	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
<b>Powder Room</b>							
Tissue Holder	1	Arlys Paper Holder	Moen	Y5708CH	Chrome		
Hand Towel Bar	1	Arlys Hand Towel Bar	Moen	Y5786CH	Chrome		
<b>Owner's Bath</b>							
Knob	7	Blackrock - 1 5/16"	Amerock	BP5527026	Polished Chrome		
Robe Hook	1	Arlys Double Robe Hook	Moen	Y5703CH	Chrome		
Tissue Holder	1	Arlys Paper Holder	Moen	Y5708CH	Chrome		
Towel Bar	1	Arlys 24 in. Towel Bar	Moen	Y5724CH	Chrome		
<b>Bath #2</b>							
Knob	7	Blackrock - 1 5/16"	Amerock	BP5527026	Polished Chrome		
Robe Hook	1	Arlys Double Robe Hook	Moen	Y5703CH	Chrome		
Tissue Holder	1	Arlys Paper Holder	Moen	Y5708CH	Chrome		
Towel Bar	1	Arlys 24 in. Towel Bar	Moen	Y5724CH	Chrome		
<b>Kitchen Drawers &amp; Doors</b>							
Pulls	24	BLACKROCK™ 3-3/4in(96mm) Center- To-Center Pull	Amerock	BP5527626	Chrome		



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**SPRUCE HOME - CONSTRUCTION SPECIFICATIONS**

Wood Floors							
Location	Make	Style	Finish	Size		Image	
Foyer, Hallway, Kitchen, Dining Room	Lauzon Expert	Essential	Natural, Tradition - Hard maple	2 1/4"			3/4"
Tile Floors							
Location	Make/Style	Finish/Color	Tile Size	Orientation	Tile Grout	Image	Notes
Owner's Bath	Anatolia La Marca	Statuario Nuovo	12 x 24	Short Edge to the door	As recommended by EPC		Transitions to Dreamweaver Carpet
Mudroom and Powder Room	Antolia Nexus	Mica	12 x 24	Long Edge to the kitchen entry.	Dusty Grey		Standard Underlayment. Transitions to 7/16" Wood.
Vinyl Floors							
	Make	Style	Color			Image	Notes
Bath #2	TruTex	Nero Hex	White	27131			Standard Underlayment. Transitions to Dreamweaver Carpet.

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Carpet							
	Make	Style	Color	Details		Image	
Living Room	Dreamweaver	Pinpoint	Stillwater	6014			Transitions to Dreamweaver Carpet
Stairs to Second Floor and Second Floor Hallway	Dreamweaver	Pinpoint	Stillwater	6014			Transitions to Dreamweaver Carpet
Owners Bedroom	Dreamweaver	Pinpoint	Stillwater	6014			Transitions to Tile
Owners WIC	Dreamweaver	Pinpoint	Stillwater	6014			Transitions to Dreamweaver Carpet
Bedroom #2 & #3	Dreamweaver	Pinpoint	Stillwater	6014			Transitions to Dreamweaver Carpet

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**SPRUCE HOME - CONSTRUCTION SPECIFICATIONS**

Appliance	Quantity	Manufacturer	Model	Color	Description	Image	Notes
<b>Kitchen</b>							
Refrigerator	1	GE	GNE27JYMFS	Stainless	GE Energy Star 27.0 Cu. Ft. French Door		Fingerprint Resistant Door
Gas Range	1	GE	JGB735SPSS	Stainless	GE 30" Free Standing Convection Gas Range		
Dishwasher	1	GE	GDT550PYRFS	Stainless	GE Dishwasher with Top Controls		
Microwave	1	GE	JVM3160RFSS	Stainless	GE 1.6 Cu. Ft. Over-the-Range-Microwave Oven		
<b>Laundry Room</b>							
Washer							Available as option
Electric Dryer							Available as option