

# Allen Plan - Colchester, VT



## HOME - CONSTRUCTION SPECIFICATIONS

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

**Homeowner/Project**  
Maddies Way #

**Specification Date:** 8/31/23  
**Site Plan Date:**  
**Plan Date:** 8/21/23  
**Electric Plan:** 8/21/23

Allen Plan: Two story home with unfinished lower level. Two floors of finished area with approximately 1,568 square feet of living space; 784 square feet of unfinished Lower Level, 484 square foot 2-car garage, and a 60 square foot front porch.

| Location                          | Total Square Feet |
|-----------------------------------|-------------------|
| First Floor                       | 784               |
| Second Floor                      | 784               |
| <b>Total Finished Square Feet</b> | <b>1,568</b>      |
| Lower Level                       | 784               |
| Garage                            | 484               |
| Front Porch                       | 60                |

### Personal Choice Lists

| PCL # | Color Code | Date |
|-------|------------|------|
|       | GRAPE      |      |
|       | ORANGE     |      |
|       | GREEN      |      |
|       | BLUE       |      |
|       | PURPLE     |      |
|       | PINK       |      |
|       | HUNTER     |      |
|       | SKY BLUE   |      |
|       | LAVENDER   |      |
|       | BROWN      |      |
|       | NAVY       |      |
|       | CRANBERRY  |      |
|       | AQUA       |      |
|       | PEACH      |      |
|       | RED        |      |

### 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:<br>- Soil Erosion and Sediment Control<br>- 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 Town of Colchester water system  |       |
| Sewer                        | Connection to Community Septic with Leach Field  |       |
| 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                  | 7'10"  |       |
| 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.<br>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.<br>Boulders from the site are machine-placed to create walls.  |       |
| Lower Level Slab Plumb       | Available as an Option   |       |

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| Driveway/Entrance  |  |   |  |
|--|--|---|--|
| Drive  | 12" thick gravel two car driveway on top of mirafi fabric.<br>Driveway to be finish paved with 2" of compacted asphalt.                      |  |  |
| Walkway  | 42" Sidewalk from front porch to driveway  |   |  |
| 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  | 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 sheeting   |   |  |
| Roof Pitch   | Pitches: 7/12 at Main House; 12/12 at Garage; 6/12 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  | To be selected by Owner  |   |  |
| Siding/Exterior Elements                                   |  |   |  |
| Siding   | Norandex Woodsman Select   |   |  |
| Gable Ends   | Double 4" Color to 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 PVC  |   |  |
| 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   |   |  |


# Allen Plan - Colchester, VT



| 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   |
|   |   |
| Decks & Porches   |   |
| <b>Covered Entry Porch</b>                                |   |
| Porch Framing   | 6' x 10' framed with PT 2x8 joists  |
| Decking   | 5/4x6 PT decking  |
| Posts   | PVC 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.   |
| Rail  | Available as an Option  |
| Finish  | Porch posts, beams - White CPVC Trim  |
| Color   | Porch decking, stair tread, risers and PT Rim stained with Total Wood Preservative - Selected by Owner  |
| Deck  | 14' x 12' Deck Available as 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, Color to be Selected by Owner   |
| Sidelight   | 2 coats Exterior Paint, Color to be Selected by Owner   |
| 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 Selected by Owner.   |
| Front Porch Stair Risers                                  | Stained. Color to be Selected by Owner.   |
| Front Porch Decking                                       | Stained. Color to be Selected by Owner.   |
| 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   | None  |
| 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 (2 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  |
| Coax Cable  | Yes, per electrical plan  |
| Security/Surveillance                                     | None  |
| Central Vacuum  | None  |
| Audio   | None  |
| Dryer   | 220 Outlet for Future Electric Dryer  |
| Solar Prep  | Conduit running from LL up to Attic Space   |
| Garbage Disposal  | Available as Option   |
| <br><br>  |   |





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|  |  |   |
|--|--|---|
| <b>Light Fixtures</b>                    |  | <b>See Appendix C: Light Fixture Schedule</b>                                       |
| <b>Plumbing</b>                          |  |   |
| <b>Heating and Venting</b>               |  |   |
| Furnace                                  | Ducane - 96G2UH045BV12   |  |
| Furnace Size                             | 40,000 BTU   |   |
| Efficiency Rating                        | 96%  |   |
| Zones                                    | Zone 1: First Floor and Second Floor   |   |
| Second Zone                              | Available as Option  |   |
| Air Conditioner                          | Available as Option  |   |
| Thermostat                               | Ecobee 3 Thermostat; First Floor   |   |
| Bath Venting                             | Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light. Vented to the outside   |   |
| Dryer Venting                            | Microwave/Hood Vent vented to the outside  |   |
| <b>Gas</b>                               |  |   |
| Main Kitchen Range                       | Yes  |   |
| Main Fireplace                           | Available as Option  |   |
| Dryer                                    | No, Electric   |   |
| Furnace                                  | Yes  |   |
| Hot Water System                         | Hybrid Electric  |   |
| Grill Line at Deck                       | Available as Option  |   |
| <b>Fireplace and Mantle</b>              |  |   |
| <b>Fireplace in Living Room</b>          | 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.<br>PEX continuous piping for all domestic water.<br>All plumbing installed according to National Plumbing Code by licensed plumber. |   |
| Radon                                    | Radon Piping runs from under Lower Level concrete slab through roof.   |   |
| Utility Sink                             | This is a passive system, no fan.  |   |
|  | Available as Option  |   |

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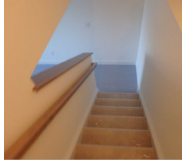


| Cabinets & Countertops |   |   |
|------------------------|---|---|
| <b>Cabinets</b>        |   |   |
| <b>Kitchen</b>         |   |    |
| Brand                  | Fabuwood Galaxy/Allure Series                           |   |
| Style                  | Full Overlay Doors                                      |   |
| Color                  | Color to be determined by Owner                         |   |
| <b>Kitchen Island</b>  |   |   |
| Brand                  | Fabuwood Galaxy/Allure Series                           |   |
| Style                  | Full Overlay Doors                                      |   |
| Color                  | Color to be determined by Owner                         |   |
| <b>Owner's Bath</b>    |   |   |
| Size                   | 72" Vanity with 2 bowls                                 |   |
| Brand                  | Fabuwood Galaxy/Allure Series                           |   |
| Style                  | Full Overlay Doors                                      |   |
| Color                  | Color to be determined by Owner                         |   |
| <b>Bath #2</b>         |   |   |
| Size                   | 42" Vanity with single bowl                             |   |
| Brand                  | Fabuwood Galaxy/Allure Series                           |   |
| Style                  | Full Overlay Doors                                      |   |
| Color                  | Color to be determined by Owner                         |   |
| <b>Countertops</b>     |   |   |
| <b>Kitchen</b>         |   |   |
| Style                  | Classic Series Quartz                                   |   |
| Color                  | To Be Selected by Owner                                 |   |
| Edge Detail            | Pencil Edge   |   |
| Cut-Outs               | Under Mount Sink  |   |
| Backsplash             | 4" Classic Series Quartz                                |   |
| B/S Location           | Perimeter Back Only                                     |   |
| <b>Kitchen Island</b>  |   |   |
| Style                  | Classic Series Quartz                                   |   |
| Color                  | To Be Selected by Owner                                 |   |
| 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   |   |

Kitchen Tops (not color or Style)

# Allen Plan - Colchester, VT



| 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                       | 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, 40" High in Powder Room                            |  |
| Crown                            | Available as Option  |  |
| <b>Built - Ins</b>               |  |  |
|                                  | Black Metal Hooks at Mudroom   |   |
| <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   |  |
| <b>Interior Stairs/Railing</b>   |  |  |
| <b>Main to Second Floor</b>      | Carpet Grade Stairs  |  |
|                                  | First Floor to Landing to be half wall with a hardwood cap and railing on wall. Cap to be Maple, sealed Natural. |  |
|                                  | Rail on wall stained   |  |
| <b>Main to Lower Level</b>       | Carpet Grade Stairs  |  |
|                                  | Rail on wall stained   |  |
| <b>Handrail Brackets</b>         | Satin Nickel   |  |
| <b>Closet Shelving</b>           |  |  |
|                                  | All closets systems will be vented wire and the system is indicated on the plan. See Closet Plan for Details.    |  |
| <b>Interior Paint</b>            |  |  |
| Painted Interior Walls           | 1 coat primer<br>2 coats Low VOC Flat Latex Paint, Color to be selected by owner, OK to Color Match              |  |
| Accent Wall                      | None   |  |
| Ceilings                         | To match walls   |  |
| Interior Trim                    | Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be selected by owner, OK to Color Match         |  |
| Wainscot                         | Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be selected by owner, OK to Color Match         |  |
| Interior Doors                   | Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be selected by owner, OK to Color Match         |  |
| Main to Second Floor Stairs      | Rail and Newel Sealed and Matching Wood Floor<br>Baluster Posts Painted to Match Interior Trim                   |  |
| Main to Lower Level Stairs       | Stained railing to Match Wood on First Floor   |  |
| Fireplace Mantle (optional)      |  |  |

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





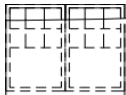


|  |   |  |
|--|---|--|
| <b>Interior Doors</b>                                    |   |  |
| See Door Appendix B: Exterior and Interior Door Schedule |   |  |
| <b>Finish Hardware</b>                                   |   |  |
| See Appendix E: Finish Hardware Schedule                 |   |  |
| <b>Flooring</b>  |   |  |
| See Appendix F: Flooring Schedule                        |   |  |
| <b>Appliances</b>  |   |  |
| See Appendix G: Appliance Schedule                       |   |  |
| <b>Landscaping</b>                                       |   |  |
| Lawn   | All disturbed portions of yard to be seeded.<br>Lawn area will generally include front yard, side yard and rear yard.<br>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   |  |
| <b>Cleaning</b>  |   |  |
|  | House cleaned prior to closing, including washing of windows  |  |
| <b>Warranty</b>  |   |  |
|  | Sterling Homes Properties LLC Warranty as per contract  |  |
|  | <b>Continuing a policy of constant research and improvement, Sterling Homes Properties LLC reserves the right to make substitutions and specification changes.</b>                        |  |



**HOME - CONSTRUCTION SPECIFICATIONS**

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      | 35x65 | 5        | Double Hung | Living Room, Dining Room      |    |       |
| B      | 34x53 | 8        | Double Hung | Owners Bedroom, Bedroom 2 & 3 |    |       |
| C      | 34x41 | 1        | Double Hung | Powder Room                   |    |       |
| D      | 34x49 | 1        | Double Hung | Owner Bath                    |   |       |
| E      | 42x49 | 1        | Double Hung | Kitchen                       |  |       |
| F      | 30x30 | 1        | Awning      | Stair Landing                 |  |       |
| G      | 34x34 | 2        | Awning      | Living Room                   |  |       |
| EG     | 55x48 | 1        | Egress      | Lower Level                   |  |       |

**HOME - CONSTRUCTION SPECIFICATIONS**  
**EXTERIOR DOORS**

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

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 with S210SL Sidelite       | RH    | 3'-0" 6'-8" | 2 Panel    | Double Bore  |  |                 |
| <b>Garage - Mudroom Entry</b> |          |                                 |       |             |            |              |   |                 |
|                               | 1        | S220 2 Panel 6'-6" height       | RH    | 3'-0" 6'-6" | 2 Panel    | Double Bore  |  |                 |
| <b>Dining to Future Deck</b>  |          |                                 |       |             |            |              |   |                 |
|                               | 1        | S118                            | RH    | 3'-0" 6'-8" | Full Glass | Double Bore  |  |                 |
| <b>Exterior Door Hardware</b> |          |                                 |       |             |            |              |   |                 |
| Knobs                         | 3        | 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







EZ-Set 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  |  |                                   |
|                               | 2  | Masonite Smooth | See Plans - will display more clearly with plans | TBD | Double Doors        | Double Bore  |  | Pantry, Bedroom #3                |
| Door to Future Bonus Room     | 1  | Masonite Smooth | RH   | TBD | Solid Core          | Double Bore  |  | with Threshold Weather Stripping  |
| <b>Interior Door Hardware</b> |    |                 |  |     |                     |              |   |                                   |
| Knobs                         | 14 | EZ - Set        |  |     |                     | Satin Nickel |  |                                   |
| Knobs                         | 4  | EZ - Set        |  |     |                     | Satin Nickel |  | Dummy for Ball Latch Double Doors |
| Hinge Bumps                   | 18 |                 |  |     |                     | Satin Nickel |  |                                   |







### HOME - CONSTRUCTION SPECIFICATIONS




|                        | Quantity | Description                    | SKU     | Item            | Color          | Image   | Notes |
|------------------------|----------|--------------------------------|---------|-----------------|----------------|---|-------|
| <b>Garage Exterior</b> |          |                                |         |                 |                |   |       |
|                        | 1        | One Light Outdoor Wall Lantern | 534299  | Maxim 1024PE    | Pewter         |    |       |
| <b>Deck Exterior</b>   |          |                                |         |                 |                |   |       |
|                        | 1        | One Light Outdoor Wall Lantern | 967425  | Maxim 1025PE    | Pewter         |    |       |
| <b>Front Porch</b>     |          |                                |         |                 |                |   |       |
|                        | 2        | LED Flush Mount                | 62-1801 | Satco           | White          |    |       |
| <b>Foyer</b>           |          |                                |         |                 |                |   |       |
|                        | 1        | Three Light Semi Flush Mount   | 738584  | Kichler 43669NI | Brushed Nickel |    |       |
| <b>Mudroom Hall</b>    |          |                                |         |                 |                |   |       |
|                        | 3        | LED Flush Mount                | 62-1801 | Satco           | White          |   |       |
| <b>Kitchen Island</b>  |          |                                |         |                 |                |   |       |
|                        | 2        | One Light Mini Pendant         | 738588  | Kichler 43668NI | Brushed Nickel |  |       |
| <b>Kitchen</b>         |          |                                |         |                 |                |   |       |
|                        | 5        | LED Flush Mount                | 62-1801 | Satco           | White          |  |       |
| <b>Kitchen Sink</b>    |          |                                |         |                 |                |   |       |
|                        | 1        | LED Flush Mount                | 62-1801 | Satco           | White          |  |       |

| Dining Room    |   |                         |         |                 |                |   |   |
|----------------|---|-------------------------|---------|-----------------|----------------|---|---|
|                | 1 | Five Light Chandelier   | 738590  | Kichler 43665NI | Brushed Nickel |    |   |
|                | 1 | Three Light Flush Mount | 725440  | Maxim 2681FTSN  | Satin Nickel   |    |   |
| Powder         |   |                         |         |                 |                |   |   |
|                | 1 | Two Light Bath          | 738932  | Kichler 45569NI | Brushed Nickel |    | Pointed Down  |
| Stairwells     |   |                         |         |                 |                |   |   |
|                | 2 | One Light Wall Sconce   | 738960  | Kichler 45568NI | Brushed Nickel |    | 1 - Main to Second Floor and 1 - in Main to Lower Level |
| Upstairs Hall  |   |                         |         |                 |                |   |   |
|                | 3 | LED Flush Mount         | 62-1801 | Satco           | White          |    |   |
| Owners Bedroom |   |                         |         |                 |                |   |   |
|                | 1 | Three Light Flush Mount | 725440  | Maxim 2681FTSN  | Satin Nickel   |   |   |
| Owners Vanity  |   |                         |         |                 |                |   |   |
|                | 2 | Two Light Bath          | 738932  | Kichler 45569NI | Brushed Nickel |  | Pointed Down  |
| 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 #2 Closet                      |    |                       |        |                       |                |   |                         |
|  | 1  | LED Ceiling Wrap      | 177424 | Nuvo Lighting 65-1081 | White          |  |                         |
| Bedroom #3                             |    |                       |        |                       |                |   |                         |
|  | 1  | Two Light Flush Mount | 725441 | Maxim 2680FTSN        | Satin Nickel   |  |                         |
| Bath #2                                |    |                       |        |                       |                |   |                         |
|  | 1  | Three Light Bath      | 738938 | Kichler 45570NI       | Brushed Nickel |  | Pointed Down            |
| Other                                  |    |                       |        |                       |                |   |                         |
| Garage, Future Bonus Room, Lower Level | 12 | PC Lights             |        |                       |                |  | Supplied by Electrician |

### HOME - CONSTRUCTION SPECIFICATIONS

|                     | Qty. | Description  | Manufacturer      | Product No. | Finish          | Image   | Notes  |
|---------------------|------|--|-------------------|-------------|-----------------|---|--|
| Sink                | 1    | 32" Undermount 16 Gauge Stainless Steel Double Bowl Kitchen Sink | Krauss            | KBU32       | Stainless Steel |    | 32" L x 18" W, 8.5"D<br>(2) Strainers and Grates |
| Faucet              | 1    | Arbor Single-Handle Pull-Down Sprayer                            | Moen              | 7594C       | Chrome          |    |  |
| <b>Owner's Bath</b> |      |  |                   |             |                 |   |  |
| Faucet              | 2    | Eva Two-Handle Sink Faucet                                       | Moen              | 6410        | Chrome          |    |  |
| Shower              | 1    | ENSEMBLE™ CURVE 60" x 34" Vikrell® shower, center drain          | Sterling          | 72230100-0  | 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                               |


| Bath #2         |   |  |                   |            |        |   |                                 |
|-----------------|---|--|-------------------|------------|--------|---|---------------------------------|
| Faucet          | 1 | Eva Two-Handle Sink Faucet                     | Moen              | 6410       | Chrome |    |                                 |
| Tub/Shower      | 1 | 60-1/4" x 32" Curve Bath/Shower with LH 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              |
| Powder Bath     |   |  |                   |            |        |   |                                 |
| Faucet          | 1 | Eva Two-Handle Sink Faucet                     | Moen              | 6410       | 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              |

### HOME - CONSTRUCTION SPECIFICATIONS

|                         | Qty. | Description                                    | Manufacturer | Product No. | Finish       | Image   | Notes |
|-------------------------|------|--|--------------|-------------|--------------|---|-------|
| <b>Kitchen Surround</b> |      |  |              |             |              |   |       |
| Knob                    | 18   | Allison Value 1-1/4"<br>Diameter Knob          | Amerock      | 53005-G10   | Satin Nickel |    |       |
| <b>Kitchen Island</b>   |      |  |              |             |              |   |       |
| Knob                    | 4    | Allison Value 1-1/4"<br>Diameter Knob          | Amerock      | 53005-G10   | Satin Nickel |    |       |
| <b>Owner's Bath</b>     |      |  |              |             |              |   |       |
| Knob                    | 7    | Allison Value 1-1/4"<br>Diameter Knob          | Amerock      | 53005-G10   | Satin Nickel |    |       |
| Robe Hook               | 1    | Eva Single Robe Hook                           | Moen         | YB2803CH    | Chrome       |    |       |
| Tissue Holder           | 1    | Eva Collection Pivoting<br>Toilet Paper Holder | Moen         | YB2808CH    | Chrome       |    |       |
| Towel Bar               | 1    | Eva 24 in. Towel Bar                           | Moen         | YB2824CH    | Chrome       |    |       |
| <b>Powder Room</b>      |      |  |              |             |              |   |       |
| Towel Ring              | 1    | Eva Bathroom Hand Towel<br>Ring                | Moen         | YB2886CH    | Chrome       |   |       |
| Tissue Holder           | 1    | Eva Collection Pivoting<br>Toilet Paper Holder | Moen         | YB2808CH    | Chrome       |  |       |
| <b>Bath #2</b>          |      |  |              |             |              |   |       |
| Knob                    | 5    | Allison Value 1-1/4"<br>Diameter Knob          | Amerock      | 53005-G10   | Satin Nickel |  |       |
| Robe Hook               | 1    | Eva Single Robe Hook                           | Moen         | YB2803CH    | Chrome       |  |       |
| Tissue Holder           | 1    | Eva Collection Pivoting<br>Toilet Paper Holder | Moen         | YB2808CH    | Chrome       |  |       |
| Towel Bar               | 1    | Eva 24 in. Towel Bar                           | Moen         | YB2824CH    | Chrome       |  |       |







**HOME - CONSTRUCTION SPECIFICATIONS**

| WOOD                                    |                    |              |           |             |            |   |   |
|---|--------------------|--------------|-----------|-------------|------------|---|---|
|   | Make               | Style        | Finish    | Size        |            | Image   |   |
| Foyer, Hallway,<br>Kitchen, Dining Room | Lauzon             | Expert       | TBD       | TBD         |            |  | Height 3/4"   |
| TILE                                    |                    |              |           |             |            |   |   |
| Location                                | Make/Style         | Finish/Color | Tile Size | Orientation | Tile Grout | Image   | Notes   |
| Owner's Bath                            | Anatolia Davenport | TBD          | 12 x 24   | TBD         | TBD        |   | Transitions to Dreamweaver Carpet.                  |
| Mudroom                                 | Anatolia Davenport | TBD          | 12 x 24   | TBD         | TBD        |   | Standard Underlayment. Transitions to 3/4" Wood.    |
| Powder                                  | Anatolia Davenport | TBD          | 12 x 24   | TBD         | TBD        |   | Standard Underlayment. Transitions to Mudroom Tile. |
| VINYL                                   |                    |              |           |             |            |   |   |
| Location                                | Make               | Style        | Color     |             |            | Image   | Notes   |
| Bath #2                                 | Tarkett            | Fresh Start  | TBD       | TBD         | TBD        |   | Transitions to Dreamweaver Carpet.                  |



| CARPET   |             |          |       |         |  |       |                                       |
|--|-------------|----------|-------|---------|--|-------|---------------------------------------|
| Location                                       | Make        | Style    | Color | Details |  | Image |                                       |
| Owner's Bedroom,<br>Owners WIC                 | Dreamweaver | Pinpoint | TBD   |         |  |       | Transitions to Owners<br>Bath Tile.   |
| Bedroom 2, Bedroom<br>3                        | Dreamweaver | Pinpoint | TBD   |         |  |       | Transitions to<br>Dreamweaver Carpet. |
| Upstairs Hall,<br>Staircase to Second<br>Floor | Dreamweaver | Pinpoint | TBD   |         |  |       | Transitions to 3/4"<br>Wood.          |

### HOME - CONSTRUCTION SPECIFICATIONS

| Appliance      | Quantity | Manufacturer | Model       | Color     | Description                                  | Image   | Notes                      |
|----------------|----------|--------------|-------------|-----------|--|---|----------------------------|
| 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 Gas Convection 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 |  |                            |
|                |          |              |             |           |  |   |                            |
| Washer         |          |              |             |           |  |   | Available as option        |
| Electric Dryer |          |              |             |           |  |   | Available as option        |