

Owen II Duplex - Milton, VT



DUPLEX MODEL HOME - CONSTRUCTION SPECIFICATIONS

Builder Clearview Properties, LLC 1037 Hinesburg Road, Suite A South Burlington, VT 05403	Homeowner/Project Clearview #44R 348 Horseshoe Circle Milton, VT 05468	Specification Date: 9/29/23 Site Plan Date: Plan Date: Electric Plan:
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Owen II Plan: Two story duplex home with unfinished lower level. Two floors of finished area with approximately 1,728 square feet of living space; 896 square feet of unfinished Lower Level, 478 square foot 2-car garage, and a 60 square foot front porch.

Location	Total Square Feet
First Floor	896
Second Floor	832
Total Finished Square Feet	1,728
Lower Level	896
Garage	478
Front Porch	60

Personal Choice Lists

PCL #	Color Code	Date
Selections	GRAPE ORANGE GREEN BLUE PURPLE PINK HUNTER SKY BLUE LAVENDER BROWN NAVY CRANBERRY AQUA PEACH RED	10/18/2023

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	Date

Collin Frisbie

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Section	Information	Image
Permits		
	Builder responsible to obtain all necessary permits including: - Soil Erosion and Sediment Control - Zoning	
Surveys		
	Home is to be staked by builder	
Site Clearing		
	Builder is responsible for all site clearing, as needed	
Utilities Connections		
	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	
Energy Package		
	Home to be built to VT Residential Building Energy Standards (RBES)	
	Compliant with Act 250 Stretch Code	
Home to Include		
	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	
Foundation		
Type	Poured Concrete	
Wall Height	8'10"	
Lookout Height	4' Frost Wall	
Strength	Min. 3000 PSI @2 days with steel reinforcement	
Footer	Continuous 8" x 16" reinforced	
Flat Work Concrete		
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.	
Lower Level Slab Plumb	Available as an Option	
Driveway/Entrance		
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; 8'-1" on second floor and 8'10" in lower level
Plate	2x6 treated southern yellow pine with foam sill seal
Floor Framing	2x12 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: 6/12 at Main House; 7/12 at Garage; 9/12 at Front Porch; 5/12 at Front Elev Bump
House Wrap	Professional house wrap with flashing around all windows and doors
Roofing	
	Ice and water shield on eaves and valleys. Vented on ridge to achieve proper ventilation.
Underlayment	Owens Corning ProArmor Synthetic Roof Underlayment
Shingles	Owens Corning TruDefinition Shingles Limited Lifetime Warranty
Color	Onyx
	
Siding/Exterior Elements	
Siding	Norandex Woodsman Select
Gable Ends	Vinyl Shakes, Color to be Tumbleweed
Clapboard	Double 4", Color to be Tumbleweed
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
 Tumbleweed	
Gutters & Downspouts	
Gutters & Downspouts	White Seamless Gutters
Windows	
See Appendix A: Window Schedule	
Brand	Harvey Slimline
Color	White
Construction	Vinyl, Low-E, Insulated Double-Pane
Exterior Casing	J Channel Only (Brickmould)
U-Factor	0.30
Grills	Grills Between Glass 4 over 0
Screens	Fiberglass Mesh
Exterior Doors	
See Appendix B: Exterior and Interior Door Schedule	
Brand	Therma-Tru
Color	See Exterior Paint Section
Construction	Insulated Fiberglass
Exterior Casing	5/4x4 Flat
Storm Doors	None
Overhead Garage Doors	
Model	8300 Series Insulated Steel Door
Size	16' x 7'
Design	Colonial Raised Panel 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		
Covered Entry Porch		
Porch Framing	6' x 10' framed with PT 2x8 joists	
Decking	5/4x6 #1 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, Color to be Black Walnut	
Rear Deck		
Deck Framing	14' x 12' deck framed with PT 2x10 joists	
Decking	5/4x6 #1 PT decking	
Stairs	None	
Rail	Pressure treated rail and balusters at 36"	
Color	Pressure treated decking, Unfinished, NO STAIN	
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 BM Wrought Iron 2124-10, OK to Color Match	
Sidelight	None	
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 TWP Black Walnut	
Front Porch Stair Risers	Stained. Color to be TWP Black Walnut	
Front Porch Decking	Stained. Color to be TWP Black Walnut	
Rear Deck Decking	None	
Rear Deck Rail & Balusters	None	
Electrical & Low Voltage		 
	Underground electrical service, 40 circuit 200AMP Panel with Surge Protection. Open double slot for future solar.	
Plugs and Switches		
Switch Style	Toggle	
Plate Style	Toggle screw on plates	
Switch Color	White, Black Outlets and Covers on Kitchen Island	
Dimmers	Available as Option	
Exterior Plugs	Per Electrical Plan	
Lighting		
Lighting Fixtures	See Lighting Finish Schedule (Appendix C: Light Fixtures Schedule)	
Recessed Lights	None	
Under Cabinet Lighting	Available as Option	
Miscellaneous		
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	
Solar Prep	Conduit running from LL up to Attic Space	
Dryer	Electric	
Garbage Disposal	Available as Option	




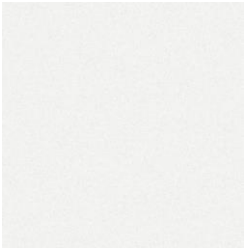



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Light Fixtures		
See Appendix C: Light Fixture Schedule		
Plumbing		
Heating and Venting		
Furnace	Ducane - 96G2UH045BV12	
Furnace Size	40,000 BTU	
Efficiency Rating	96%	
Zones	Zone 1: First Floor and Second Floor	
Second Zone	Available as Option	
Air Conditioner	Available as Option	
Thermostat	Ecobee 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	Microwave/Hood Vent vented to the outside	
Gas		
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	
Fireplace and Mantle		
Fireplace in Living Room	Available as Option	
Plumbing Fixtures		
See Appendix D: Plumbing Schedule		
Miscellaneous Plumbing		
Outdoor Faucets	2 Frost-Free Hose Bibs, located at back of the main house and on the side of the front porch	
Hot Water Heater	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		
Cabinets		
Kitchen		 Pitch Black
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be Pitch Black	
Kitchen Island		
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be Pitch Black	
Owner's Bath		
Size	72" Vanity with 2 bowls	
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be Frost	
Bath #2		
Size	60" Vanity with single bowl	
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be Indigo	
Powder Room		
Size	24" Vanity with single bowl	
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Color to be Timber	
Countertops		
Kitchen		
Style	Builder Series Quartz	
Color	Blanco Maple	
Edge Detail	Pencil Edge	
Cut-Outs	Under Mount Sink	
Backsplash	4" Classic Series Quartz	
B/S Location	Perimeter Back Only	
Kitchen Island		
Style	Builder Series Quartz	
Color	Blanco Maple	
Edge Detail	Pencil Edge	
Cut-Outs	None	
Owner's Bath		
Style	Cultured Marble with 2 integrated flush rectangle bowls	
Color	Cotton White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	
Bath #2		
Style	Cultured Marble with 1 integrated flush rectangle bowl	
Color	Cotton White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	
Powder Room		
Style	Cultured Marble with 1 integrated flush oval bowl with rim	
Color	Cloud White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	

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Wall & Trim Interior Detail Work		
Insulation		
Exterior Walls	5-1/2" 'R-21 Timberfill Dense-Pack	
Interior Walls	3-1/2" 'R-11 Fiberglass Batts for bath walls (Soundproofing)	
Rigid Insulation	Box sill in first and second floor joists insulated with 3" Foam R-21 Rim insulated with 4" Foam R-26.	
Attic	18" R-60 Timberfill with backer boards at eaves for ventilation	
Garage	Not insulated	
Foundation	2-1/2" R-15 Thermax glued to concrete wall	
Drywall		
Living area walls	1/2" Sheet Rock, taped with 3 coats of joint compound at walls and ceilings	
Ceilings	Smooth Finish, minor shadow variations are possible in ceilings	
Garage	Walls and Ceiling sheetrock and primed	
Trim Details		
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	
Built - Ins		
	Bench and Black Metal Hooks at Mudroom	
Mirrors		
Owners Bath	Plate Glass mirror with ground edge, no bevel	
Bath #2	Plate Glass mirror with ground edge, no bevel	
Powder Room	By Owner	
Interior Stairs/Railing		
Main to Second Floor	Carpet Grade Stairs	
	Landing to Second Floor to have a half wall with a hardwood cap. Cap to be Red Oak, Stained to Match Wood Floor	
	Hand Rail on wall stained to match wood floor	
Main to Lower Level	Carpet Grade Stairs	
	Hand Rail on wall 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 BM White Dove OC-17, OK to Color Match	<div data-bbox="1282 1407 1502 1533" style="background-color: #e0e0e0; padding: 10px; text-align: center;"> <h2>Pale Oak</h2> <p>OC-20</p> </div> <div data-bbox="1282 1585 1502 1648" style="background-color: #e0e0e0; padding: 10px; text-align: center; margin-top: 20px;"> <p>SW 7005</p> <h2>Pure White</h2> </div>
Accent Wall	None	
Ceilings	To match walls	
Interior Trim	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be SW Pure White, OK to Color Match	
Wainscot	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be SW Pure White, OK to Color Match	
Interior Doors	Painted, 2 coats of Semi-Gloss Latex Paint, Color to be SW Pure White, OK to Color Match	
Fireplace Mantle (optional)		
Main to Second Floor Stairs	Cap and Handrail Stained to Match Wood Floor	
Main to Lower Level Stairs	Stained railing to Match Wood on First Floor	

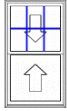
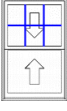
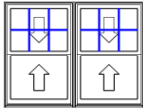
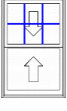
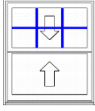
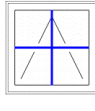
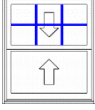
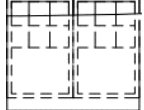
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Interior Doors		
See Door Appendix B: Exterior and Interior Door Schedule		
Finish Hardware		
See Appendix E: Finish Hardware Schedule		
Flooring		
See Appendix F: Flooring Schedule		
Appliances		
See Appendix G: Appliance Schedule		
Landscaping		
Lawn	All disturbed portions of yard to be seeded. Lawn area will generally include front yard, side yard and rear yard. Lawn area to be covered with approximately 4" of native topsoil.	
8 Foundation Shrubs	To be Selected by Owner, See Landscape Plan	
8 Perennial Flowers	To be Selected by Owner, See Landscape Plan	
Cleaning		
	House cleaned prior to closing, including washing of windows	
Warranty		
	Clearview Properties, LLC Warranty as per contract	
	Continuing a policy of constant research and improvement, Clearview Properties, LLC reserves the right to make substitutions and specification changes.	






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Harvey Slimline All Vinyl Windows, Double insulated, Low E, GBG Grills 4 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	3	Double Hung	Living Room, Lower Level		
B	34x53	7	Double Hung	Den, Owner's Bedroom, Bedroom 2 & 3		
B2	68x53	1	Double Hung	Dining		
BE	34x53	3	Casement/Egress	Owners Bedroom, Bedroom 2 & 3		
C	34x41	4	Double Hung	Owner's Bath, Bath #2, Lower Level		
H	30x30	1	Awning	Powder Room		
K	42x49	1	Double Hung	Kitchen		
EG	55x48	1	Egress	Lower Level		







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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
 Schlage Plymouth Aged Bronze knob and deadbolt hardware, All doors keyed alike


	Quantity	Description	Opens	Size	Type	Hardware	Image	Notes
Foyer Entry								
	1	S601	LH	3'-0" 6'-8"	2 Panel	Double Bore		
Garage - Mudroom Entry								
	1	978HD Steel Door	RH	3'-0" 6'-8"	2 Panel	Double Bore		20 Minute Fire Door
Living Room to Deck								
	1	Harvey Vinyl Sliding Patio Door	RH	6'-0" - 6'-8"	Slider	Glass		RH active panel when viewed from Exterior
Lower Level								
	1	Harvey Vinyl Sliding Patio Door	LH	6'-0" - 6'-8"	Slider	Glass		RH active panel when viewed from Exterior
Exterior Door Hardware								
Knobs	2	Schlage Plymouth with Single Cylinder Deadbolt				Aged Bronze		All Keyed Alike











INTERIOR DOORS





2 Panel, Hollow core, Smooth molded hardboard, 4 9/16 PFJ split jambs
 Colonial Casing both sides
Dexter Stratus Aged Bronze Hardware
 Ball catches and (2) Dummy knobs per pair included

Interior Doors								
	12	Masonite Smooth	See Plans - will display more clearly with plans	TBD	2 Panel Hollow Core	Double Bore		
	1	Masonite Smooth	See Plans - will display more clearly with plans	TBD	Double Doors	Double Bore		Owner's Bedroom Closet
Interior Door Hardware								
Knobs	12	Dexter Stratus	See Plans - will display more clearly with plans	TBD		Aged Bronze		
Knobs	2	Dexter Stratus	See Plans - will display more clearly with plans	TBD		Aged Bronze		Dummy for Ball Latch Double Doors
Base Bumps	25					Aged Bronze		
Hinge Bumps	25					Aged Bronze		











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	Quantity	Description	SKU	Item	Color	Image	Notes
Garage Exterior							
	1	One Light Outdoor Wall Lantern	143182	Maxim 35016BK	Black		
Deck Exterior							
	1	One Light Outdoor Wall Lantern	143190	Maxim 35015BK	Black		
Lower Level Slider							
	1	One Light Outdoor Wall Lantern	143190	Maxim 35015BK	Black		
Front Porch							
	2	LED Flush Mount	62-1801	Satco	White		
Foyer							
	1	THREE LIGHT SEMI-FLUSH MOUNT	3599727	Golden#: 1084-SF BCB-WW	Brushed Champagne Bronze		
Mudroom Hall							
	2	LED Flush Mount	62-1801	Satco	White		
Powder							
	1	Two Light Bath	104807	Golden#: 3306-BA2 CH-BLK	Chrome		Pointed Down
Kitchen Island							
	2	One Light Mini Pendant	3245070	Golden#: 3306-S BCB-OP	Brushed Champagne Bronze		
Kitchen							
	4	LED Flush Mount	62-1801	Satco	White		

Kitchen Sink							
	1	LED Flush Mount	62-1801	Satco	White		
Dining Room							
	1	SIX LIGHT PENDANT	3249631	Golden#: 8316-LP BCB	Brushed Champagne Bronze		
Living Room							
	1	Three Light Flush Mount	725440	Maxim 2681FTSN	Satin Nickel		
Den							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
Stairwells							
	1	ONE LIGHT PENDANT	3223139	Hunter#: 19234	Alturas Gold		1 - Main to Second Floor
	2	LED Flush Mount	62-1801	Satco	White		2 - 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	3599783	Golden#: 3306-BA2 CH-SF	Chrome		Pointed Down
Owners Closet							
	1	LED Flush Mount	62-1801	Satco	White		














Bedroom #2							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
Bedroom #3							
	1	Two Light Flush Mount	725441	Maxim 2680FTSN	Satin Nickel		
Bath #2							
	1	Three Light Bath	104769	Golden#: 3306-BA3 CH-OP	Chrome		Pointed Down
Other							
Garage, Lower Level	TBD	PC Lights on Switch					Supplied by Electrician

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	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
Kitchen							
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	Simplice	Kohler	K - 596-VS	Vibrant Stainless		Deck Plate Optional
Owner's Bath							
Faucet	2	Simplice® Centerset bathroom sink faucet, 1.2 gpm	Kohler	K-27388-4-CP	Chrome		
Shower	1	ENSEMBLE™ CURVE 60" x 34" Vikrell® shower, center drain	Sterling	72230100-0	White		Straight Curtain Rod Installed.
Shower Fixture	1	Simplice® Rite-Temp® shower trim kit, 1.75 gpm	Kohler	K-TS27392-4G-CP	Chrome		
Toilet	1	Edgemere Right Height Elongated Toilet	American Standard	204AA104.020	White		16 1/2" Rim Height
Bath #2							
Faucet	1	Simplice® Centerset bathroom sink faucet, 1.2 gpm	Kohler	K-27388-4-CP	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	Simplice® Rite-Temp® bath and shower trim kit, 1.75 gpm	Kohler	K-TS27391-4G-CP	Chrome		
Toilet	1	Edgemere Right Height Elongated Toilet	American Standard	204AA104.020	White		16 1/2" Rim Height


Powder Bath							
Faucet	1	Simplice® Centerset bathroom sink faucet, 1.2 gpm	Kohler	K-27388-4-CP	Chrome		
Toilet	1	Edgemere Right Height Elongated Toilet	American Standard	204AA104.020	White		16 1/2" Rim Height

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	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
Kitchen Surround							
Knob	25	OCULUS KNOB 1 1/8 INCH HONEY BRONZE	Top Knobs	TK591HB	Honey Bronze		
Kitchen Island							
Knob	8	OCULUS KNOB 1 1/8 INCH HONEY BRONZE	Top Knobs	TK591HB	Honey Bronze		
Power Room							
Knob	2	BLACKROCK™ 1-5/16in(33mm) Diameter Knob	Amerock	BP5527026	Polished Chrome		
Towel Arm	1	Simplice® Towel arm	Kohler	K-27396-CP	Chrome		
Tissue Holder	1	Simplice® Pivoting toilet paper holder	Kohler	K-27397-CP	Chrome		
Owner's Bath							
Knob	7	BLACKROCK™ 1-5/16in(33mm) Diameter Knob	Amerock	BP5527026	Polished Chrome		
Robe Hook	1	Simplice® Robe hook	Kohler	K-27395-CP	Chrome		
Tissue Holder	1	Simplice® Pivoting toilet paper holder	Kohler	K-27397-CP	Chrome		
Towel Bar	1	Simplice® 24" towel bar	Kohler	K-27394-CP	Chrome		
Bath #2							
Knob	7	BLACKROCK™ 1-5/16in(33mm) Diameter Knob	Amerock	BP5527026	Polished Chrome		
Robe Hook	1	Simplice® Robe hook	Kohler	K-27395-CP	Chrome		
Tissue Holder	1	Simplice® Pivoting toilet paper holder	Kohler	K-27397-CP	Chrome		
Towel Bar	1	Simplice® 24" towel bar	Kohler	K-27394-CP	Chrome		

DUPLEX MODEL HOME - CONSTRUCTION SPECIFICATIONS


WOOD





Location	Make	Style	Finish	Size		Image	
Kitchen Dining Room	Hallmark	Monterey	Appaloosa				Height 1/2"

TILE


Location	Make/Style	Finish/Color	Tile Size	Orientation	Tile Grout	Image	Notes
Owner's Bath	Anatolia La Marca	Statuario Nuovo, Matte	12" x 24"	50% Stagger Long Edge to the Door	Frosty		Transitions to Carpet
Mudroom/Foyer	AnatoliaLa Marca	Nero Venato Honed	12 x 24	50 % Stagger - Long Edge to <u>MUDROOM DOOR</u>	Raven		Standard Underlayment - Transitions to 1/2" Wood
Powder	Anatolia Form - Hexagon	Graphite Matte	7"	N/A	Raven		Standard Underlayment - Transitions to Mudroom Tile

VINYL

Location	Make	Style	Color			Image	Notes
Bath #2	Mannington Benchmark	Penny Lane	Quartzite with Granite				Transitions to Carpet

CARPET							
Location	Make	Style	Color	Details		Image	
Living Room Den	Dreamweaver	Pinpoint	Greystone				Transitions to 1/2" Wood
Owner's Bedroom Owners WIC	Dreamweaver	Pinpoint	Greystone				Transitions to Owner's Bath Tile
Bedroom 2 Bedroom 3	Dreamweaver	Pinpoint	Greystone				
Upstairs Hall, Stairs to Second Floor	Dreamweaver	Pinpoint	Greystone				

DUPLEX MODEL HOME - CONSTRUCTION SPECIFICATIONS

Appliance	Quantity	Manufacturer	Model	Color	Description	Image	Notes
Kitchen							
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		
Laundry							
Washer							Available as option
Electric Dryer							Available as option