



**Sample Specification
1.1.20XX**

APPLIANCES	
GE Monogram SS	
COOK TOP	42"
HOOD	42"
DOUBLE OVEN	30"
DISHWASHER	24" Bosch
MICROWAVE	24"
REFER	36"
FREEZER	(2)32"
WASHER AND DRYER	Front load (white)

CABINETS	
KITCHEN and BUFFET and GREATROOM	White Painted, Raised Panel door, 42" upper cabinets w/ 3 ½ " crown trim detail and matching toe kick
BATHROOMS	White Painted, Raised Panel door, 36" base cabinets matching toe kick w/pre-finished shoe
LAUNDRY and BUILT INS	California Closets (see plan)
CABINET PULL HARDWARE	Doors to have single knob and drawers to have a 6" pull

FLOORING	
FOYER	Site finished 5" oak, dark stain
GREATROOM	Site finished 5" oak, dark stain
DINING	Site finished 5" oak, dark stain
POWDER ROOM	Site finished 5" oak, dark stain
PANTRY	Site finished 5" oak, dark stain
KITCHEN	Site finished 5" oak, dark stain
STAIR	Site finished 5" oak, dark stain
HALL	Site finished 5" oak, dark stain
OFFICE	Nylon Carpet with a 7/16" rebond pad (\$40/SY allowance)
BATH 2	Flexitec midgrade sheet vinyl installed over 5/8" underlayment
MUDROOM	Flexitec midgrade sheet vinyl installed over 5/8" underlayment
MASTER BEDROOM	Nylon Carpet with a 7/16" rebond pad (\$40/SY allowance)
MASTER BATH	16 x16 porcelain tile over ¼" hardie board
MASTER CLOSET	Nylon Carpet with a 7/16" rebond pad (\$40/SY allowance)

CLOSET SHELVING	
THROUGHOUT	California Closets (see plan)

COUNTERTOPS	
KITCHEN	3 cm Cambria with eased edge, polished at undermount sink
KITCHEN BACKSPLASH	6" tall 3 cm Cambria with eased edge
VANITY	3 cm Cambria with eased edge, polished at undermount sink
VANITY BACKSPLASH	6" tall 3 cm Cambria with eased edge
MUDROOM	Plastic laminate – Sage
MUDROOM BACKSPLASH	4" P-lam covered 1x particle board – Sage



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FIREPLACE	GREAT ROOM	Stacked stone surround 36" direct vent gas fireplace – Heat-n-Glo type TBD
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SHOWER SURROUND	BATH ROOM 2	One piece fiberglass surround – Maax TSTE63
	MASTER SHOWER	WEDI tiled shower pan, Porcelain Tile, 12" x 12" cut per detail – Grout to be 1/16"
	MASTER SHOWER ACCENT	Porcelain Tile, 6" high 2" x 2" deco accent– Grout to be 1/16"
	MASTER TUB DECK and BACKSPLASH	Porcelain Tile, 12" x 12" cut per detail – Grout to be 1/16" with a 6" high 2" x 2" deco accent. Backsplash to be 24" tall.

PLUMBING - SINKS	KITCHEN SINK	1/3 – 2/3 compartment in stainless steel 18 gauge, oval, undermount (white) oval, undermount (2) oval, undermount (1) Thermocast, Kensington, 21303
	POWDER ROOM SINK	
	MASTER BATHROOM SINK	
	BED ROOM 2 AND 3 BATH SINK	
	MUDROOM	

PLUMBING - FAUCETS	KITCHEN FAUCET	All faucets to be mid-grade Kohler or Grohe
	POWDER ROOM FAUCET	
	MASTER BATHROOM FAUCETS	
	MASTER BATH SHOWER FAUCET	
	MASTER BATH TUB FAUCET	
	BATH 2 FAUCET	
	BATH 2 TUB/ SHOWER	
	MUDROOM FAUCET	

GENERAL PLUMBING	Garbage disposal to be ½ hp Badger with air switch in the slab Soap dispenser Toilets to be 1.6 gallon, White Utility closets to have washer box Hammer arresters Expansion tank Ice maker, disposal and sink rough-in and trim out Rubber B222 vent flashings 1 – non freeze exterior hose bib per plan Tankless hot water heater with a recirculating system
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SPRINKLERS	Per County requirements
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LIGHTING FIXTURES	EXTERIOR	TBD
	DINING	(7) (1)



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CEILING MOUNT at BEDROOMS POWDER VANITY MASTER BATH VANITY BATH 2 VANITY CLOSET/STORAGE	(3) (1) (2) (2) (7) (6) exterior cans (30) interior cans Under cabinet lighting at kitchen
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HARDWARE EXTERIOR FRONT DOOR ALL BATH ACCOUTREMENTS INTERIOR DOOR	Schlage "Dexter Series" Oil Rubbed Bronze, handset is "Plymoth" Taymor, Tribeka series or equal; One shower rod per bathroom(if applicable) "Hancock" Oil Rubbed Bronze
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MIRRORS POWDER BATH MIRROR MASTER BATH MIRROR BATH 2	To be measured on site pre-install
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DOORS		
	SHOWER	Standard enclosure at bath 2 and frameless enclosure at master bath only. Swing door no towel bar.
	INTERIOR	Primed solid core smooth 2 panel door. Wood jam
	EXTERIOR	Front Door: Buffelen 7513 Fir, Natural door, with dentil (includes hand set & dead bolt) with two 18" wide side lights Dining door: fiberglass, smooth, full light Garage man door: fiberglass, smooth, 1/2 light Great room door: Fiberglass, smooth, French doors
	Garage	THREMA TECH MODEL 118 SHORT PANEL INSULATED STEEL FRONT & BACK SIZES 10 X 8'S COLOR WHITE OPENERS TO INSTALL 2 OPENERS MARANTEC 1/2 H.P. BELT DRIVE MODEL 4500E WINDOWS IN BOTH DOORS KEYLESS ENTRY PAD TO INSTALL 1 KEYLESS ENTRY PAD

WINDOWS	White frame vinyl windows with grids per elevation on construction plans
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MILLWORK	Trim (windows and doors) – Square stock 1x6 base, 5/4 x 4 casing, parting bead with 5/4 header above 3" crown throughout (except closets) Following rooms to have bead board ceiling (7033 molding, MDF MFPP222 Bead Paneling 10' x 5 3/4"): Dining, Kitchen, great room, foyer, powder Great Room to have DBL 2x6 false beams wrapped in MDF All millwork painted on site (except stair rail)
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INSULATION	Pipe insulation in crawl and unheated areas General house insulation per code for gas heat (walls R-21, Ceiling R-38, Floor R-21) Wrap waste lines in ceiling and walls between 1 st and 2 nd floor (or sound)
ELECTRICAL	200 amp panel Switches, Boxes, and Outlets per code White Decora switch covers and traditional outlet covers Power rough-in to service panel Exhaust fans in all baths and kitchen Whole house fan on timer in utility room or hall bath if no utility room Lighting per plan 220V outlet for Dryer and range
LOW VOLTAGE	Low Voltage Service panel, splitter for phones and TV Cable, voice and data will be home run to service panel per manufacturers recommendations Metal box 24" long All port jacks trimmed and labeled at the service panel Data/voice cable – CATV wire 4 pair. TV cable- RG -6 quad shield Door bell, chime and smoke detectors per code Conduit for future growth will be installed from panel to attic and crawl locations (as applicable)
DRYWALL	GWB all walls and ceiling per code and plan 90 degree metal corners Window sills above 60" or in garage wrap 4 sides PVA all walls and ceilings in conditioned areas VERY Light orange peel texture Denshield behind all wet tile locations Garage to be finished Soffits above cabinets at kitchen
HVAC	A CARRIER 92% EFF. GAS FURNACE , INSTALLATION OF A RETURN SUPPLY DUCTED AIR SYSTEM, INSTALLATION OF EXHAUST DUCTING FOR BATH FANS, DRYER, AND RANGE, *INSTALLATION OF GAS PIPING TO FURNACE, FIREPLACE, RANGE, FURNACE, BBQ & TANK, INSTALLATION OF A CONTROLLER THERMOSTAT
SIDING	8 ¼" Hardiplank below window band Smooth Hardipanel with 1x3 batts 16" oc above window band Individual Hardie Shingles – 7" exposure @ gables where shown 2x12 Band at bottom plate 2x8 mid window band 2x4, 2x6 corners 2x6 window head & sill trim 2x4 window jambs 7/16x4 Clr VeeGroove T&G Porch Soffits 11 – 30" 6x10 Knee braces – Lagged into building Column caps to be concrete



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Deck	Deck: Gossen or equivalent decking 1 X 6 PVC decking (Single picture frame border around perimeter of deck. Fascia to go under decking and will be made of equivalent decking material) 36" White Picket Aluminum Handrail (3/4" Picket) - Alumaguard 72 Stairs with kicker board (rise) 7 Heavy Duty Lattice - Diagonal or Square (SF)
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PAINT	INTERIOR	Wall and ceiling painted 2 coats of flat interior latex, Walls are eggshell and Ceilings flat
	EXTERIOR	One coat of paint on pre-primed cement board and trim Gutters pre finished white, downspouts to match surrounding color Garage doors painted body color Corbels/knee braces and architectural accents done in trim color Front door stained clear interior and exterior Deck door to be accent color both sides Two body colors per color sheet One trim color
	MILLWORK	Lattice to be stained Trim- semi-gloss enamel latex painted millwork throughout (see millwork section)

ROOFING	Architectural, 50-year- premier laminated shingle, color: brown Continuous ridge venting, plastic exhaust vents, valley metal Roof anchors were applicable. Stainless flat strap with double hook at ridge.
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GUTTERS/DOWNSPOUTS	Gutters 5" K style (to match trim color) with 2 X 3 down spouts (to match adjacent color)
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CONCRETE/FLATWORK	Interior 5 sack mix with zip strip control joints (max size 120sf) Walks and drives will be per site plan One sleeve under all walkways and drives Broom finish at porch and patio per plan Concrete or Asphalt driveway
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LANDSCAPING	TBD Septic per approved Health Department Plan Retaining walls - manor stone Retaining walls@ driveway 90 ft. 4 ft high northside of drive 360 s.f. 30 ft 6 ft high southside of drive
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