



Job: 2303
Plan: 1841F 3F B Lincoln Park
Price List: N Raleigh ITB - Platinum
Contract Date: 07/19/2023

Job Selections For
Lincoln Park 1841F Inventory
Monterey Bay-Raleigh, LLC

Base Price: Lincoln Park, Plan 1841F, 5 Bed, 4 Bath, Den, 3 Car Front Load
Garage, Elevation B, Revision 1, Right Hand Plan
Lot: Lot 7, North Hills, Sec 5

Included Items

Color Session	DESIGN ASSISTANCE: All selections have been finalized for this home as of Color Session date 1/9/2024. This document provides a comprehensive listing of these selections based on their respective locations throughout the residence. The Client Phase Checklist (see Client Phase Checklist), has also been completed and signed during each phase of the construction process. Both of these documents become Addendums to the Building Agreement. Depending on the current construction stage, materials may have been installed, are present on-site, or have been ordered and are awaiting installation. The Builder will exercise its sole discretion to determine whether changes can be accommodated without impacting the agreed completion time and/or final contract amount. This Agreement incorporates a four (4) hour design session with a professional Interior Designer at an Arthur Rutenberg Design Studio. The purpose is to present and potentially modify the current selections for the home. If additional assistance is required beyond the allocated 4 hours, a separate Design Agreement must be established with the Arthur Rutenberg Design Studio. In the event of a re-selection post this agreement, and assuming the relevant item on the Client Phase Checklist has been checked and signed (excluding discontinuation or back-order reasons), a Design Studio Color Sheet Selection Change Fee of \$125 per hour will be applied. This is in addition to the Change Order Fee outlined in the Building Agreement.
Color Session	SELECTIONS: The Color Session for this home has been completed. All selections are included in this document. Any changes requested from this point of construction, and acceptance of an Offer to Purchase, will be presented as Proposed Options to be approved by the Customer. An on-staff designer is available to assist with additional changes and/or selections. Keep in mind that those conversations and opinions of the designers are simply that - through education and expertise, they will suggest and assist, but the final decisions are strictly the Customer. Once the Customer agrees to and signs these Selections and Proposed Options, the designer is released from any responsibility due to the Customer's personal taste and individual decisions. If you decide to make a re-selection after the Color Session has been completed and the subsequent item on the Client Phase Checklist has been checked and signed for any reason other than a discontinuation or back-order, you will incur a Design Studio Color Sheet Selection Change Fee of \$175 per hour in addition to the Change Order Fee as outlined within the Building Agreement.
Service Credo	If, within 10 years of the closing of your new home, you have a problem which you believe is the result of a defect in original workmanship, we would like to hear from you. We will look at the problem, and if we agree, we will correct the problem without charge.

Clarifications

ARB Design Review Guidelines	STRUCTURAL MODIFICATIONS: Due to nature of the Structural Modifications (mainly adding finished basement, changing to 10'-0" ceilings on 1st floor, extending stairwell and adding elevator shaft), additional design time and engineering is needed to complete permit-ready drawing for construction.
Allowances	ALLOWANCES: Allowances have been established for certain elements of this home. They include but may not be limited to: - Clearing and Grading - Lumber - Decorative Light Fixtures/Fans - Decorative Wall Tile - Landscaping - Swimming Pool - Master Closet Shelving - Pantry Shelving

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These allowances and budget amounts are mostly determined by what is used in our model homes at the time of their construction and in similar, previously built, projects. Buyer agrees that the allowance amounts have been discussed/explained and all considerations of quality, style, and functionality are satisfied. It is also understood that these are subject to current market costs.

Initial _____ Initial _____

Wherever the term "Allowance" appears in this document any overage will be calculated as follows: The overage is derived by taking the sum of costs to include (but not limited to) all labor and materials, subtracting the allowance amount outlined in this document, and dividing by .85 (15% margin).

Once the Project Manager has determined that all invoices have been received related to each allowance item, the costs will be reconciled against the budgeted amount and a pre-approved Change Order will be generated to settle any variance.

NOTE: margin is not returned on deductive Options. Allowance items completely removed (upon approval by Builder) will be credited against the final draw at project completion.

Clarifications and Notes CLIENT PHASE CHECKLIST: The Client Phase Checklist is an attempt to avoid delays due to waiting for pricing or decisions or material availability. It also allows the Client, the Project Manager and the Construction Manager ample warning if Selections or pending Proposed Options are potentially affecting the construction timeline. You have been provided a copy of the Client Phase Checklist that outlines a series of gateways that break the decisions necessary for each construction phase of your home down to four (4) parts:

- Post Color Session/Pre-Foundation
- Pre-Framing
- Pre-Insulation/Drywall
- Pre-Interior Finishes.

It is understood that items must be checked off and signed by both Customer and Project Manager for each phase before work in that phase can begin.

In most extreme cases where the selection will not be available within the bounds defined in the Client Phase Checklist, a reselection will need to be made or a Change Order approved deleting the material from the agreement.

Clarifications and Notes CUSTOM PLAN: The following selections are for an inventory home based on standard details and finishes of the Lincoln Park 1841F "B" elevation and per plans dated 6/13/23. Any item not included, listed or described specifically in these documents is considered to be standard by what is shown included in the Lincoln Park1841F.

Initial _____ Initial _____

BUYER'S SELECTIONS: This document is an exhibit to the Building Agreement. Buyer understands and acknowledges the importance of this document and that the home will be constructed in conformance with the descriptions contained herein. By signing this document, Buyer acknowledges that they have reviewed, approved, and understand the specifications included in the home to be constructed.

All efforts are made to include all items chosen by Buyer. All previous discussions, presentations, hand-outs, etc., unless included, listed, or described in these documents, will not be a part of the Building Agreement, and will not be included in the home.

Initial _____ Initial _____

THIS DOCUMENT: In the event a conflict occurs between the plans and specifications, the overriding document to be used in the construction of the home shall be this document, plus any subsequent Change Orders approved by the Buyer.

Initial _____ Initial _____

Clarifications and Notes FURNISHED INVENTORY: Builder has purchased a furnishings package for most, if not all, rooms within the home outlined in an agreement dated 4/4/24 valued at \$242,752. The furnishings package is sold in its entirety - it cannot be split apart into individual pieces or rooms. This package is included in the budget

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for the home - therefor the listed price is for a furnished inventory home. NOTE: Payment for the furnishing portion of the contract will be a separate "Bill of Sale".

Clarifications and Notes	JOB DISRUPTIONS: Due to the current and future disruptions brought about by ongoing supply chain issues and residual effects from the COVID-19 virus and economic shutdowns, we may encounter material delays and backorders, labor shortages, etc. These may affect your home's schedule. All efforts will be made to keep these disruptions to a minimum and avoid them if at all possible. In our best effort to do so, many products and materials are being ordered well in advance of normal schedules. For this reason, it is imperative that we follow (and in some cases accelerate) the Client Phase Checklist and limit changes in selections once the house is in process. In most extreme cases where the selection will not be available within the bounds defined in the Client Phase Checklist, a reselection will need to be made or a Change Order approved deleting the material from the agreement.
Clarifications and Notes	LUMBER ALLOWANCE: Additional Lumber Cost: Due to the volatility of the current lumber and steel markets, this contract includes an allowance for lumber of \$84,976. After completion of framing, this allowance will be reconciled against actual Builder's cost for all framing materials to construct the home. Any addition or deduction from this allowance will be handled as a pre-approved Change Order. This is to include all costs for materials listed below: - Linear footage lumber - Engineered wood - Wood sheathing, subfloor and roof sheathing - Structural steel (excl. porch pans if applicable) - Misc. metal brackets, hangers and straps
Construction Financing	Clarifications: Financing: Builder to provide Construction Financing for construction of the home.
Model Home	Our Model Home is fully furnished in order to provide a sampling of interior design trends, latest colors and textures and provide scale within each room. All furniture, decorative mirrors, drapes, wall paper, applied trim details with wallpaper accents, pictures, electronics, washer, dryer, refrigerators (excluding beverage centers and wine coolers), and any additional windows or doors for Sales Office are for display purposes only and are not included in the price of the your home. Our model home may also include a few select upgrades that are plan specific and may not be included in base pricing, depending on your plan selection.
Start Date Provision	The start month addressed in this Building Agreement is based on customer selections, elevation, and square footage as described and addressed in it. Should the elevation, square footage, or bearing structure change at the request of the buyer after the execution of this contract, then the start month shall be changed to a minimum of an additional (6) weeks, and the buyer shall be subject to the new base price that is published for the month of actual start.
Structural Detail	We build your home on site with full wood frame construction. Our floor systems will be conventional, open web or engineered wood I-Joists with 3/4" Tongue and Groove AdvanTech OSB sub-floor by Huber or similar product at Builder's discretion. Wall systems will be 2x4 and 2x6 SPF dimensional lumber per plan. We clad the exterior of your home with 7/16" "Zip Wall" sheathing or house wrap, installed per manufacturer's instructions. Roof systems will be per engineered specifications and may be conventionally framed or trussed (or a combination per plan). Garage and driveway concrete will be 3000 PSI. All porch slabs and patios (entry, rear, walk-out, etc.) will be laid with slope sufficient for the area to drain. Slope to be 1/8" to 1/4" per foot fall at Builder's discretion to insure water flow away from the home. When applicable, thin brick may be substituted for full-depth brick at the builder's discretion.
Utilities	Buyer agrees to have all utilites including, but not limited to, water, sewer and electricity converted to their name within three days of the final closing.

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Site Costs Clarifications

House	Engineering	Plan engineering is provided by a licensed Structural Engineer as needed. Review by the local and/or county Building Department may be required. The duration of the plan review may increase the number of days before the start of construction. Any and all changes required by the Inspections Department to make the plans compliant with their requirements will be considered changes to the Building Agreement. Any and all changes to the Building Agreement will be a Change Order, and will be subject to normal material, labor, and mark-up charges.
House	Foundation	Foundation Modification: Standard foundation to be Poured Wall Basement on concrete footings, slab and grade beams - consist of 8"-10" thick 12'-0" high walls (11'-4" off slab), with water-proofing, perimeter drainage and fill screenings. This includes concrete for typical foundation footings of 24" width and 10" depth. Should site conditions require additional foundation materials beyond the standard specifications the customer will be responsible for the additional costs at the current market rate. Includes enclosed unfinished staircase from main level (upgraded to "finished" in separate option if basement converts to finished square footage). HVAC & Electric: Location of HVAC equipment is crucial for optimal performance. Size, location and configuration of Mechanical Room to be verified at red-line by sub-contractor and can be different for location outlined on PFP. All care will be given to maintain ceilings heights while providing supply and return lines to both basement and 1st floor. No floor outlets included in basement. Includes rear porch with pressure-treated deck, Trex brand decking and "Deckorator" aluminum pickets and pressure treated railing with steps to grade. Columns to be pressure treated 10x10s - all remaining Porch details remain as standard. Includes concrete paver at Walk Out Patio (Belgard - Cambridge Cobble or equal) in size and shape of porch above. No ceiling treatment on underside of deck has been included with this Option.

Arrival Entry

Built-In	Arrival Center - Lincoln Park 1841	Signature Hardware Elter 484575 Arrival Center Hooks	Matte Black
Built-In	Arrival Center - Lincoln Park 1841	Door: Salem Drawer: Slab Build & Install Arrival Center on Wall "X" per SK-028. Note: Build soffit over built-in. Paint to match wall detail.	Wood: Maple Finish: Sahara
Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Paint	Accent Wall Paint	Sherwin Williams Paint: Accent Wall "X", per SK-028. Note: This option may only be approved with acceptance of P-1073.	Evergreen Fog SW9130
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint	Pearly White SW7009
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level	
Trim / Interior Moulding	Wall Detail	As per SK-028; 1X2 Wood Trim detail to be installed on Wall "X"	

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Bath 3

Cabinets	Cabinet Hardware	Amerock Aloft Edge Pull Cabinet Hardware: Per SK-059; #BP3674326 (4-3/16" pull) #BP3674526 (6-9/16" pull)	Polished Chrome
Cabinets	Cabinet Panels	[Cabinet vendor] Decorative Wood Band per SK-060 - matches finishes of cabinets	Wood: Maple Finish: Saddle
Cabinets	Cabinets	[Cabinet vendor] Door: Salem Drawer: Slab Signature Level 2 Cabinets - 4 (four) total drawer bases Note: 12" Deep Toekick per Plan [Previous: One drawer base.]	Wood: Maple Finish: Saddle
Countertops/Tub Decks/Shower Seats	Countertop	Silestone Level 1 3cm Silestone Quartz Standard Edge Profile. NOTE: Backsplash to touch bottom of window case with no sidesplash [Previous: Level 1]	Blanco Maple II Eased Edge
Doors - Interior	Interior Door - Pocket	Changed swing doors to Pocket Doors	
Electrical	Electric - Recessed Can Light	Mini Baffle #8 4" Add one (1) mini round recessed can light with open white baffle. Switched with existing decorative fixtures.	
Electrical	Electric - Recessed Can Light	Baffle #4 6" Add two (2) round recessed can lights with open white baffle. Includes 3-way switches.	
Flooring	Flooring	Ergon Level N II Lombarda 12"x24" II Set Straight Floor tile over wood subfloor with underlayment. [Previous: Level H]	Stone Grigio (Matte)
Flooring	Flooring - Grout	Floor tile grout:	#542 Graystone
Mechanical	Exhaust Fan - 50 to 80 CFM	Air King AK100LS 100cfm Exhaust fan. Energy Star qualified.	
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Plumbing & Bath Accessories	Bathtub - Secondary Bath	Bootz Bathtub 30x60 5' Bootz bathtub 30x60	White
Plumbing & Bath	Bathtub Faucet -	Moen Genta T2473EP	Chrome

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Bath 3

Accessories	Secondary	Tub/shower trim kit with pressure balancing valve. Includes coordinating tub drain.	
Plumbing & Bath Accessories	Lavatory	Kohler Caxton Rectangle K20000 Undermount china lavatory.	White
Plumbing & Bath Accessories	Lavatory Faucet - Single Hole	Moen Genta 6702 One handle high arc lavatory faucet. EPA WaterSense compliant.	Chrome
Plumbing & Bath Accessories	Stops and Supplies - Water Closet	Stop and Supply	Chrome
Plumbing & Bath Accessories	Tank Lever	Moen 90 Degree YB8801CH Tank Lever	Chrome
Plumbing & Bath Accessories	Toilet Paper Holder	Moen Genta BH3808CH Toilet Paper Holder	Chrome
Plumbing & Bath Accessories	Towel Bars - 24"	Moen Genta BH3824CH 24" Towel Bar	Chrome
Plumbing & Bath Accessories	Towel Rings/Hand Towel Bars	Moen Genta BH3886CH Hand Towel Bar	Chrome
Plumbing & Bath Accessories	Water Closet	Kohler Highline K3979 1.6 GPF Comfort Height, elongated water closet with Kohler Cachet Quiet-Close Seat.	White
Shelving	Shelving -Linen 12"	12" - Linen MDF shelving	
Shower Enclosure / Mirrors	Mirror	Plate glass mirrors per SK-060 [Previous: two (2) 28"x46"]	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level	
Wall Tile / Backsplashes	Schluter Wall Trim	Schluter Jolly Metal Tile Edging	Nickel
Wall Tile / Backsplashes	Schluter Wall Trim	Schluter Jolly Metal Tile Edging	
Wall Tile / Backsplashes	Shampoo Niche	Daltile Multitude 12"x24" - set straight horizontal Tiled Shampoo Niche - Ledge per SK-078. Includes Level 1 Quartz (remnant) top for ledge II Eased Edge	Urban Grey - MU18P (wave)
Wall Tile / Backsplashes	Wall Tile	Daltile Multitude 12"x24" - set straight horizontal Wall Tile - Wall "X", "Y" and "Z" (below ledge) - See SK-077-079 [Previous Level M]	Urban Grey - MU18P (plain)

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Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout:	#543 Driftwood
Wall Tile / Backsplashes	Wall Tile Detail	Daltile Multitude 12"x24" - set straight horizontal Level L Wall Tile - Wall "Z" (above ledge) - See SK-078 [Previous Level M]	Urban Grey - MU18P (wave)

Bath 4

Cabinets	Cabinet Hardware	Hardware provided with vanity - must accept SK-064 and SK-065	
Cabinets	Cabinets	WS Bath Collections Ambra 120L NO 48" Furniture Vanity: Wall Mounted Single Basin Vanity Set	Nordic Oak
Countertops/Tub Decks/Shower Seats	Countertop	Silestone Level 1 3cm Silestone Quartz. NOTE: 2"H Backsplash with no sidesplash [Previous: Level 1]	Blanco City II Eased Edge
Flooring	Flooring	Spec Ceramics Level K Terre Garzate 8"x8" "Aligned" Pattern Floor tile over wood subfloor with underlayment. [Previous: Level H]	Bolle Pepe Nero 20TG00BP
Flooring	Flooring - Grout	Floor tile grout:	#545 Bleached Wood
Flooring	Shower Floor	Spec Ceramics Level K Terre Garzate 8"x8" "Aligned" Pattern Floor tile over wood subfloor with underlayment. NOTE: Due to pattern, slope floor to 36" linear drain (separate option) [Previous: Level L]	Bolle Pepe Nero 20TG00BP
Flooring	Shower Floor - Grout	Floor tile grout:	#545 Bleached Wood
Mechanical	Exhaust Fan - 50 to 80 CFM	Air King AK100LS 100cfm Exhaust fan. Energy Star qualified.	
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Plumbing & Bath Accessories	Lavatory	Kohler Caxton Rectangle K20000 Undermount china lavatory.	White
Plumbing & Bath Accessories	Lavatory Faucet - Single Hole	Moen Genta 6702CH One handle high arc lavatory faucet. EPA WaterSense compliant.	Chrome

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Bath 4

Plumbing & Bath Accessories	Linear Shower Drain - 36"	QuARTz by ACO Plus 36" QuARTz - Linear Shower Drain	Stainless Steel
Plumbing & Bath Accessories	Shower Faucet - 1 Head	Moen Genta T2472EPCH Includes (1) shower head, (1) control, and (1) coordinating shower drain.	Chrome
Plumbing & Bath Accessories	Stops and Supplies - Water Closet	Stop and Supply	Chrome
Plumbing & Bath Accessories	Tank Lever	Moen 90 Degree YB8801CH Tank Lever	Chrome
Plumbing & Bath Accessories	Toilet Paper Holder	Moen Genta BH3808CH Toilet Paper Holder	Chrome
Plumbing & Bath Accessories	Towel Bars - 24"	Moen Genta BH3824CH 24" Towel Bar	Chrome
Plumbing & Bath Accessories	Towel Rings/Hand Towel Bars	Moen Genta BH3886CH Hand Towel Bar	Chrome
Plumbing & Bath Accessories	Water Closet	Kohler Highline K3979 1.6 GPF Comfort Height, elongated water closet with Kohler Cachet Quiet-Close Seat.	White
Shower Enclosure / Mirrors	Mirror	Elegant Lighting Eternity Circular Metal Framed Bathroom Mirror 39" Diameter Plate glass mirrors per SK-066 [Previous: 50.5"x42"]	Silver
Shower Enclosure / Mirrors	Shower Enclosure	Frameless, Pivot Door 80"H x 3/8" Thick Frameless Shower enclosure. Pivot door 3/8" thick glass. Enclosure hardware will match the faucet finish.	Temp Glass Chrome
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level	
Wall Tile / Backsplashes	Schluter Wall Trim	Schluter Metal Tile Edging	White
Wall Tile / Backsplashes	Shampoo Niche	Daltile Level M Articulo 6"x18" Straight Horizontal Tiled Shampoo Niche - Wall "Y" (full length per SK-089) [Previous: Level M]	Editorial White AR06
Wall Tile / Backsplashes	Wall Tile	Daltile Level H Articulo 6"x18" Straight Horizontal Wall Tile. [Previous: Level M]	Editorial White AR06
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout:	#545 Bleached Wood

Bath 6

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Bath 6

Cabinets	Cabinet Hardware	Hardware provided with vanity - must accept P-1361 (Added by Structural Changes at Bath 6)	
Cabinets	Cabinets	WS Bath Collections Ambra Wall Mounted Single Basin Vanity Set 48" Furniture Vanity (Added by Structural Changes at Bath 6)	Nordic Oak
Countertops/Tub Decks/Shower Seats	Countertop	Silestone Level 1 3cm Silestone Quartz. NOTE: 2"H Backsplash with no sidesplash [Previous: Level 1] (Added by Structural Changes at Bath 6)	Blaco Maple II Eased Edge
Flooring	Flooring	Emser Level E Solara 12"x12" Staggered Floor tile over wood subfloor with underlayment. [Previous: Level H] (Added by Structural Changes at Bath 6)	Meriva
Flooring	Flooring - Grout	Floor tile grout:	#545 Bleached Wood
Flooring	Shower Curb	Zero Entry Shower. Tile included in separate option.	
Flooring	Shower Floor	Emser Level E Solara 12"x12" Staggered Shower floor tile. [Previous: Bootz Tub] (Added by Structural Changes at Bath 6)	Meriva
Flooring	Shower Floor - Grout	Floor tile grout:	#545 Bleached Wood
Mechanical	Exhaust Fan - 50 to 80 CFM	Air King AK100LS 100cfm Exhaust fan. Energy Star qualified. (Added by Structural Changes at Bath 6)	
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Plumbing & Bath Accessories	Floor Drain	Square Shower Drain:	Brushed Stainless Steel
Plumbing & Bath Accessories	Lavatory	Kohler Caxton Rectangle K20000 Undermount china lavatory. (Added by Structural Changes at Bath 6)	White
Plumbing & Bath Accessories	Lavatory Faucet - 8" Widespread	Moen Genta T6708 8" Widespread Two-Handle Low Arc Bathroom Faucet. EPA WaterSense compliant.	Chrome

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Bath 6

(Added by Structural Changes at Bath 6)

Plumbing & Bath Accessories	Shower Faucet - 1 Head	Moen Genta T2472EP Includes (1) shower head, (1) control, and (1) coordinating shower drain. (Added by Structural Changes at Bath 6)	Chrome
Plumbing & Bath Accessories	Stops and Supplies - Water Closet	Stop and Supply (Added by Structural Changes at Bath 6)	Chrome
Plumbing & Bath Accessories	Tank Lever	Moen 90 Degree YB8801CH Tank Lever (Added by Structural Changes at Bath 6)	Chrome
Plumbing & Bath Accessories	Toilet Paper Holder	Moen Genta BH3808CH Toilet Paper Holder (Added by Structural Changes at Bath 6)	Chrome
Plumbing & Bath Accessories	Towel Bars - 24"	Moen Genta BH3824CH 24" Towel Bar (Added by Structural Changes at Bath 6)	Chrome
Plumbing & Bath Accessories	Towel Rings/Hand Towel Bars	Moen Genta BH3886CH Hand Towel Bar	Chrome
Plumbing & Bath Accessories	Water Closet	Kohler Highline K3979 1.6 GPF Comfort Height, elongated water closet with Kohler Cachet Quiet-Close Seat. (Added by Structural Changes at Bath 6)	White
Shower Enclosure / Mirrors	Shower Enclosure	80" tall Frameless Shower enclosure. Pivot door 3/8" thick glass. Enclosure hardware will match the faucet finish.	
Shower Enclosure / Mirrors	Shower Enclosure Finish	Cabinet Trim around mirror removed due to decorative mirror.	
Shower Enclosure / Mirrors	Vanity Mirror - Decorative	Elegant Lighting Eternity Circular Metal Framed Bathroom Mirror MR4839S 39" Decorative Vanity Mirror.	Silver
Structural Modifications	Structural Changes	Structural Modifications: Convert from unfinished to finished space and add Bath 6 per plans dated 6/13/23.	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level (Added by Structural Changes at Bath 6)	
Wall Tile / Backsplashes	Schluter Wall Trim	Schluter Jolly Metal Tile Edging (Added by Structural Changes at Bath 6)	Nickel
Wall Tile / Backsplashes	Shampoo Niche	Emser Level E Solara 12"x12" Straight Tiled Shampoo Niche per SK-072 (Added by Structural Changes at Bath 6)	Meriva

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Wall Tile / Backsplashes	Wall Tile	Emser Level E Solara 12"x12" Straight Wall Tile - Wall "Y" and "W" per SK-070 & 072 [Previous: Level M] (Added by Structural Changes at Bath 6)	Meriva
Wall Tile / Backsplashes	Wall Tile	Cepac Level W Chalet 1-3/4"x9" Brick joint mosaic Wall Tile - Wall "Z" per SK-071	CH14 Waterfall
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout - Wall "Y" and "W"	#545 Bleached Wood
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout - Wall "Z"	#543 Driftwood

Bedroom 3

Flooring	Flooring	Mohawk Carpet / Dwellings Carpet Genuine Quality Carpet installed over 8lb. 1/2" rebond pad [Previous: Level 4]	#731 Sandcastle
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Shelving	Shelving -Shelf/Rod 16"	16" with Hanging Rod MDF shelving	
Wall Accents	Wallpaper	Abstract Wallpaper: Provide and Install Wall Covering at Elevation "Y", Per SK-047	Neutral

Bedroom 4

Flooring	Flooring	Mohawk Carpet / Dwellings Carpet Genuine Quality Carpet installed over 8lb. 1/2" rebond pad [Previous: Level 4]	#731 Sandcastle
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009

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Bedroom 4				
Shelving	Shelving -Shelf/Rod 16"	16" with Hanging Rod MDF shelving		
Bedroom 5				
Flooring	Flooring	Mohawk Carpet / Dwellings Carpet Up to Level 4 Carpet installed over 8lb. 1/2" rebond pad		
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005	
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005	
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009	
Paint	Interior Wall Paint	Paint: Base for Wallpaper on Wall "X" - this option depends on acceptance of P-1200		
Shelving	Shelving -Shelf/Rod 16"	16" with Hanging Rod MDF shelving		
Wall Accents	Wallpaper	Thibaut Cork Forest T21816 36" Width Wallpaper: Provide and Install Wall Covering at Elevation "X", Per SK-046.	Beige	
Casual Dining				
Countertops/Tub Decks/Shower Seats	Countertop Edge	Countertops:		
Doors - Exterior	Exterior Door - French	Change double window to single French Door with fixed side lite.		
Doors - Interior	Barn Door	Iron Iron Barn Door: Qty(2) doors to be symmetrical with one another on Wall "Y" per plan.		
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005	
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005	
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level		
Casual Dining - Bar				
Appliances	Wine Cooler	Monogram ZDWR240N 24" Wine Reserve. 57 bottle capacity. Adjustable temperature control. Select	Black/Stainless	
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Casual Dining - Bar

Minimalist or Statement handle.

Cabinets	Cabinet Hardware	Amerock Cabinet Hardware Streamline Edge Pull #BP37204CZ 6" #BP3720CE 4" Cabinet Hardware up to level 6	CHmpagne bronze
Cabinets	Cabinets	[Cabinet vendor] Door: Salem Drawer: Slab Cabinets: Added 1 drawer base per SK-013.	Wood: Maple Finish: Sahara
Countertops/Tub Decks/Shower Seats	Countertop	Silestone Corktown 3cm Silestone Quartz Standard Edge Profile.	Eased Edge
Lighting and Ceiling Fans	Electrical	Install 4 (four) puck lights in soffit over Built-In at wall "Z". [Previous: Tape lights in shelving]	
Shelving	Cabinets -Shelving	[Cabinet vendor] Per SK-013, Install shelves, and soffit.	Wood: Maple Finish: Sahara
Structural Modifications	Structural Changes	Frame out and turn studs on its sides per SK-012.	

Club Room

Ceiling Details	Ceiling Detail	Recessed Ceiling: One step 24" out x 18" up	
Flooring	Flooring	Mannington Wood Flooring Adura Regency Oak 7" x 48" Level 3 Laminate Flooring [Previously Level 4 Carpet] (Added by Structural Changes at Club Room)	Gilded Gold MPB751
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Structural Modifications	Structural Changes	Structural Modifications: Convert Club Room from unfinished to finished space per plans dated 6/13/23.	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level (Added by Structural Changes at Club Room)	

Club Room Bar

Appliances	Microwave - Countertop	Profile PES7227SLSS 30" Microwave: Install on shelf under Peninsula Counter	Stainless Steel
Appliances	Refrigerator - 24"	Summit SCR1400WCSS-right hand swing 24 x 70	Stainless Steel

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Club Room Bar

Full Height Beverage Center with full interior display.

[Previous: Monogram ZDBR240N]

Cabinets	Cabinet Hardware - Wet Bar	Amerock Cabinet Hardware Edge Pull Streamline Cabinet Hardware: Per SK-049 and SK-050; Overhead cab above fridge: Torpedo Magnet Drawer above rollouts #BP37204CZ (6" Pull) Upper Cabs and Base Cabs: #BP37202CZ (4" Pull) (Added by Wet Bar at Club Room Bar)	Champagne Bronze
Cabinets	Cabinets -Shelving	[Cabinet vendor] Cabinet Trim Detail: Per SK-050 Slab material for Two (2) Floating Shelves; 1- 30" L x 2 1/2 Thick x 12" D, 1- 38" L x 2 1/2 Thick x 12" D	Wood: Maple Finish: Sahara
Cabinets	Cabinets -Wet Bar	[Cabinet vendor] Door: Salem Drawer: Slab Level 1 Cabinets	Wood: Maple Finish: Sahara
Cabinets	Wet Bar	Newly designed Wet Bar area to extend into Mechanical Room. Note: original wet bar cancellation already activated for a credit of \$6,732.	
Countertops/Tub Decks/Shower Seats	Countertop -Wet Bar	Level 2 Granite Negro L (Leathered) 3cm Granite Countertop (Added by Wet Bar at Club Room Bar)	Eased Edge
Electrical	Electric - Under Cabinet Lighting	Superbright Tape: STN-A35K90-C6A-10B5M-24V, Transformer: CVPS-100WP-24V-416 18 LEDs/ft Add LED Tape Lighting strip to shelving	Warm White 3500K
Flooring	Flooring	Mannington Wood Flooring Adura Regency Oak 7" x 48" Level 3 Laminate Flooring [Previously Level E Tile] (Added by Wet Bar at Club Room Bar)	Gilded Gold MPB751
Plumbing & Bath Accessories	Sink -Wet Bar	Kohler Kennon K-28003-1-CM1 25" Undermount single bowl secondary sink	Matte Black
Plumbing & Bath Accessories	Sink Faucet -Wet Bar	Kingston Brass Continental LS8613CTL Single Hole Bar Faucet	Brushed Brass
Wall Tile / Backsplashes	Backsplash - Wet Bar	Daltile Level K Brickwork 2X8 Vertical Staggered Backsplash Tile per SK-050 [Previous: Level E Tile] (Added by Wet Bar at Club Room Bar)	Atrium BW102
Wall Tile / Backsplashes	Schluter Wall Trim	Schluter Jolly Metal Tile Edging	Brushed Antique Brass
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout:	#183 Chateau

Deck

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Deck			
Countertops/Tub Decks/Shower Seats	Countertop -Outdoor Kitchen	Level 1 Granite Uba Tuba 3 CM Granite countertop with standard edge profile. When applicable, based on size and design the countertop may include seams.	Eased Edge
Electrical	Electrical	Electrical: Dedicated circuit for future phantom screens. Terminated at five (5) junction boxes at soffit.	
Exterior	Ceiling	Pine 1" x 6" Tongue & Groove Ceiling	Stain to match spec. siding
Exterior	Railing - Aluminum/Treated Wood	Pressure Treated Wood Top and Bottom Rails with Aluminum Balusters. Handrails included where applicable. (Added by Structural Changes at Deck)	
Exterior -Decking	Deck Finish	Trex Enhance Composite Decking including labor. (Added by Structural Changes at Deck)	Rocky Harbor
Exterior -Decking	Screen Enclosure	Add screen under decking	
Exterior Details	Exterior Column	10" x 10" Porch Columns - smooth paint grade	Black Fox SW7020
Exterior Details	Soffit	Crown Flat Stock Porch beam wrap/trim - smooth paint grade	Black Fox SW7020
Structural Modifications	Structural Changes	Extend section behind Great Room out approx. 3' adding 63sf.	
Structural Modifications	Structural Changes	Structural Modifications: Add deck off Casual Dining per plans dated 6/13/23. Includes Trex brand decking or equal, pressure treaded top and bottom rail with "Deckorators" brand aluminum pickets or equal.	
Den			
Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Paint	Wall Detail	Sherwin Williams Paint: Accent Wall "Y", Per SK-030.	Cayton Clay SW6054 (Matte Finish)
Trim / Interior Moulding	Crown/Cove Moulding	EC80 or Equal 5-1/4" MDF painted cove crown moulding. Installed up to 12' ceiling height.	

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Driveway			
Exterior - Surface Finish	Driveway	3000 psi Hardscape: Additional Driveway: Install driveway as per Lot Fit dated 01/23/24 - adding approximately 110SF to original budget of 1,200 SF - totaling 1,310SF. Does not include decorative brick or paver accents.	
Elevator			
Elevator	Elevator - 3 Stop	Residential Elevator Model: LLT-953 3 Stop 6' 8" Cab Height Elevator: Add Residential Elevator Three-Stop Elevator per plan dated 6/13/23 from Residential Elevator including all requires electrical connections. Interior: "Classic" series with Maple Vinyl Accordion Gate: Black handrail and accessories Ceiling: Maple LED lights: Two(2) Finish: Black Surface Mounted Fixtures Flooring: To match home - included in separate Option.	Wall: Maple Finish: Black
Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Elevator Vestibule Lower			
Flooring	Flooring	Mohawk Carpet / Dwellings Carpet Up to Level 4 Carpet installed over 8lb. 1/2" rebond pad (Added by Structural Changes at Elevator Vestibule Lower)	
Paint	Interior Ceiling Paint	Paint:	Pure White SW7005
Paint	Interior Ceiling Paint	Paint:	
Paint	Interior Trim	Paint:	
Paint	Interior Trim Paint	Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Structural Modifications	Structural Changes	Structural Modifications: Add Hallway / Elevator in the basement per plans dated 6/13/23.	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level (Added by Structural Changes at Elevator Vestibule Lower)	
Entry Porch			
Exterior	Ceiling	Pine 1" x 6" Tongue & Groove Ceiling	Stain to match specialty siding Matte Poly Finish
Exterior - Surface Finish	Exterior Steps	Techo -Bloc Treads: Raffinato Front Entry Porch Steps	Beige Cream
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Entry Porch			
Note: Risers to be stone veneer.			
Exterior Details	Soffit	Smooth Crown: Flat Stock Porch beam wrap/trim - No beam wrap. Smooth stain grade	Stain
Outdoor Living	Surface Finish	Techo-Bloc Raffinato Hardscape: Porch Surface	Beige Cream
Paint	Exterior Ceiling Paint	Paint:	Stain to match specialty siding
Entry Walk			
Exterior - Surface Finish	Surface Finish	Concrete Walkway: Concrete Walkway. 7 Independent Slabs Date 7/12/23	Broom Finish
Exterior - Surface Finish	Surface Finish Detail	Install front side walk per Lot Fit design dtd 1.23.24 with Rock Salt Finish. Includes gravel and installation.	
NOTE: credit for standard sidewalk included.			
Finished / Conditioned Storage			
Flooring	Flooring	Unfinished subfloor	
Flex Room - Lower Level			
Ceiling Details	Ceiling Detail	Recessed Ceiling: One step 24" out x 18" up	
Flooring	Flooring	Mannington Wood Flooring Adura Regency Oak 7" x 48" Laminate Flooring [Previously Level 3 Carpet]	Gilded Gold MPB751
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Shelving	Shelving -Shelf/Rod 16"	16" with Hanging Rod MDF shelving	
Structural Modifications	Structural Changes	Structural Modifications: Convert Flex Room from unfinished to finished space per plans dated 6/13/23.	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level (Added by Structural Changes at Flex Room - Lower Level)	
Foyer			

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Foyer			
Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Shelving	Shelving -Shelf/Rod 16"	16" with Hanging Rod MDF shelving	
Foyer / 2nd Floor			
Flooring	Flooring	Mannington Wood Flooring Latitude Park Cit Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level	
Garage			
Doors - Exterior	Exterior Door - Fiberglass	Aluminum Clad 4 lite (VALAND) 2868 Pedestrian Entry: Add prehung 2880 exterior door - includes switch/wiring for outside coach light.	Black
Garage Doors/Openers	Garage Door	Clopay Modern Steel Flush Contemporary - Slim Window with Black Frame Steel, flush panel, insulated garage door.Single Door: GL- SOL at sections 1,2,3,4 Double Door: GL- SOL. SOL. SOL at sections 1,2,3,4	Mocha Brown Glass: Frosted
Garage Doors/Openers	Garage Door Opener	1/2 HP Garage door opener, belt drive, with one multi-function remote per car space.	
Paint	Garage Ceiling	Sherwin Williams Paint:	Pure White SW7005
Paint	Garage Trim	Sherwin Williams Paint:	Pure White SW7005

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Garage			
Paint	Garage Wall Finish	Sherwin Williams Paint:	Pearly White SW7009
Paint	Surface Finish	Epoxy Madras Epoxy Coated Garage Floor - pewter color with decorative flakes included.	FB-706
Great Room			
Fireplace	Fireplace	Passive Heat System to be installed at top of fireplace wall see SK-011.	
Fireplace	Fireplace - Lincoln Park 1841	Heritage Design Vector Series 50" Standard 48" Gas Fireplace. For Placement of box please see SK-011.	
Fireplace	Fireplace Mantle/Hearth - Quartz	Silestone Level 2 Quartz Marengo 3cm Fireplace Surround: Quartz solid surface	
Fireplace	Fireplace Surround - Tile	Daltile Level V Ambassador Mosaic size? Horizontal Fireplace tile - Natural Stone/Marble.	Jett Setter Dusk AM34
Fireplace	Schluter Trim - Fireplace	Schluter Jolly Metal Tile Edging	Nickel
Paint	Decorative Beam Finish	Sherwin Williams Paint: Drywall Beams	Pure White SW7005
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Paint	Paint:	
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Paint	Recessed Ceiling	Paint:	
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout:	NO GROUT (Dry Stack)
Guest Bath			
Cabinets	Cabinet Hardware	Amerock Cabinet Hardware Standard Cabinet Hardware	
Cabinets	Cabinets	Make Vanity Floating - 9" off finished floor per SK-056	
Cabinets	Cabinets	[Cabinet vendor] Door: Salem Drawer: Slab	Wood: Maple Finish: Initials

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Guest Bath			
		Signature Level 2 Cabinets	Pebble Sahara
Countertops/Tub Decks/Shower Seats	Countertop	Silestone Level 1 Il Blanco City 3cm Silestone Quartz. NOTE: 2"H Backsplash with no sidesplash [Previous Level 1]	
Electrical	Electrical	Superbright Tape: STN-A35K90-C6A-10B5M-24V, Transformer: CVPS-100WP-24V-416 18 LEDs/ft LED 24VTape Lighting at Toe Kick. Included motion sensed wall switch	Warm White 3500K
Flooring	Flooring	Daltile level J Santino 6x24 Staggered Floor tile over wood subfloor with underlayment. Note: Cut down from 12x24 pieces {Previous: Level M]	Chairo SN07
Flooring	Flooring - Grout	Floor tile grout selection	#386 Oyster Grey
Flooring	Shower Floor	Level J Shower floor tile. [Previous: Level M]	
Flooring	Shower Floor - Grout	Floor tile grout selection	#386 Oyster Grey
Flooring	Shower Pan	Zero Entry Shower. Tile included in separate option.	
Mechanical	Exhaust Fan - 50 to 80 CFM	Air King AK100LS 100cfm Exhaust fan. Energy Star qualified.	
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Plumbing & Bath Accessories	Lavatory	Kohler Caxton Rectangle K20000 Undermount china lavatory.	White
Plumbing & Bath Accessories	Lavatory Faucet - 8" Widespread	Signature Hardware Lexia 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Assembly 483894 Lavatory faucet. EPA WaterSense compliant.	Brushed Gold
Plumbing & Bath Accessories	Linear Shower Drain	Siewart Linear Shower Drain - Less Flange 926145-36 36" Linear Shower Drain	Brushed Stainless Steel
Plumbing & Bath Accessories	Shower Faucet - 1 Head	Signature Hardware Lexia Pressure Balanced Shower Only Trim Package with Rain Shower Head 483823	Brushed Gold

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Guest Bath

Includes (1) shower head, (1) control, and (1) coordinating shower drain.

Plumbing & Bath Accessories	Stops and Supplies - Water Closet	Stop and Supply	Chrome
Plumbing & Bath Accessories	Tank Lever	Signature Hardware Bradenton Toilet Tank Lever 484644 Tank Lever	Brushed Gold
Plumbing & Bath Accessories	Toilet Paper Holder	Signature Hardware Lexia Wall Mounted Euro Toilet Paper Holder 483958 Toilet Paper Holder	Brushed Gold
Plumbing & Bath Accessories	Towel Bars - 24"	Signature Hardware Lexia Towel Bar 483940 24" Towel Bar	Brushed Gold
Plumbing & Bath Accessories	Towel Rings/Hand Towel Bars	Signature Hardware Lexia 18" Towel Bar 12" (cut 18" down) Towel Arm	Brushed Gold
Plumbing & Bath Accessories	Water Closet	Kohler Highline K3979 II K-4636 1.6 GPF Comfort Height, elongated water closet with Kohler Cachet Quiet-Close Seat.	White
Shower Enclosure / Mirrors	Shower Enclosure	Frameless, Pivot Door 96"H 3/8" thick Frameless Shower enclosure. Pivot door 3/8" thick glass. Enclosure hardware will match the faucet finish.	Temp Glass Brushed Gold
Shower Enclosure / Mirrors	Vanity Mirror - Decorative	Uttermost Vault 09764 24x64 Decorative Vanity Mirror	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level	
Wall Tile / Backsplashes	Schluter Wall Trim	Schluter Jolly Metal Tile Edging	Brass (Matte)
Wall Tile / Backsplashes	Shampoo Niche	Cepac Tile Verdon 2.5"x9" Install Wall Tile - Full Length on wall "Y" per SK-033. Includes three (3) Level 1 quartz shelves (remnants)	Ver-5 Laurel
Wall Tile / Backsplashes	Wall Tile	Cepac Tile Verdon 2.5"x9" vertical Install Wall Tile - Full Length on wall "Y" per SK-033. Incorporates Niche	Ver-5 Laurel
Wall Tile / Backsplashes	Wall Tile	Daltile Level J II Santino 6x24 horizontal straight Install Wall Tile on wall "X", "Z" and "Y" SK-033 Note: Cut down from 12x24 pieces [Previous: Level H]	Chiaro SN07
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout selection	#386 Oyster Gray

Guest Suite

Flooring	Flooring	Mannington Wood Flooring Latitude Park City	Alpine HPLV07APN1 Initials
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Guest Suite

Level 3 Engineered Hardwood Flooring
[Previously Level 4]

Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Shelving	Shelving -Shelf/Rod 16"	16" with Hanging Rod MDF shelving	
Wall Accents	Wallpaper	York Wall Coverings Pattern: G08305 Straight 24" Wallpaper: Provide and Install Wall Covering at Elevation "Y" only, Per SK-031.	Camel

Hallway / 2nd Floor

Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Shelving	Shelving -Linen 16"	16" - Linen MDF shelving	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level	

Hallway / Bath 6

Flooring	Flooring	Mannington Wood Flooring Adura Regency Oak 7" x 48" Level 3 Laminate Flooring [Previously Level 4] (Added by Structural Changes at Hallway / Bath 6)	Gilded Gold MPB751
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005

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Hallway / Bath 6			
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Shelving	Shelving -Linen 12"	12" - Linen MDF shelving (Added by Structural Changes at Hallway / Bath 6)	
Structural Modifications	Structural Changes	Structural Modifications: Convert hallway from unfinished to finished space per plans dated 6/13/23.	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level (Added by Structural Changes at Hallway / Bath 6)	
Hallway / Guest Suite			
Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Trim / Interior Moulding	Crown/Cove Moulding	EC80 or Equal 5-1/4" & 3-1/4" MDF painted crown moulding. Installed up to 12' ceiling height. 2 pc, inverted 3 1/4" base with 5 1/4' EC-80	
Homesite			
Homesite	Homesite	Provide Lot Grading Allowance of \$ 3750. Construction of the home at a minimum will require removal of all trees within 15 feet of all sides. Drainage requirements of the home may require additional grading and tree removal to allow water to drain away from the home. Includes up to 50 feet of water and sewer lines. Does not include unforeseen costs related to poor soil conditions, excessive fill, additional water and sewer lines, any work requiring additional drainage infrastructure, such as storm drain piping, drain inlets, catch basins, etc.	
Landscape	Landscape	Landscaping/Sod/Irrigation: \$45,000 allowance for landscaping. This is to be applied towards any/all costs associated with the following: - Fine Grading - after all hardscape installed - Site drainage - swales or sub-surface - Bed prep - Mulch - Shrubs & Trees - Seed/Straw or Sod - Irrigation	

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Homesite			
		- Seasonal Color - Landscape Lighting	
Site/Location Conditions	Retaining Wall	Retaining Wall: Provide poured concrete retaining wall as required by site conditions not to exceed 7ft high from footing. Consists of brick veneer finish on exposed side. Does include fall protection (railing), additional site clearing and fill.	
House			
Cabinets	Cabinets	Standard Cabinetry - Details: - Solid wood face frame construction with maple veneer ½" furniture board box. - Solid wood "slab" style drawer front with melamine box and soft close glides. - Solid overlay wood doors with door style and finish choices per specification level noted below). - Accessories to include: - Crown - Soft close doors and drawers - Tilt-out sink trays - Qty. 1 - Roll outs - Qty. 4 - Double pull out trash bin - Qty. 1 - Undercounter light valances - Amerock door and drawer knobs and pulls - Choice of Style and finishes Signature Level Home: - Level 2 door styles - All available maple and oak stained and painted finishes (excl. glazing or other specialty finishes). Closet & Built-in Cabinetry: - Level 1 door styles - Any level 1 finish	
Door Hardware	Entry Door Hardware - Double Door	Emtek Lugano with round knob on interior backplate with square rosette Entry Door Hardware	Satin Brass
Door Hardware	Exterior Door Hardware	Iron Door Co. Forte Handle Exterior Front Door Hardware: Option #2	Oil Rubbed Bronze
Door Hardware	Hinge Finish	Door Hardware:	
Door Hardware	Pocket Door Hardware	Emtek - Square Tublar 2135US19 Pocket Privacy or Pocket Passage. Includes soft close hardware.	Satin Nickel
Door Hardware	Prehung Door Hardware	Schlage Locksets Latitude with Collin Backplate Interior Door Hardware:	Aged Bronze
Doors - Exterior	Entry Door - Iron	Riva Iron - Double Door Square 4-Lites Wrought iron entry door.	Oil Rubbed Bronze Glass: Clear
Doors - Exterior	Exterior Door - Fiberglass	All exterior french doors and service doors to be aluminum clad exterior and wood interior with multipoint lock system. Entry door style and material will be determined by elevation design. All exterior doors will have frame defense or frame saver jambs.	Exterior: Bronze Interior: Black Fox SW7020

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House

Doors - Exterior	Exterior Door Glass Inserts	Doors - Exterior:	
Doors - Interior	Interior Door	Madison Smooth Interior Door: [Previous: Modern Flush]	Black Fox SW7020
Doors - Interior	Interior Door	Trustile Modern Flush Interior Doors: Pocket: Paint-Grade Door Slab with soft-close and soft-open. Door thickness 1-3/4".	
Electrical	Electrical	Electrical changes per color session redlines/sketches.	
Electrical	Electrical	Electrical: electrical device locations including but not limited to switches, recessed lights and surface mounted lights are often dictated by the underlying structure of the home. If at the builders discretion a device can not be located where indicated on the plans, care will be taken to locate each device in the most appropriate location at the builders discretion. (1) brass floor outlet included on 1st floor, location per plan. Up to 60 Lineal Feet of underground electric service conductor, 400 amp capacity, provided to meet municipality hook up requirements are included. Service panel will be located on the side of the house closest to the service. If service is requested for the opposite side of the home, a longer service connector is needed, of if higher amperage service is required an additional fee may be charged. All homes have smoke and carbon monoxide detectors installed per Building Code.	
Electrical	Electrical Switches/Outlets	Switches - Non-illuminated Rocker. (3) Dimmers - Slide Dimmer. Outlets - Standard Receptacles. (2) USB Charging Outlets. NOTE: Receptacles located sideways in baseboard downstairs and in 2nd floor hallway.	
Electrical	Recessed Lighting - Round Trim	LED Recessed Lighting with White Baffle	
Electrical	Surface Mount Lighting	Surface Mount per plan LED Surface Mount Fixture with White Trim in Closets, Storage Room(s) and Garage(s).	
Energy Star	Energy Star	We build ENERGY STAR certified homes where comfort is ensured with consistent temperatures between and across rooms; indoor air quality is enhanced by reducing dust, pollen, bugs, and excessive humidity; and durability is improved with comprehensive water protection, windows that block damaging sunlight, and higher performing equipment. Proper installation of insulation includes careful placement to eliminate gaps, voids, and compression; complete air barriers that prevent air from bypassing the insulation; and building techniques that minimize heat flow through framing. This ensures consistent temperatures throughout the house, reduced energy use, and increased comfort. By using less energy for heating, cooling, and water heating, ENERGY STAR certified homes deliver approximately 20% savings on annual utility bills.	

Initials _____

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Monterey Bay-Raleigh, LLC

House			
Exterior	Brick Mortar	Brick Mortar: (when applicable for brick exteriors)	
Exterior	Exterior - Brick	General Shale Phoenix Smooth Brick: Note: Includes foundation	Gauntlet Gray SW7019
Exterior	Exterior - Precast	Exterior: Precast:	
Exterior	Exterior - Siding	Fiberon Wildwood Eden Collection James Hardi Lap Siding with 7" exposure	Tupleo
Exterior	Exterior Trim Paint	James Hardie Building Products Trim:	Black Fox SW7020
Exterior	Fascia	James Hardie Building Products 2x6 subfascia with Hardie 4/4 x 8" fascia board	Black Fox SW7020
Exterior	Fascia -TPO Roof	3" aluminum drip edge cover with cleat on 1x2 PT nailer.	
Exterior	Gutters	5" 5" Aluminum Gutters with 3"x 4" downspouts.	Dark Bronze
Exterior	Manufactured Stone	Coronado Amalfi Ledge Drystack Water Table: Stone Selection:	Stone: Salerno Mortar Color:
Exterior	Roof Drip Edge	Exterior:	
Exterior	Roof Eave Closure	Exterior:	
Exterior	Roof Material - Shingle	Owens Corning Oakridge Shingle Roof. Fiberglass laminated dimensional shingles.	Black Sable
Exterior	Roof Material- TPO	GAF Roofing Flat Roofing: Provide Thermoplastic Polyolefin (TPO) Roofing Membrane for flat or low-pitched applications	
Exterior	Roof Sheathing - OSB	TechShield 7/16" Radiant barrier on OSB sheathing. TechShield acts as a "radiant barrier" using a patented process of laminating aluminum directly onto the OSB and installed with the aluminum facing into the attic.	
Exterior	Soffit	James Hardie Building Products Hardie Soffit Smooth Ventilated and Non-Ventilated.	Black Fox SW7020
Exterior Details	Exterior Walls	Modernhousenumbers.com Austin 8" House Numbers: Install "Float-Mounted" Vertical on Stone Column at Front Entry. See SK- 004.	Dark Bronze Powder Coat
Flooring	Flooring	Hardwood Flooring: Provide Level 3 engineered flooring throughout as noted by location.	

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House

Flooring	Flooring	Recessed wood floor registers stained to match hardwood floors.
Home Connectivity	Home Connectivity	Level Two Structured Wiring Package For Up to twelve (12) Combos one CATV and one RG6 outlet per combo. All Wired With Additional Outlets Wired but not Terminated. Includes 28" Structured Cabling Enclosure, Telephone and CATV Splitter for up to twelve (12) Locations, J-Box Power Module included. Alarm system prewire to include: (2) keypads, 1 motion sensor, 1 siren, all exterior door contacts. Allowance of \$5,000 for additional structured wiring and/or security.
Insulation	Insulation - Attic	R-38 Blown insulation.
Insulation	Insulation - Attic Vertical Walls	R-38 Batt insulation
Insulation	Insulation - Ext 4" Frame Wall	R-15 Batt insulation
Insulation	Insulation - Ext 6" Frame Wall	R-19 Batt Insulation
Insulation	Insulation - Sound Deadening	Install 4" sound attenuation fiberglass batts in partition walls of bathrooms, master suite and utility room.
Insulation	Insulation - Sound Deadening	Prime Energy LD-C-50 Classic Ultra Select Foam 4" R-14.80 Sound control added between floors above Great Room, Kitchen, Prep Kitchen, and Casual Dining
Interior Finishes	Drywall Corner Bead	Interior wall corner bead to be square
Interior Finishes	Interior Ceiling Finish	Interior ceiling finish to be smooth
Interior Finishes	Interior Wall Finish	Interior wall finish to be smooth
Lighting and Ceiling Fans	Decorative Lighting	Decorative lighting fixtures as per lighting spreadsheet dated 4/03/2024
Mechanical	HVAC	92% Gas system first floor and basement, 14 Seer Heat Pump second floor. Wood air return grills on first floor.
Mechanical	HVAC - Additional Zone	Secondary HVAC System - Split HVAC system into two zones
Mechanical	HVAC -Ventilation	Natural Materials Disclaimer: Most of your home is constructed using raw, natural materials. These materials (mostly trim and hardwood flooring) are prone to slightly move, shrink and expand as a result of their environment. Controlling the temperature and humidity within the home will help stabilize these materials.

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House

Keeping your home's temperature setting within the ranges listed below may help to minimize movement of these materials.

Winter - 66-72 degrees
Summer - 72-78 degrees

Controlling indoor humidity plays an important role in indoor comfort. Aside from personal preference, levels of humidity that are too high or low can cause health problems and cause damage to your home. Ideal humidity range for the home is between 45% and 55%. This can be controlled through lifestyle choices (cooking and showering, how long you run bath fans and hood vents, the amount of time doors and windows are open during the humid summer months) or mechanical means (dehumidification/humidifier). Builder is not liable for movement/settling of materials if humidity and temperature are outside of these recommended ranges.

Mechanical	HVAC Return	Mechanical: All heating/cooling supplies, returns, ventilation locations represented on the plans are subject to adjustment in the field. Size, location and quantity of duct work and ventilation is subject to change at builders discretion. Placement of indoor and outdoor equipment is at Builder's discretion. HVAC return locations will be finalized after framing is complete and will adjust some closet sizes and void areas to maximize the efficiency of the HVAC system. The finished basement will typically have soffits to conceal ductwork.	
Mechanical	Radon Mitigation	Ventilation: Install 4" PVC pipe designated for future radon gas mitigation. This pipe will extend vertically from under the basement slab, where it will be securely fastened to the structure, through the interior of the building, and terminate in the attic. The PVC piping will be continuous and airtight, with all joints properly sealed using compatible adhesives. The lower and upper ends of the pipe will be clearly marked and capped to prevent debris entry until future activation if needed.	
Outdoor Living	Mailbox	Modern Aspect NEW Large Malone Post- Mounted Mailbox Mailbox	Mailbox: Brown Numbers: Brass Post: Brown Font: Wasatch
Paint	Decorative Bracket Paint Color	Paint:	
Paint	Decorative Corbels	Paint:	
Paint	Entry Door Finish	Paint:	
Paint	Exterior - Board & Batten	Paint:	Repose Gray SW7015
Paint	Exterior - Siding	Hardi - Siding	Repose Gray SW7015
Paint	Exterior Column - Composite	Paint:	
Paint	Exterior Column - Wood	Paint:	

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Paint	Exterior Paint	Sherwin Williams Choice of Two Exterior Paint Colors: one for the body of the house and one for trim. Additional charges will apply for deep base color selections. Note - additional charges will apply for painted brick veneer.	
Paint	Exterior Trim Paint	Paint:	
Paint	Interior Door	Sherwin Williams Upgrade to paint Interior Doors different color from House Trim Color	Black Fox SW7020
Paint	Interior Paint	Sherwin Williams Builder's Solution Choice of Six Interior Paint Colors: one for the trim, one for the walls, one for the ceiling, and three accent colors. Additional charges will apply for deep base color selections. Walls and ceilings: flat latex Trim: semi-gloss latex	
Permitting/Fees	Impact Fees	Impact fees required by local authorities.	
Permitting/Fees	Permits	Building and Permit fees required by local authorities.	
Pest Control	Pest Control	Pest Control: Home protected controlling from subterranean termites through liquid pesticide (i.e. termiticide). A one (1) year \$1,000,000 Termite damage repair warranty (renewable annually after the 1st year) is provided with this treatment.	
Plumbing & Bath Accessories	Plumbing	Plumbing: Sewer Lift: In order to supply waste drainage for the added basement, add sewer lift.	
Structural Modifications	Elevation Detail	Elevation Modifications	
Trim / Interior Moulding	Base -Main	Base Molding: 8" flat base molding throughout	
Trim / Interior Moulding	Door Casing	Casing: Doors and Windows: 1"x4" flat stock with added EC280 Back Band for all door and window casings. NOTE: Windows to be "picture framed" - no sill.	
Trim / Interior Moulding	Interior Trim	Flex crown or casing may be used at builder's discretion in unique applications such as curved walls, arched windows, etc. Seams/joints with flex trim should match and be held to the same quality standard as wood trim. Crown material may differ depending on application, but seams/joints shall match regardless of material specification. (i.e. - flex crown in curved applications)	
Wall Tile / Backsplashes	Wall Tile Detail Allowance	Tile Wall Tile Detail Design Center Credit - \$4,500	Grout:
Water Heaters	Water Heater - Primary	Rinnai RL75iN 7.5 GPM Water Heater: Rinnai natural gas tankless water heater - internal mount with valve.	

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Water Heaters	Water Heater - Secondary	Rinnai RL75iN 7.5 GPM Water Heater: Rinnai natural gas tankless water heater - internal mount with valve.	
Windows / Sliding Glass Doors	Sliding Glass Doors	Windor Sliding Glass Doors - frame color to match windows, Clear, Tempered, Insulated Low-E glass.	Exterior: Bronze Interior: White
Windows / Sliding Glass Doors	Windows	Windows - Factory Glazed Clear Insulated Low-E Glass aluminum clad casement style. Grids will be simulated divided lite on front elevation only. No grids on sides and rear.	Exterior: Bronze Interior: Black Fox SW7020

Kitchen

Appliances	Dishwasher	Monogram ZDT985SSNSS Dishwasher, stainless steel interior, hidden controls. 7 cycles, 11 options. Includes Minimalist handle. [Previous: ZDT925SSNSS *DISCONTINUED]	Stainless Steel
Appliances	Hood - 48" Insert	Best Hoods CP371482SB 46 3/8" x 22 1/2" Built in range hood with two Halogen lights and 1200 CFM blower. Note: For use with a decorative hood. DOES NOT INCLUDE CABINET MODIFICATIONS. [Previous: Exposed Hood Model # ZV48SSJ]	
Appliances	Microwave Drawer	Sharp KB-6525PS 30" Microwave Drawer "Easy Open"	Stainless Steel
Appliances	Range - 48"	Monogram ZDP486NDT 48" Dual fuel professional range, 6 burners, griddle, 2 convection ovens. Natural or LP Gas. Statement handle.	Stainless Steel
Appliances	Refrigerator - 42"	Monogram ZISS420DNSS 42" Side by side refrigerator, built-in. Integrated ice & water with filtration, advanced temperature management system with multi-shelf air tower, climate control drawer, brilliant halogen light columns, humidity controlled vegetable drawer, LED lighting. Select Minimalist or Statement handles.	Stainless Steel
Cabinets	Cabinet Hardware	Amerock Edge Pull Streamline Cabinet Hardware: Per SK-015, SK-016, and SK-018; Island: #BP37204CZ (6" pull) Main Perimeter: #BP37202CZ (4" pull) #BP37204CZ (6" pull)	Champagne Bronze
Cabinets	Cabinet Hood - Custom	[Cabinet vendor] Cabinet Hood: Build required Custom hood box over hood insert per SK-015.	Wood: Maple Finish: Sahara
Cabinets	Cabinet Hood - Custom	Builder will provide blocking. Cabinet vendor will provide framing/ support and install hood.	
Cabinets	Cabinets	[Cabinet vendor] Door: Salem Drawer: Slab Main Perimeter Cabinets: Level 2	Wood: Maple Finish: Saddle

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Kitchen			
Cabinets	Cabinets -Island	[Cabinet vendor] Door: Salem Drawer: Slab Island Cabinets: Level 2	Wood: Maple Finish: Sahara
Cabinets	Cabinets -Shelving	[Cabinet vendor] 2.5" Thick Cabinet Shelving: Changed to custom Floating Shelving in lieu of Upper Cabinets, Per SK-015.	Wood: Maple Finish: Sahara
Countertops/Tub Decks/Shower Seats	Countertop -Island	Silestone Corktown - Suede 3cm Silestone Quartz Standard Edge Profile. [previous Level 3 Quartz]	Eased Edge
Countertops/Tub Decks/Shower Seats	Countertop -Main	Silestone Level 2 Royal Reef 3cm Silestone Quartz Standard Edge Profile.	Eased Edge
Electrical	Electrical	Tape Light: STN-A27K90-C3A-10C5M-12V Transformer: CVPS-100WP-12V-83 Provide and install tape lighting under floating cabinet grade shelves. Low profile tape light specified or similar.	Color: 2700K 36 LEDs/lf
Electrical	Electrical Outlets	4 Outlets/4 USB Ports 2.5" Electrical: Provide Pop-up Outlet for Countertop with USB C,2.5in Hole. Includes Desktop Power Grommet,4 Outlets 4 USB Ports	Black
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Plumbing & Bath Accessories	Sink	Kohler Cairn K-8206-CM2 33-1/2" Undermount Single Basin Stone Composite Kitchen Sink [Previous: Apron - Front Whitehaven K-6489]	Matte Brown
Plumbing & Bath Accessories	Sink Faucet	Kohler K-24982-BV Single Hole Kitchen Faucet	Vibrant Brushed Bronze
Wall Tile / Backsplashes	Backsplash	Silestone Level 2 v Silestone backsplash with Miter Edge - No Schluter. [Previous Level Q Tile]	Royal Reef (Polished)

Kitchen / Casual Dining / Great Room

Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
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Kitchen / Casual Dining / Great Room

Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level
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Kitchen / Great Room

Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level
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Lower Level - Billiards Room

Ceiling Details	Ceiling Detail	Recessed Ceiling: One step 24" out x 18" up	
Doors - Exterior	Exterior Door - Fiberglass	Add French 1 Lite Door on Wall "W".	
Doors - Interior	Barn Door	Iron Hardware: TBD Iron Barn Door: 4 LT on Wall "Y" per plan.	Black
Flooring	Flooring	Adura Regency Oak 7" x 48" Laminate Flooring [Previously Level 4] (Added by Structural Changes at Lower Level - Billiards Room)	Gilded Gold MPB751
Paint	Accent Wall Paint	Paint: Accent Wall "Y", per SK-054.	Gauntlet Gray SW7019
Paint	Drink Rail	Stain: Per SK-054.	Ebony with Matte Finish
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Paint	Shelving	Stain Shelving above Drink Rail.	Ebony with Matte Finish
Shelving	Shelving	Per SK-054b, Trim carpenter built Three (3) Floating Shelves, and Drink Rail on Wall "Y". Floating Shelves to be 3" Thick x 10" Deep x 3' Long. Drink Rail at 6" Thick x 10" Deep x 5' Long. NOTE: Remove vertical trim.	
Structural Modifications	Structural Changes	Structural Modifications: Convert Billiard Room from unfinished to finished space per plans dated 6/13/23.	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level (Added by Structural Changes at Lower Level - Billiards Room)	

Lower Level - Recreation Room

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Lower Level - Recreation Room

Ceiling Details	Ceiling Detail	Recessed Ceiling: One step 24" out x 18" up	
Flooring	Flooring	Mannington Wood Flooring Adura Regency Oak 7" x 48" Laminate Flooring [Previously Level 4] (Added by Structural Changes at Lower Level - Recreation Room)	Gilded Gold MPB751
Paint	Accent Wall Paint	Paint Accent Wall and Baseboard prior to wallpaper installation at elevation "W". NOTE: this option depends on acceptance of P-1163.	Gauntlet Gray SW7019
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Structural Modifications	Structural Changes	Structural Modifications: Convert Recreation Room from unfinished to finished space per plans dated 6/13/23.	
Trim / Interior Moulding	Crown/Cove Moulding	No Crown Moulding at Perimeter of the Room Included Within This Standard Level (Added by Structural Changes at Lower Level - Recreation Room)	
Wall Accents	Wallpaper	Wallpaper: Provide and Install Wall Covering at Elevation "W" only, Per SK-053.	

Lower Level - Storage Under Stairs

Structural Modifications	Structural Changes	Change unfinished Storage Space next to stairs to Conditioned Storage	
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Outdoor Living

Exterior	Fencing	Fencing: Provide approximately 300 LF of black Aluminum 5 ft high, 3-rail fence with (3) 36" single walk-through gates. Ideal Aluminum - Parkway Long Islander or equivalent.	
Outdoor Living	Pool	Swimming Pool overage	
Outdoor Living	Pool	Swimming Pool: Allowance of \$149,835 for 36'x16' concrete swimming pool and spa per Lot Fit dated 6/13/23. Includes: Permit, Techobloc Coping, Pool Water-line Tile, 400k BTU gas heater, Pump, Filter, Quartz Pool Finish, (4) LED pool lights, Omnilogic WiFi compatible Remote. Additional grading, fill or excavation due to unknown pre-existing site conditions not included.	
Outdoor Living	Pool	Swimming Pool: Utilities for pool to include gas line(s), electric service, subsurface drains, etc.	

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Outdoor Living			
Outdoor Living	Pool Coping	Raffinato- Smooth 14x28x60mm Coping:	Beige Cream
Outdoor Living	Pool Finish	StoneScapes Regular Pebbles Outdoor Living:	Tahoe Blue
Outdoor Living	Pool Tile	NPT Baro Que - CVKBQS113 1x1 Spa Tile:	Turquoise
Outdoor Living	Pool Tile	NPT Baro Que - CVKBQS63 6x6 Waterline Tile:	Turquoise
Outdoor Living	Pool Tile - Grout	Outdoor Living:	Pool Co. to provide a color match with tile.
Outdoor Living	Surface Finish	Techo Bloc Blu 60mm Smooth 03 Linear Pattern Hardscape: Pool Deck: Provide approximately 475 SF of Techo-bloc concrete pavers - Blu60 or equal. Includes up to 4" of base under pavers. Additional fill or grading will be charged separately as needed.	Beige Cream
Owner's Bath			
Cabinets	Cabinet Hardware	Amerock Cabinet Hardware Aloft Long Finger Cabinet Pull II BP36743G10 5-13/16" Cabinet Hardware	Satin Nickel
Cabinets	Cabinets	[Cabinet vendor] Door: Salem Drawer: Slab Signature Level 2 Cabinets Note: 12" Deep Toekick per Plan	Wood: Maple Finish: Sahara
Countertops/Tub Decks/Shower Seats	Countertop	Silestone Level 2 3cm Silestone Quartz. NOTE: 2"H Backsplash with no sidesplash [Previous Level 3]	Marengo II Eased Edge
Flooring	Flooring	Ergon Level T II Stonetalk 12x12 Mosaico Dado Floor tile over wood subfloor with underlayment. [Previous: Level M]	Sand II Minimal
Flooring	Flooring - Grout	Floor tile grout:	#386 Oyster Grey
Flooring	Shower Curb	Zero Entry Shower.	
Flooring	Shower Floor	Ergon Level T II Stonetalk 12x12 Mosaico Dado Shower Floor Tile. [Previous: Level M]	Sand II Minimal
Flooring	Shower Floor - Grout	Floor tile grout:	#386 Oyster Grey
Lighting and Ceiling Fans	Electrical	Superbright Tape: STN-A35K90-C6A-10B5M-24V, Transformer: CVPS-100WP-24V-416 18 LEDs/ft	Warm White 3500K
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Owner's Bath

Add LED Tape Lighting at vanity toekick

Mechanical	Exhaust Fan - 110 CFM	Air King AK150LS 150cfm Exhaust fan. Energy Star qualified.	
Mechanical	Exhaust Fan - 50 to 80 CFM	Air King AK100LS 100cfm Exhaust fan. Energy Star qualified.	
Paint	Accent Wall Paint	Sherwin Williams Paint Wall "Z" above vanities per SK-055.	Black Fox SW7020
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Plumbing & Bath Accessories	Bathtub - Freestanding 66" For Floor Mount Faucet	Signature Hardware Sheba 483535 66"x32"x29-1/8" 66" Resin Soaking Freestanding Tub with Integrated Drain and Overflow	White
Plumbing & Bath Accessories	Bathtub Faucet - Deck Mount	Kohler K-23488-4-BN Deck-mount Bath Faucet	Brushed Nickel
Plumbing & Bath Accessories	Floor Drain	Square Shower Drain:	Brushed Stainless Steel
Plumbing & Bath Accessories	Lavatory - Vessel	Kohler Vox Rectangle K-5373-0 Vessel Bathroom Sink.	White
Plumbing & Bath Accessories	Lavatory Faucet - Wall Mount	Kohler Parallel K-T27120-4-BN 1.2 GPM Wall Mounted Widespread Bathroom Faucet	Brushed Nickel
Plumbing & Bath Accessories	Shower Faucet - 1 Head, Handheld	Kohler Parallel K-T23509-4-BN/K-26149-BN/K-8487-BN/K-7392-BN Includes (1) rain head, (1) single function hand held shower with slide bar, (2) controls, and (2) pressure balancing valves	Brushed Nickel
Plumbing & Bath Accessories	Stops and Supplies - Water Closet	Stop and Supply	Chrome
Plumbing & Bath Accessories	Tank Lever	Kohler Kelston Left Hand Toilet Trip Lever K-9385-BN Tank Lever	Brushed Nickel
Plumbing & Bath Accessories	Toilet Paper Holder	Kohler Parallel Wall Mounted Pivoting Toilet Paper Holder K-23528-BN Toilet Paper Holder	Brushed Nickel
Plumbing & Bath Accessories	Towel Rings/Hand Towel Bars	Kohler Parallel K-23526-BN 8" Towel Arm	Brushed Nickel

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Owner's Bath			
Plumbing & Bath Accessories	Water Closet	Kohler Highline K3979 II K4336 1.6 GPF Comfort Height, elongated water closet with Kohler Cachet Quiet-Close Seat.	White
Shower Enclosure / Mirrors	Shower Enclosure	Frameless w Pivot Door 96"H x 3/8" thick Frameless Shower Enclosure with Clear Glass. See Plans for Shower Enclosure.	Clear Glass Brushed Nickel
Shower Enclosure / Mirrors	Shower Enclosure Finish	Cabinet Trim around mirror removed due to decorative mirror.	
Shower Enclosure / Mirrors	Vanity Mirror - Decorative	CB2 Acacia Wood Round Wall Mirror 40" Decorative Vanity Mirrors [Previous: Plate glass mirror]	
Trim / Interior Moulding	Crown/Cove Moulding	EC80 or Equal 5-1/4" MDF painted cove crown moulding. Installed up to 12' ceiling height.	
Wall Tile / Backsplashes	Schluter Wall Trim	Schluter Jolly Metal Tile Edging	Nickel
Wall Tile / Backsplashes	Shampoo Niche	Ergon Level N II Grainstone Tiled Shampoo Niche wall "Z". Add three (3) Silstone remnant shelves per SK-042	Sand II Cage / Shelves Silstone Royal Reef
Wall Tile / Backsplashes	Wall Tile	Erdgon Level N II Grainstone 24x48 Straight Horizontal Additional Wall Tile - Add tile to Wall "X" behind tub per SK-040	Sand II Cage
Wall Tile / Backsplashes	Wall Tile	Ergon Level N II Grainstone 24x48 Straight Horizontal Wall Tile. [Previous: Level T]	Sand II Cage
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout:	#386 Oyster Grey
Owner's Suite			
Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Trim / Interior Moulding	Crown/Cove -Not Included	No Crown or Cove at Perimeter of the Room.	
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Owner's Suite			
Wall Accents	Wallpaper	Happywall.com Organic Shapes Wallpaper: Provide and Install Wall Covering at Elevation "W" only, Per SK-036.	Natural Tones
Owner's Suite Closet			
Cabinets	Cabinets -Island	Level 2 Cabinets:	
Flooring	Flooring	Mohawk Carpet / Dwellings Carpet Genuine Quality Carpet installed over 8lb. 1/2" rebond pad [Previously Level 4]	#731 Sandcastle
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Shelving	Closet System	Master/Owner's Suite Closet System Allowance of \$7,500 at Builders Cost	
Prep Kitchen			
Appliances	Air Switch	Moen ARC-4200/AS-4201 Disposal Sink Top Switch. Single Outlet.	Satin Nickel, Mediterranean Bronze, Chrome
Appliances	Dishwasher	Monogram ZDT985SSNSS Dishwasher, stainless steel interior, hidden controls. 7 cycles, 11 options. Includes Minimalist handle. [Previous: ZDT925SSNSS *DISCONTINUED]	Stainless Steel
Appliances	Disposer	General Electric Appliances GFC1020N 1 HP Garbage disposer	
Appliances	Refrigerator - 30"	General Electric Appliances GDE21EYK 30" Refrigerator, bottom freezer, free standing. ENERGY STAR Qualified. Upfront temperature controls, adjustable humidity drawers, adjustable glass shelves, two level freezer baskets, icemaker.	Fingerprint Resistant SS
Built-In	Shelving -Built In	2.5" Thick Build (5) Shelves with wood back board on Wall "Y" Per SK-025 in lieu of closet. NOTE: LED Strip Light embedded in shelf.	Wood: Maple Finish: Saharah
Cabinets	Cabinet Hardware	Amerock Edge Pull Streamline Cabinet Hardware: Per SK-022, and SK-023; Base Cabs #BP37204CZ (6" pull) #BP37202CZ (4" pull) Upper Cabs: #BP37202CZ (4" pull) Transom Cabs: Torpedo Magents	Champagne Bronze
Cabinets	Cabinets	[Cabinet vendor] Door: Salem Drawer: Slab Cabinets per SK-023	Wood: Maple Finish: Saddle
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Prep Kitchen			
Cabinets	Cabinets -Shelving	[Cabinet vendor] 2.5" Thick Cabinet: Shelving: Install Three (3) Floating Shelves on Wall "Z" Per SK-022. NOTE: LED Strip Light embedded in shelf.	Wood: Maple Finish: Sahara
Countertops/Tub Decks/Shower Seats	Backsplash	Silestone Level 2 3cm Silestone Backsplash with Miter Edge - No Schluter on Wall "X" - Wrap around backsplash from Kitchen range wall. See SK-020.	Royal Reef (Polished)
Countertops/Tub Decks/Shower Seats	Countertop	Silestone Level 2 3cm Silestone Quartz Standard Edge Profile.	Royal Reef (Polished) Eased Edge
Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Lighting and Ceiling Fans	Electrical	Superbright Tape: STN-A35K90-C6A-10B5M-24V, Transformer: CVPS-100WP-24V-416 18 LEDs/ft Add LED Tape Lighting strip to shelving	Warm White 3500K
Paint	Interior Wall Paint	Sherwin Williams Paint ALL walls in Prep Kitchen. See sketches SK-024, SK-025, SK-026, and SK-0027.	Brown Fox SW7020
Plumbing & Bath Accessories	Sink -Prep Kitchen	Kohler Cairn K-8206-CM6 33-1/2" Undermount Single Basin Stone Composite Kitchen Sink	Matte White
Plumbing & Bath Accessories	Sink Faucet	Kohler Purist K-24982-BV Single Hole Pre-Rinse Kitchen Faucet with sweep spray	Vibrant Brushed Bronze
Shelving	Shelving -Pantry 16"	Wood 16" Pantry solid shelving	Natural
Structural Modifications	Structural Changes	Prep Kitchen Modifications: Add Pantry in Prep Kitchen.	
Wall Tile / Backsplashes	Schluter Backsplash Trim	Schluter Jolly Metal Tile Edging	Classic Gray (If needed)
Wall Tile / Backsplashes	Wall Tile	Cepac Level W Rudiment 1/2" x 2" Brick Joint Mosaic Install Backsplash Tile on wall "Z". [Previous: Level Q]	RDM-50 Mist
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout:	#386 Oyster Gay
Stairs			
Paint	Accent Wall Paint	Sherwin Williams Paint Accent Wall prior to wallpaper installation at elevation "W"	Gauntlet Gray SW7019
Paint	Stairs - Handrail/Balusters-	Paint:	Stain To match wood floor w/ Matte Poly Initials

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Stairs			
	Interior		
Paint	Stairs - Treads/Risers-Interior	Paint	Stain To match wood floor
Stairs / Railings	Main Level Stairs - Lincoln Park 1841	Main Level Stairs: Includes stain-grade white oak "Modern T-rail" handrails, 3.75" thick white oak treads with metal newels, SS cable railing, open risers and suspended "duo" stringers.	
Wall Accents	Stairs	Wallism Mural Wallpaper: Provide and Install Wall Covering at Elevation "W" only, Per SK-083. NOTE: Wallpaper to run ALL 3 Floors	Marbled Rust
Stairs - Lower Level			
Stairs / Railings	Main Level Stairs - Lincoln Park 1841	Lower Level Stairs: Includes stain-grade white oak "Modern T-rail" handrails, thickened white oak treads (applied fronts to match main level stair) with metal newels, SS cable railing and painted risers.	
Stairs - Secondary			
Stairs / Railings	Stairs - Handrail/Balusters-Interior	Stairs: Add wall rail at step down in Upstairs Hall Handrail: Modern Flat #6000, White Oak, Stained to match wood floor with Matte Poly finish	
Stairs / Railings	Stairs - Treads/Risers-Interior	Treads: White Oak, Modern Tread, Square Edge, Stained to match wood floor with Matte poly finish.	
Summer Kitchen			
Appliances	Grill	Coyote CC2C36NG 36" Coyote C-Series 36-Inch 4-Burner Built-In Natural Gas Grill. 80,000 BTUs (Added by Outdoor Kitchen at Summer Kitchen)	Stainless Steel
Appliances	Hood - Outdoor	Coyote #3060269 42" Soft Option (Added by Outdoor Kitchen at Summer Kitchen)	Stainless Steel
Countertops/Tub Decks/Shower Seats	Countertop	Level 1 Granite Uba Tuba 3 CM Granite countertop with standard edge profile. When applicable, based on size and design the countertop may include seams. (Added by Outdoor Kitchen at Summer Kitchen)	Eased Edge
Exterior	Painted Brick	General Shale Phoenix II Smooth Brick Exterior: Elevation includes a Painted Brick Veneer Exterior. (Added by Outdoor Kitchen at Summer Kitchen)	Gauntlet Gray SW7019
Outdoor Living	Cabinets -Outdoor Kitchen	Outdoor Kitchen Cabinets: Brick surround with stainless steel access doors (Added by Outdoor Kitchen at Summer Kitchen)	
Outdoor Living	Outdoor Kitchen	Outdoor Kitchen: Provide 7ft outdoor kitchen similar to Ballantyne 1353F style on Deck per plans dated 6/13/23 against non-combustible wall - veneer to be thin paint brick. Includes 36" stainless steel Grill and Hood, Level 1 granite countertop, stainless steel cabinetry and Level C tile backsplash.	

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Summer Kitchen			
Wall Tile / Backsplashes	Backsplash	Daltile Level G Perpetuo 12 x 24 Vertical Straight Backsplash Tile. Install behind Grill and Hood up to ceiling per SK-005 [Previous: Level C]	Eternal Grey Matte PT 23
Wall Tile / Backsplashes	Wall Tile	Level E Wall Tile. Additional labor charges may apply dependent upon size, type, installation pattern. (Added by Outdoor Kitchen at Summer Kitchen)	
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout selection (Added by Outdoor Kitchen at Summer Kitchen)	
Wall Tile / Backsplashes	Wall Tile -Grout	Wall tile grout:	#542 Greystone
Utility Room			
Cabinets	Cabinet Hardware	Amerock Cabinet Hardware Aloft 9-3/4 Inch Long Finger Cabinet Pull Model:BP3674526 Cabinet Hardware (doors) per SK-045	Polished Chrome
Cabinets	Cabinet Hardware	Amerock Cabinet Hardware Aloft 5-13/16 Inch Long Finger Cabinet Pull Model:BP3674326 Cabinet Hardware (drawers) per SK-045	Polished Chrome
Cabinets	Cabinets	[Cabinet vendor] Door: Salem Drawer: Slab Signature Level 2 Cabinets	Wood: Maple Finish: Saddle
Cabinets	Cabinets -Shelving	[Cabinet vendor] 2-1.2" Thick (3) Cabinet veneered shelves per SK-044	Wood: Maple Finish: Saddle
Countertops/Tub Decks/Shower Seats	Countertop	Silestone Level 1 3cm Silestone Quartz [Previous: Level 1]	Blanco Maple II Eased Edge
Countertops/Tub Decks/Shower Seats	Countertop	Silestone Level 1 3cm Silestone Quartz - added top over W/D per SK-044	Blanco Maple II Eased Edge
Doors - Interior	Interior Door - Pocket	Changed swing door to Pocket Door	
Flooring	Flooring	Mannington Wood Flooring Latitude Park City Level 3 Engineered Hardwood Flooring [Previously Level 4]	Alpine HPLV07APN1
Paint	Interior Ceiling Paint	Sherwin Williams Paint:	Pure White SW7005
Paint	Interior Trim Paint	Sherwin Williams Paint:	Pure White SW7005

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Utility Room

Paint	Interior Wall Paint	Sherwin Williams Paint:	Pearly White SW7009
Plumbing & Bath Accessories	Sink	Signature Hardware Medford 25" Undermount Single Basin Acrylic Laundry Sink 445931 22"x25" Acrylic Undermount Laundry Sink.	White
Plumbing & Bath Accessories	Sink Faucet	Signature Hardware Ravenel 1.8 GPM Single-Hole Pull-Down Kitchen Faucet 453881 One handle pre-rinse spring pulldown kitchen faucet w/MotionSense	Chrome
Trim / Interior Moulding	Crown/Cove Moulding	EC80 or Equal 5-1/4" MDF painted cove crown moulding. Installed up to 12' ceiling height.	

Walk Out Patio

Exterior -Ceilings	Ceiling	No under deck ceiling system configuration with this option.	
Outdoor Living	Surface Finish	Techo Bloc Blu 60 mm Layout: 03 Liner Pattern Hardscape: Provide Techo-bloc concrete pavers in a standard color and shape. Includes up to 4" of base under pavers. Additional fill or grading will be charged separately as needed.	Beige Cream Smooth
Structural Modifications	Structural Changes	Extend Patio section in front of Great Room approx. 3'.	

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