



INTERIOR SELECTIONS

2404 Quenby




SPEC

ALL SELECTIONS NOT FINAL UNTIL SIGNED BY BUYER



BUYER SIGNATURE: _____

BUYER SIGNATURE: _____




COUNTERTOP SELECTIONS

LOCATION	MATERIAL	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
Kitchen Counters	<p>Undermount Sink– no apron</p> <p>Manufacturer: Omni surfaces</p> <p>Material: Symphony Quartz, Sharp Symphony, 2cm polished</p> <p>Edge: 1 1/2" flat polish, full slab splash</p>	
Island	<p>Manufacturer: Omni surfaces</p> <p>Material: Symphony Quartz, Sharp Symphony, 2cm polished</p> <p>Edge: 1 1/2" flat polish, waterfall sides</p>	
Wine Room Bar	<p>Undermount Sink– no apron</p> <p>Manufacturer: Omni surfaces</p> <p>Material: Symphony Quartz, Sharp Symphony, 2cm polished</p> <p>Edge: 1 1/2" flat polish, full slab splash</p>	




COUNTERTOP SELECTIONS

LOCATION	MATERIAL	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
1st Floor Powder	Wall Mount Sink NO MATERIAL NEEDED– ALL IN ONE SINK TILE WALL	
Primary Bath	Undermount x2 Manufacturer: Omni surfaces Material: Symphony Quartz, Sharp Symphony, 2cm polished Edge: 1 1/2" flat polish, 4" RETURN	
UTILITY	UNDERMOUNT X1 Manufacturer: Omni surfaces 1960 Material: Vita polished, 3/4" Edge: 1 1/2" flat polish, tile splash	





COUNTERTOP SELECTIONS

LOCATION	MATERIAL	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
Bath 2	Undermount x2 Manufacturer: Omni surfaces Material: Vita polished, 3/4" Edge: 1 1/2" flat polish, 4" return	
Bath 3	Undermount sinks x1 Manufacturer: Omni surfaces Material: Vita polished, 3/4" Edge: 1 1/2" flat polish, 4" return	
Gameroom Bar	Undermount sinks x1 Manufacturer: Omni surfaces Material: Vita polished, 3/4" Edge: 1 1/2" flat polish, tile splash	





FLOORING SELECTIONS

LOCATION	MATERIAL	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
<p>All Down Stairs— except wet areas</p> <p>LAY FRONT DOOR TO BACK DOOR NOT LEFT TO RIGHT</p>	<p>Floor—Engineered</p> <p>Manufacturer: Greenworld Industries</p> <p>Material: Texas Smoke, Charcoal 9/16"</p> <p>Straight lay front to back</p> <p>NO SHOEMOLD</p>	
<p>Upstairs— ALL except wet areas</p> <p>LAY FRONT DOOR TO BACK DOOR NOT LEFT TO RIGHT</p>	<p>Floor—Engineered</p> <p>Manufacturer: Greenworld Industries</p> <p>Material: Texas Smoke, Charcoal 9/16"</p> <p>Straight lay front to back</p> <p>NO SHOEMOLD</p>	
<p>Master Bath Tile</p>	<p>FLOOR TILE</p> <p>Manufacturer: Emser Tile</p> <p>Material: Nobleza Lugo 24x24 matte</p> <p>Pattern: Straight Lay</p> <p>Grout: TEC 912 Optic White</p>	



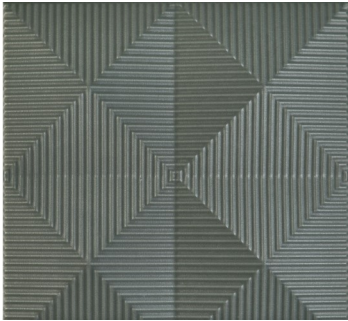
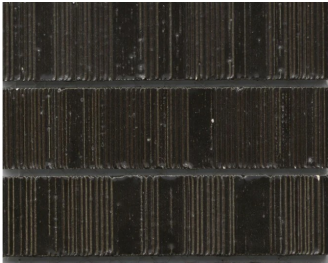
FLOORING SELECTIONS

LOCATION	MATERIAL	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
Powder Bath	<p style="text-align: center;">Floor—Engineered</p> <p>Manufacturer: Greenworld Industries Material: Texas Smoke, Charcoal 9/16" Straight lay front to back</p> <p style="text-align: center;">NO SHOEMOLD</p>	
Utility Room	<p style="text-align: center;">FLOOR TILE</p> <p>Manufacturer: Emser Tile Material: Nobleza Lugo 24x24 matte Pattern: Straight Lay Grout: TEC 912 Optic White</p>	
Bath 2	<p style="text-align: center;">Floor— Tile</p> <p>Manufacturer: Emser Tile Material: Visconde Silver 12x24 matte Pattern: Offset 60/40 Grout: Tec Silverado 949</p>	
Bath 3	<p style="text-align: center;">Floor— Tile</p> <p>Manufacturer: Emser Tile Material: Visconde Silver 12x24 matte Pattern: Offset 60/40 Grout: Tec Silverado 949</p>	


WALL TILE

LOCATION	MATERIAL	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
Kitchen	<p style="text-align: center;">FULL SLAB</p> <p>Manufacturer: Omni surfaces Material: Symphony Quartz, Sharp Symphony, 2cm polished Edge: 1 1/2" flat polish, full slab splash</p>	
Primary Tub Wall	<p style="text-align: center;">Tub Surround</p> <p>Manufacturer: Soho Studio Material: Lounge Ribbed Oak 24x48 Pattern: Full Wall, as pictured Grout: TEC 903 Birch</p>	
Primary Shower	<p style="text-align: center;">Shower Surround</p> <p>Manufacturer: Emser Tile Material: Nobleza Lugo 12x24 matte Pattern: Vertical Stacked Grout: TEC 912 Optic White</p>	
Bath 2	<p style="text-align: center;">Tub Surround</p> <p>Manufacturer: Emser Material: Paralline Ash 1x18 Glazed Ceramic Pattern: As pictured Grout: TEC 949 Silverado</p>	

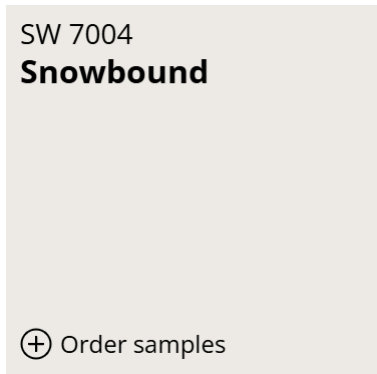

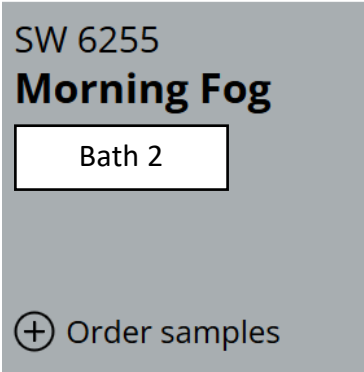
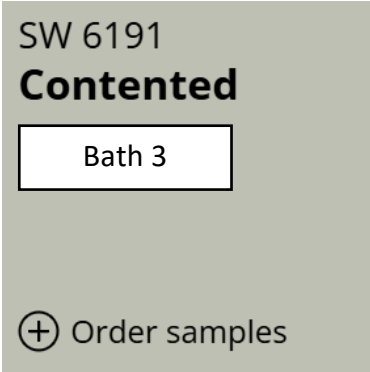
WALL TILE

LOCATION	MATERIAL	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
<p style="text-align: center;">Bath 3</p>	<p style="text-align: center;">Shower Surround</p> <p>Manufacturer: Emser</p> <p>Material: Kaizen Sage 2x8 porcelain mosaic</p> <p>Pattern: As pictured</p> <p>Grout: TEC 949 Silverado</p>	
<p style="text-align: center;">Utility Room</p>	<p style="text-align: center;">Backsplash</p> <p>Manufacturer: Emser</p> <p>Material: Tubage Aloe</p> <p>Pattern: Vertical</p> <p>Grout: TBD NEED SAMPLE</p>	
<p style="text-align: center;">Gameroom Bar</p>	<p style="text-align: center;">Backsplash</p> <p>Manufacturer: Emser</p> <p>Material: Prismara mini eco</p> <p>Pattern: Straight lay</p> <p>Grout: TBD NEED SAMPLE</p>	
<p style="text-align: center;">Powder Room</p>	<p style="text-align: center;">Vanity Accent Wall</p> <p>Manufacturer: Emser</p> <p>Material: Newtro Black ceramic</p> <p>Pattern: Stacked horizontal</p> <p>Grout: TEC 929 Charcoal Gray</p>	



INTERIOR PAINT SCHEDULE - WALLS/CEILING

LOCATION	PAINT	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
All Areas Walls and Ceilings Need Samples	 <p>SW 9165 Gossamer Veil</p>	


INTERIOR PAINT SCHEDULE - TRIM

LOCATION	PAINT	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
Interior Trim and Doors	 <p>SW 7004 Snowbound</p> <p>⊕ Order samples</p>	<div data-bbox="1013 942 1432 1127" style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> Kitchen/ Island/ Master Bath Minwax Rustic oak or Tidal Wood </div> 
	 <p>SW 6255 Morning Fog</p> <div data-bbox="480 1696 693 1761" style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;"> Bath 2 </div> <p>⊕ Order samples</p>	 <p>SW 6191 Contented</p> <div data-bbox="1040 1696 1253 1761" style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;"> Bath 3 </div> <p>⊕ Order samples</p>


INTERIOR PAINT SCHEDULE - TRIM

LOCATION	PAINT	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
	<p>Utility cabinets, pantry, all closets and closet cabinets, any ancillary storage</p>	<p>SW 7004 Snowbound</p>  <p>⊕ Order samples</p>
	<p>Wine room storage, 2nd floor bar cabinet, and gameroom accent wall</p>	<p>SW 6186 Dried Thyme</p> 

FRONT DOOR DESIGN

LOCATION	CABINETRY	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
Wine Room Door	Single Door Unit 5 Panel with side lites Solid Wood	


WINE ROOM DOOR DESIGN

LOCATION	CABINETRY	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
WINE DOOR	METAL DIVIDED LITE DOOR AS PICTURED	

FIREPLACE WALL DESIGN

LOCATION	CABINETS	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
<p>Fireplace Wall</p> <p>Cosmo 36 direct vent FP w/ remote</p> <p>BLk clean face trim kit</p> <p>Traditional logs</p>	<p>Painted lowers</p> <p>Stained Shelves and Back</p> <p>Slab mantel/surround</p>	
		

STAIRCASE AND RAILING DESIGN

LOCATION	CABINETS	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
<p>Interior Railing</p>	<p>WOOD RAIL WITH GLASS PANELS</p> <p>WOOD ACOUSTIC PANELED WALLS</p> <p>STAINED TREADS</p> <p>PAINTED RISERS</p>	

INTERIOR DOORS/TRIM

DOORS

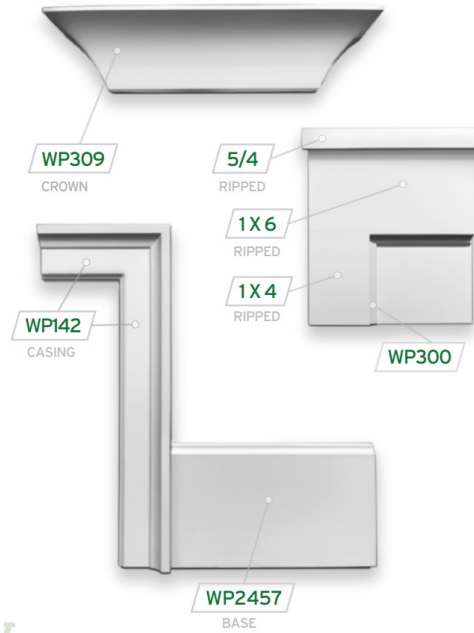
STYLE/COLOR/FINISH

ACTUAL SELECTION TO BE PRICED AT TAKE OFF

SW 7004
Snowbound

+ Order samples

MODERN Style **C**



Trim Package
Western Pacific Modern Style



Interior Door Style
Western Pacific 5 Panel Stacked Door

HINGES

BLACK HINGES



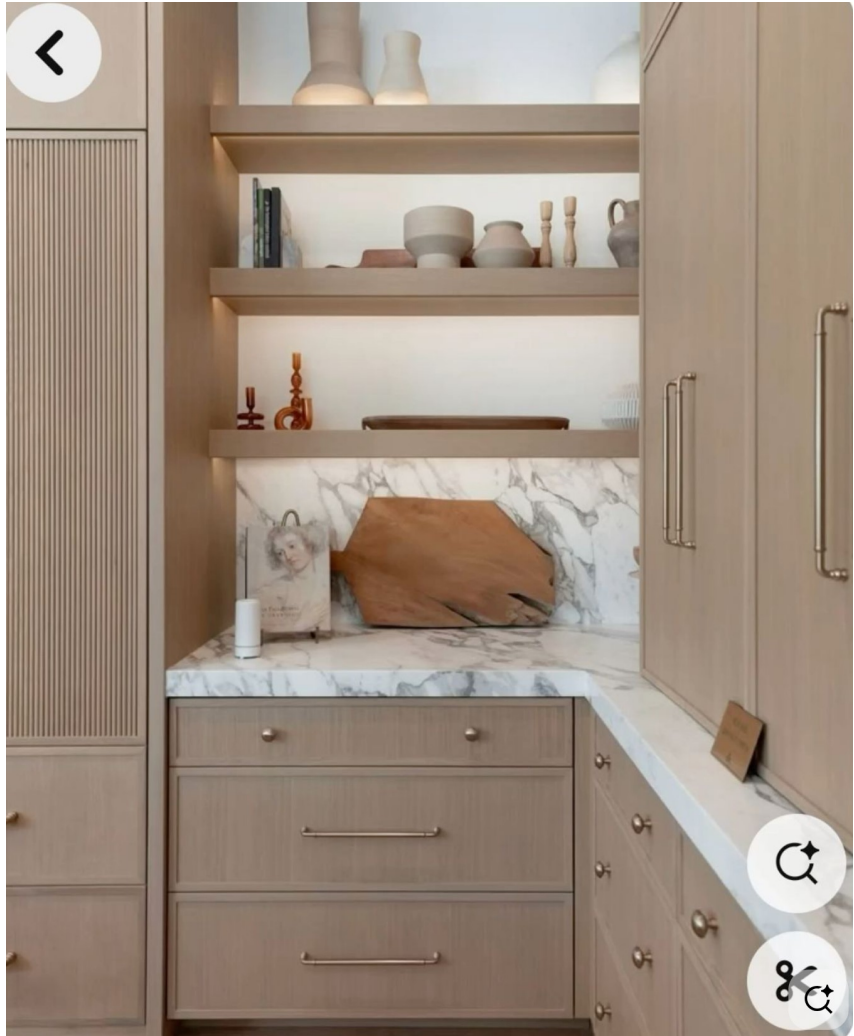
CABINETRY

LOCATION

CABINETRY

ACTUAL SELECTION TO BE PRICED AT TAKE OFF

Cabinet Door Style






CABINETS SELECTIONS

LOCATION	CABINETS	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
<p style="text-align: center;">Kitchen Cabinets</p> 	<p style="text-align: center;">Stain Grade White Oak Plaster Look Venthood</p> 	
<p style="text-align: center;">Kitchen Island</p>	<p style="text-align: center;">Painted</p> 	
<p style="text-align: center;">Primary Bath</p> 	<p style="text-align: center;">Stain Grade White Oak</p>	

CABINETS SELECTIONS

LOCATION	CABINETS	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
<p data-bbox="240 243 319 275">Bath 2</p> 	<p data-bbox="630 243 764 275">Paint Grade</p>	
<p data-bbox="240 737 319 768">Bath 3</p> 	<p data-bbox="630 737 764 768">Paint Grade</p>	
<p data-bbox="215 1268 344 1299">Wine Room</p>	<p data-bbox="602 1268 792 1299">Paint Grade– SW</p> 	

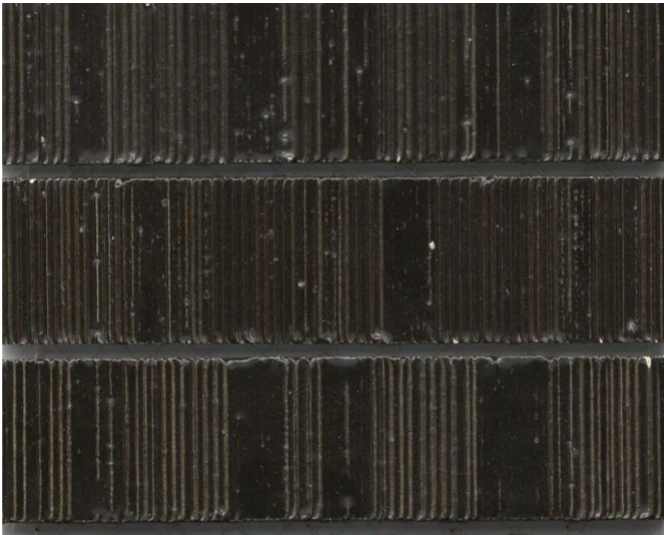
TRIM DETAILS

LOCATION	CABINETS	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
<p data-bbox="245 247 318 275">Utility</p> 	<p data-bbox="631 247 764 275">Paint Grade</p> <p data-bbox="550 302 846 329">Slab door and drawer front</p> <div data-bbox="574 373 829 627"><p data-bbox="583 384 664 405">SW 7004</p><p data-bbox="583 407 716 434">Snowbound</p><p data-bbox="583 594 727 615">+ Order samples</p></div>	
<p data-bbox="152 1098 407 1125">Game room Wall Detail</p>	<p data-bbox="607 1098 789 1125">Paint Grade— SW</p> <div data-bbox="574 1171 829 1425"><p data-bbox="599 1199 712 1226">SW 6186</p><p data-bbox="599 1228 773 1268">Dried Thyme</p></div>	

TRIM DETAILS

LOCATION	CABINETRY	ACTUAL SELECTION TO BE PRICED AT TAKE OFF
Game room Bar	<p data-bbox="509 243 886 327">Paint grade To match other white oak cabinets</p> 	

Powder Bath Vanity Wall



Wall Tile

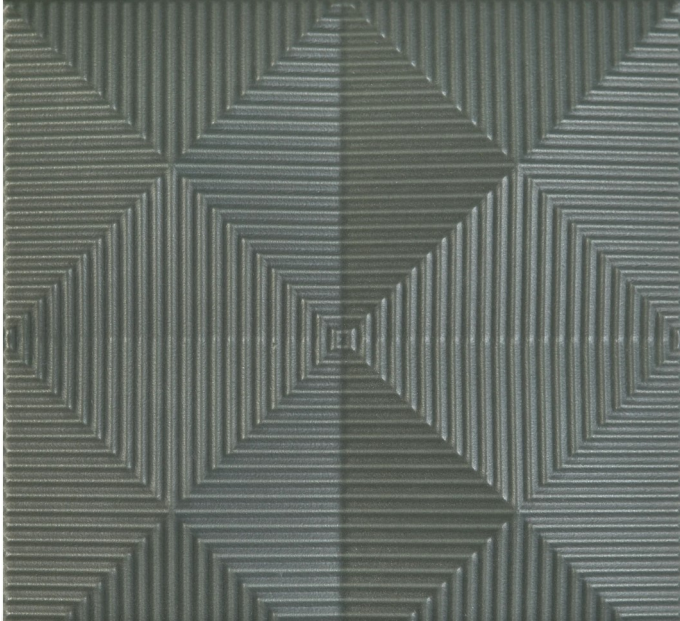
Manufacturer: Emser

Material: Newtro Black ceramic

Pattern: Stacked horizontal

Grout: TEC 929 Charcoal Gray

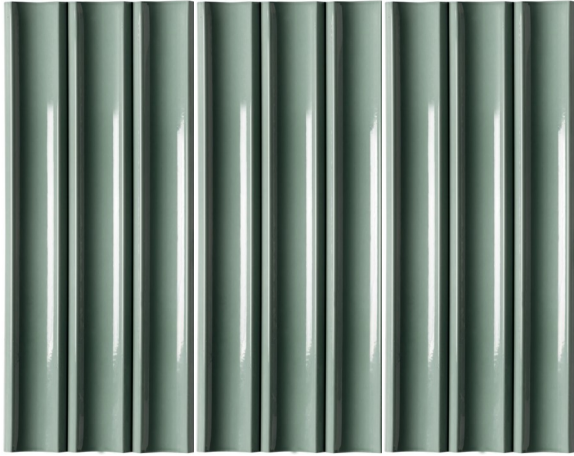
Gameroom Bar Backsplash



Wall Tile

Manufacturer: Emser
Material: Prismara mini eco
Pattern: Straight lay
Grout: TBD NEED SAMPLE

Utility Backsplash



Wall Tile

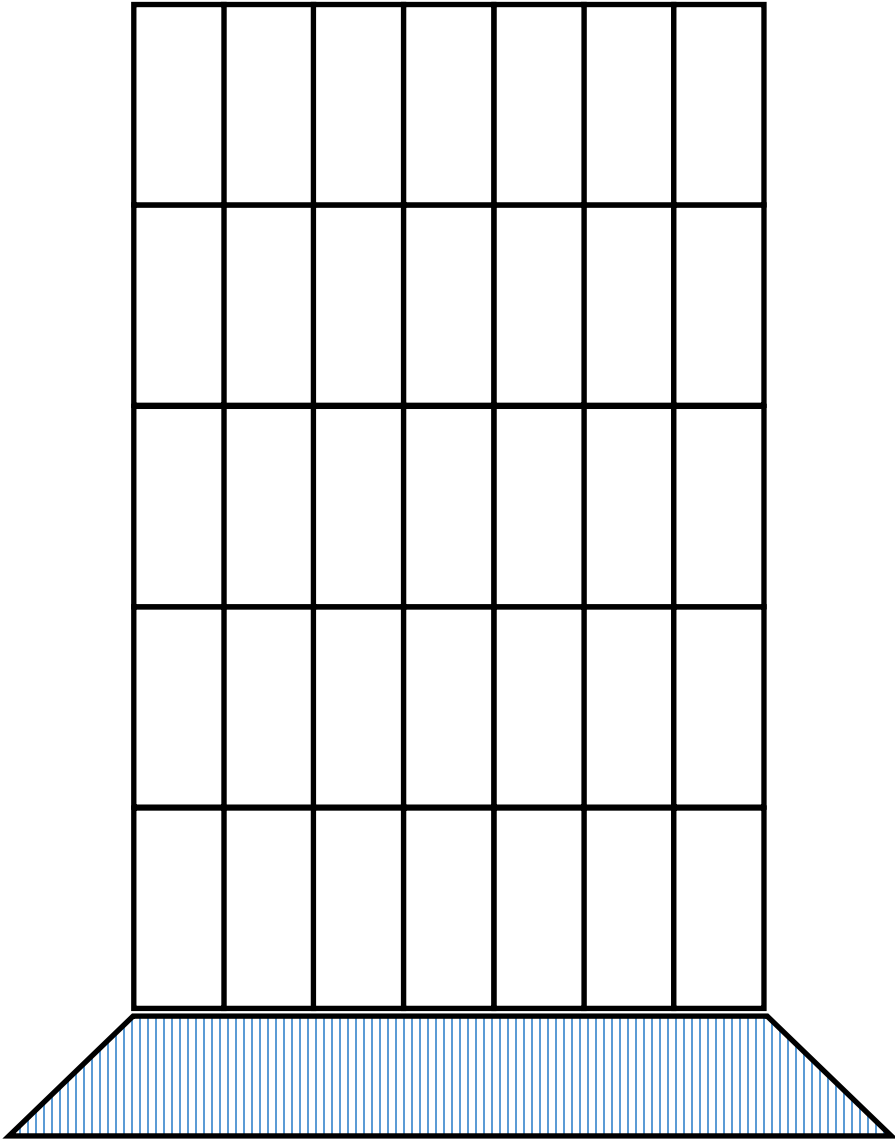
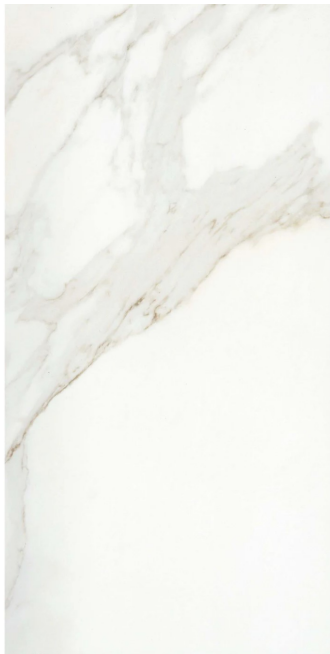
Manufacturer: Emser

Material: Tubage Aloe

Pattern: Vertical

Grout: TBD NEED SAMPLE

Master Bath Shower Tile Drawing

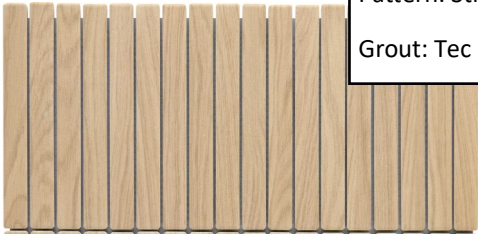


Shower Wall

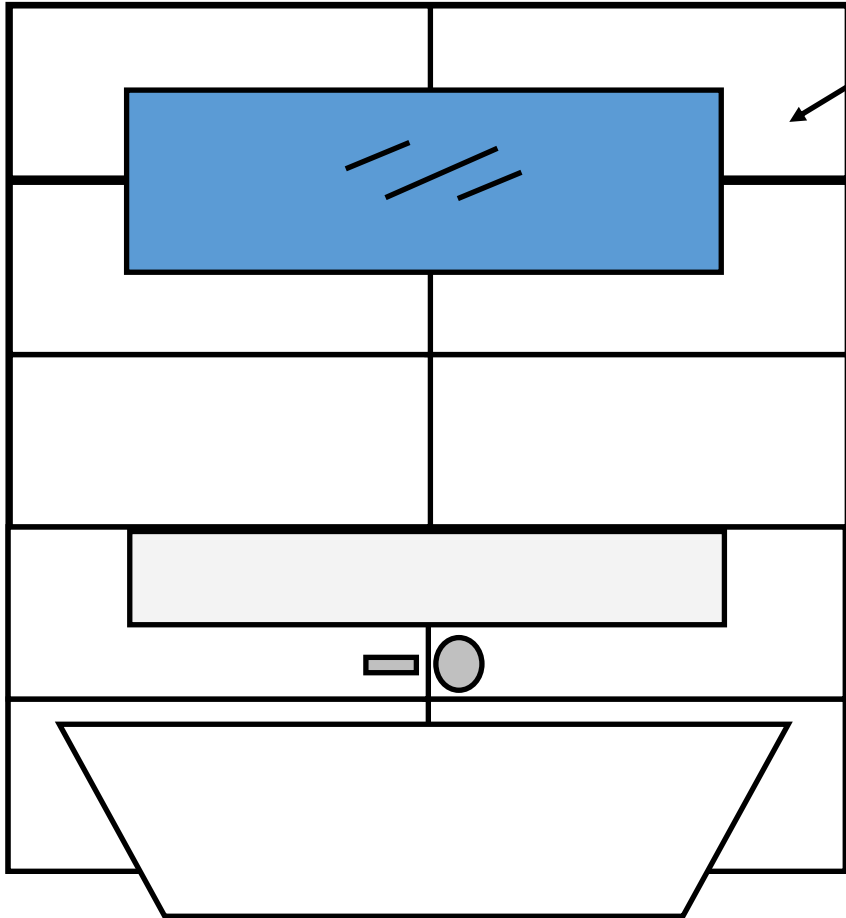
Manufacturer: Emser Tile
Material: Nobleza Lugo 12x24
matte
Pattern: Vertical Stacked
Grout: TEC 912 Optic White

Shower Floor

Manufacturer: Floor and Decor
Material: Festival Oak Wood
Look Stacked Mosaic
#101233641
Pattern: Straight lay
Grout: Tec 903 Birch



Primary Tub Wall



Tub Wall

Manufacturer: Rickert
Material: White 3160
Pattern: 2 Rows stacked vertical
Grout: Tec 912 Optic White

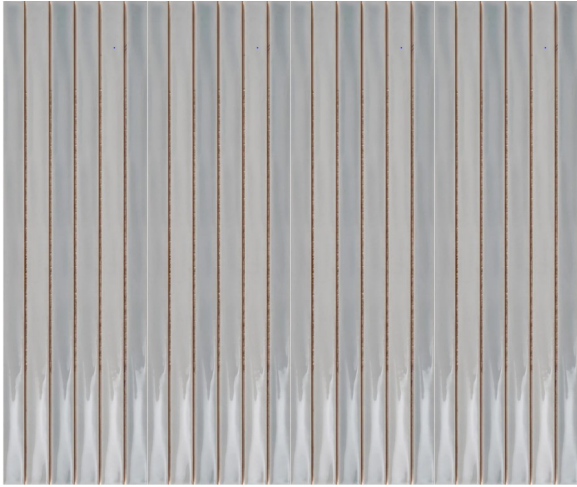
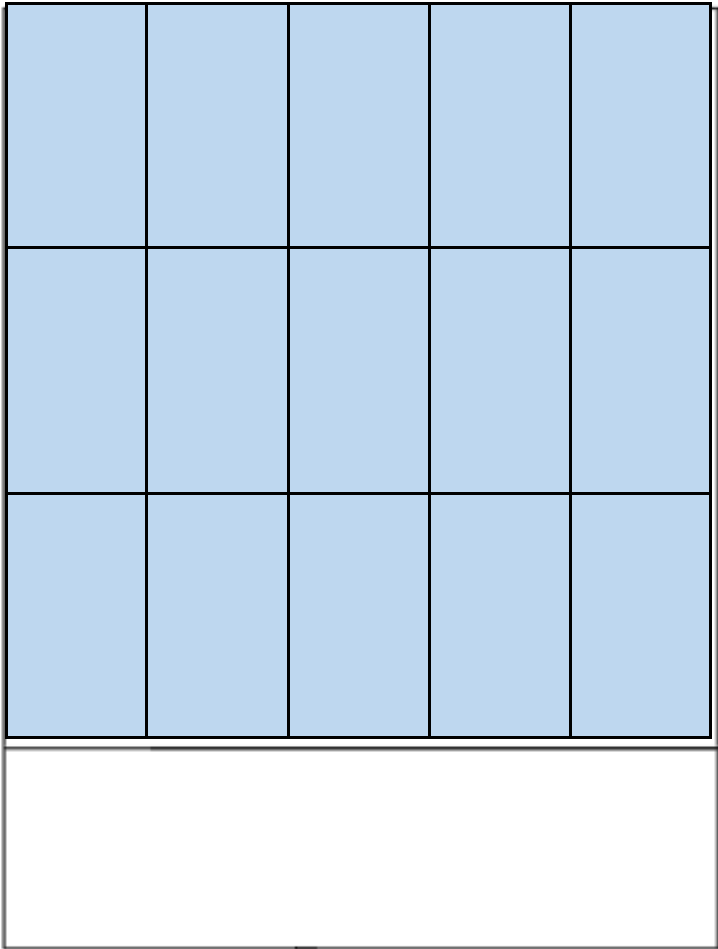
WRAP INTO SOAP NICHE AND WINDOW SILL

Floor Tile

Manufacturer: Emser Tile
Material: Nobleza Lugo 24x24
matte
Pattern: Vertical Stacked
Grout: TEC 912 Optic White



Bath 2



Tub Surround

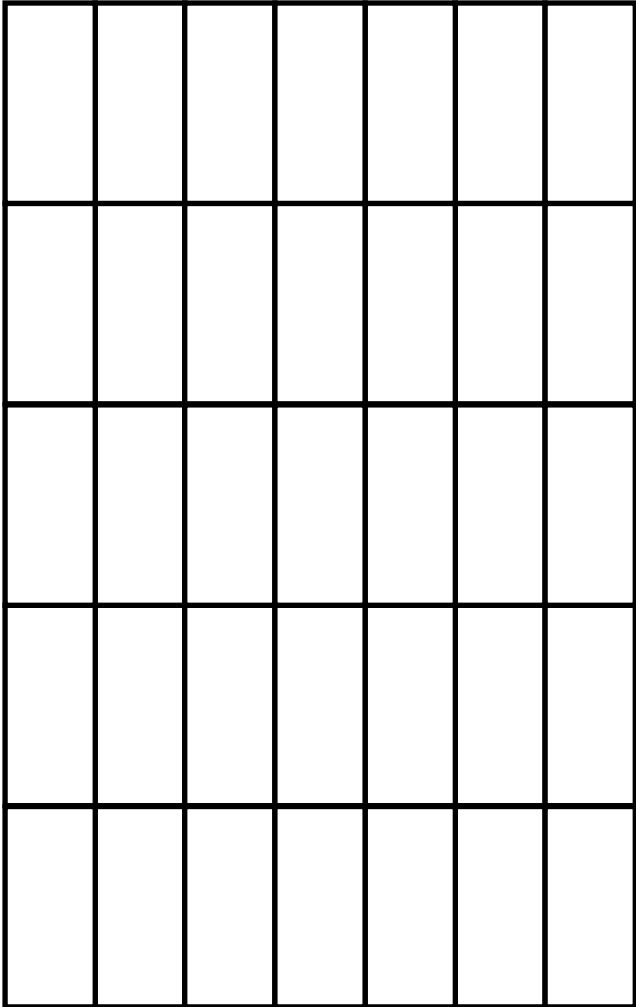
Manufacturer: Emser
Material: Paraline Ash 1x18
Glazed Ceramic
Pattern: As pictured
Grout: TEC 949 Silverado

Bath Floor

Manufacturer: Emser Tile
Material: Visconde Silver 12x24
matte
Pattern: Offset 60/40
Grout: Tec Silverado 949



Bath 3



Shower Surround

Manufacturer: Emser
Material: Kaizen Sage 2x8 porcelain mosaic
Pattern: As pictured
Grout: TEC 949 Silverado

Shower Floor

Manufacturer: Emser Tile
Material: Straight Lay
Pattern: Offset 60/40
Grout: Tec Silverado 949

Bath Floor

Manufacturer: Emser Tile
Material: Visconde Silver 12x24 matte
Pattern: Offset 60/40
Grout: Tec Silverado 949

