












MISC. EXTERIOR SPEC SHEET

Melanie Heights (Balbo)									
	Location (throughout unless specified otherwise)	Brand/Manufacturer	Collection/Series	Color	Finish/Texture	Material	Dimensions	Photo	Other/Misc.
Windows	Throughout*	FlyGem	Builer Series 1100	White (int/ext)	N/A	Vinyl	Per Plan = Per Window Order		
Overhead Garage Door	Garage	CHI	Long Raised Panel	See "Paint" page	Raw	Steel	16x7 (per plan)		
Front Door	Main Entry	Hoelscher	TDL - 6 lite	Stain - Jacobean	Pre-finished / Integral	Mahogany	3'0" x 8'0"		Clear Glass
Exterior Doors	Back door	Hoelscher	Full Lite Double Door	See "Paint" page	Raw/Smooth Texture	Smooth Fiberglass	PER DOOR SCHEDULE		Clear Glass
Siding	All elevations* (per plan)	Hardie	Lap Siding	See "Paint" page	Raw or CedarMill Texture - per availability	Cement Board	6"/5" exposure (most standard sizing)		
Siding	All elevations* (per plan)	Hardie	Lap Siding	See "Paint" page	Raw or CedarMill Texture - per availability	Cement Board	12"/11" exposure (most standard sizing)-Popout		
Siding	All elevations* (per plan)	Hardie	Board & Batten	See "Paint" page	Raw/Smooth Texture	Cement Board	4x8 sheets w/ 1x2 strips overlay		
Soffit & Fascia (at roof line)	All elevations* (per plan)	Hardie	Soffit (perforated if needed)	See "Paint" page	Raw/Smooth Texture	Cement	Per plan		
Roof	Throughout (includes all decorative awnings)	Landmark	Certaineed 30 yr shingle	Moire Black	N/A	Comp. Asphalt Shingles	N/A		HM Elite
Roof	Decorative Awnings - RED LINE CHANGE	Landmark	Certaineed 30 yr shingle	Moire Black	N/A	Comp. Asphalt Shingles	N/A		HM Elite
Gutters	Throughout	Various	Typical 4" rectangle downspouts / Typical ogee Profile Gutters	Black	Pre-finished / Integral	Aluminum	N/A		
Flatwork	Driveway & Sidewalk	N/A	N/A	Typical Gray	Raw (no stain or stamp)	Cement	N/A		Locations per site plan

# METAL SPEC SHEET

Melanie Heights (Balbo)									
	Location (throughout unless specified)	Style	Finish	Color	Handrail	Posts/Finials	Dimensions	Photo	Other/Misc.
Interior Railing	1st Floor to 2nd Floor	Modern (handrail only)	Stained Handrail w/ painted metal brackets	Stain/Black	Square Profile (wood)	Square Post	TBD		
Exterior Fencing	At backyards to separate units	Fence: Vertical wood pickets with 2x12 rot board Gate at each Front Door: Metal with vertical pickets	Matte / Stain	Black (metal); Stained (wood)	N/A	N/A	6' H (Gate & Fence)		

# MILLWORK DRYWALL SPEC SHEET

Melanie Heights (Balbo)							
	Location (throughout unless specified otherwise)	Model/Description	Material	Primed ( Y or N)	Dimensions	Image	Notes
Interior Doors	Throughout	2 panel "Cambridge" - Raised w/ smooth finish	Molded/MDF (Hollow Core)	Y	Per door schedule (adjusted)		Boring of doors to match interior door hardware; use std hinges, paint with door
Baseboards	Throughout*	Square	MDF	Y	1x 6		
	Bathrooms	Square	Pine	Y	1x 6		
Quarter Round/Shoe Mold	Throughout	Quarter round	White paint grade wood	Y	Standard		Install after wood floors
Door Casing - Interior Doors	Throughout	Square (45 miter corners)	MDF	Y	1x4		1x 4 sides & header
Door Casing - Exterior Doors	Throughout	Square (45 miter corners)	MDF	Y	1x4		1x 4 sides & header
Window Casing	*Operable windows only	1" x 6" solid pine sills	Pine	N	1x6		
Crown Molding	N/A						
Closet Built-Ins	Throughout				Typical Metal Rods and Shelves		

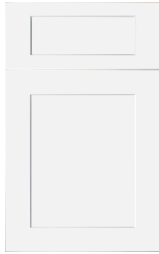




**Melanie Heights (Balbo)**

	Location (throughout unless specified)	Paint / Stain	Brand	Color Name/Number	Photo	Finish	Product Spec	Primer Info
Interior Walls	Throughout	Paint	SW	Snowbound SW7004		Flat	Builder's Solution	N/A
Interior Trim (baseboards and doors)	Throughout	Paint	SW	Snowbound SW7004		Satin	Solo	N/A
Interior Shiplap	Throughout	Paint	SW	Snowbound SW7004		Flat	Builder's Solution	N/A
Interior Ceilings	Throughout	Paint	SW	Snowbound SW7004		Flat	Builder's Solution	N/A
Interior - Cabinet	Kitchen	Pre-finished Cabinetry						
Exterior - Lap Siding/Window Trim	Per Plan	Paint	SW	Extra White SW 7006	 SW 7006 Extra White Interior / Exterior Location Number: 257-C1	Satin	A-100	SouthWest Builders Exterior Primer
Exterior - Soffit/Fascia	Per Plan (Except Board & Batten)	Paint	SW	Extra White SW 7006	 SW 7006 Extra White Interior / Exterior Location Number: 257-C1	Satin	A-100	SouthWest Builders Exterior Primer
Exterior - Siding	Board & Batten	Paint	SW	Iron Ore SW 7069	 SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7	Satin	A-100	SouthWest Builders Exterior Primer
Exterior - Soffit/Fascia	Board & Batten	Paint	SW	Iron Ore SW 7069	 SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7	Satin	A-100	SouthWest Builders Exterior Primer
Exterior	Rear Door (exterior side ONLY)	Paint	SW	Iron Ore SW 7069	 SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7	Satin	A-100	SouthWest Builders Exterior Primer
Exterior	Garage Door	Paint	SW	Iron Ore SW 7069	 SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7	Satin	A-100	SouthWest Builders Exterior Primer
Exterior	Front Door (Interior & Exterior)	Stain	Minwax	Jacobean		N/A	N/A	N/A



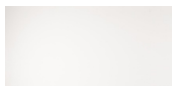
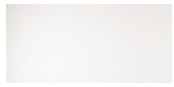
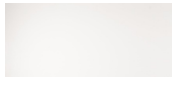

# CABINETS SPEC SHEET

## Melanie Heights (Balbo)



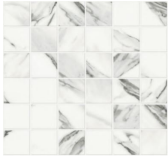



	Location (throughout unless specified)	Brand/Vendor	Door Style	Door Finish	Door Color	Photo	Frameless/Full Overlay	Glass (if app)	Soft close doors/drawers	Additional Features/Options
Kitchen	Perimeter Cabinets	Quevana	Shaker	Pre-finished	White		Full-Overlay	N/A	Y	
Kitchen	Island Cabinets	Quevana	Shaker	Pre-finished	Gray		Full-Overlay	N/A	Y	N/A
Powder Room	Single Sink Vanity	Quevana	Shaker	Pre-finished	White		Full-Overlay	N/A	Y	
Master Bathroom	Double Sink Vanity	Quevana	Shaker	Pre-finished	Gray		Full-Overlay	N/A	Y	N/A
2nd and 3rd Bathroom	Single Sink Vanity	Quevana	Shaker	Pre-finished	Gray		Full-Overlay	N/A	Y	N/A

**Refer to Approved Cabinet Drawings for final dimensions/layout**

# COUNTERTOP SPEC SHEET



Melanie Heights (Balbo)															
	Location (throughout unless specified)	Material Type	Brand	Color	Photo	Finish	Thickness	Laminated Edge	Edge Profile	Overhangs	Backsplash	Ledge	# Faucet Holes (QTY)	Cut-out / Sinks (QTY)	Cut-out /Appliances
Kitchen	Perimeter & Island	Quartz	Tajams	Shell White		Polished	3cm	N/A	Square	1 1/4" counter; 12" at island	N/A	N/A	Single Hole (1 faucet)	(1) Single- Basin Sink Cutout	N/A
Powder Room	Throughout	Quartz	Tajams	Shell White		Polished	3cm	N/A	Square	1 1/4"	Y - 4" Back and Sides	N/A	3-hole faucet (8" widspread) (QTY 1)	(1) Rectangular Sink Cutout	N/A
Master Bathroom	Double Sink Vanity & Shower Bench	Quartz	Tajams	Shell White		Polished	3cm	N/A	Square	1 1/4"	Y - 4" Back and Sides	N	3-hole faucet (8" widspread) (QTY 2)	(2) Rectangular Sink Cutouts	N/A
2nd and 3rd Bathroom	Single Sink Vanity	Quartz	Tajams	Shell White		Polished	3cm	N/A	Square	1 1/4"	Y - 4" Back and Wall Side	N	3-hole faucet (8" widspread) (QTY 1)	(1) Rectangular Sink Cutout	N/A

# TILE SPEC SHEET















Melanie Heights (Balbo)															
	Collection	Name/Color	Model #/SKU	Photo	Material	Type	Finish	Size	Vendor	Grout	Cuts	Pattern	Orientation	Tile Height	Transition
Kitchen Backsplash	Festival	Metro Glossy Gray III Ceramic Tile	100837129		Ceramic	Subway	Glossy	4x16	Floor and Décor	MAPEI #38 Avalanche grout		70/30	Horizontal	Up to bottom of upper cabinets/microwave above stove	
Powder Room - Floors	N/A - LVP flooring (not tile)														
Master Bathroom - Floor & Walls (includes shower curb)	Bianco Venatino	White	UFBIAV-24		Rectified Porcelain	Field	Matte	24" x 24"	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	N/A	To the ceiling (@ shower) - Tub Wall tile to bottom of window	Chrome Schluter - Square Metal
Master Bathroom - Shower Floor ONLY	Bianco Venatino	White	UFBIAV-13M		Porcelain	Mosaic	Matte	2" x 2" (on 13" x 13" sheets)	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	Parallel with walls	N/A	
2nd and 3rd Bathroom - Floor	Bianco Venatino	White	UFBIAV-24		Rectified Porcelain	Field	Matte	24" x 24"	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	Parallel to Plumbing Wall	N/A	
2nd and 3rd Bathroom - Tub/Shower Walls	Bianco Venatino	White	UFBIAV-24		Rectified Porcelain	Field	Matte	24" x 24"	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	Parallel to Plumbing Wall	To the ceiling (@ shower)	Chrome Schluter - Square Metal
Utility Room - Floor	Bianco Venatino	White	UFBIAV-24		Rectified Porcelain	Field	Matte	24" x 24"	Roca	MAPEI #77 Frost grout	N/A	90 degree / grid	Parallel to Plumbing Wall	N/A	

1/8" GROUT LINES ON ALL NON-MOSAIC TILE UNLESS NOTED OTHERWISE  
 \*\*Similar items may be substituted depending on material availability.

# SOFT FLOORING SPEC SHEET







Melanie Heights (Balbo)											
	Manufacturer	Collection	Name/Color	Model #/SKU	Photo	Material	Type	Finish	Size	Vendor	Install Method
Throughout (plus powder room and stairs)	Artisan Hardwood	Innova Collection	Cortland	ASPC9CL		Vinyl Plank	.3 mm (12 mil) wear layer	Matte	9" W x 7/32" H x 60" L	Modern Home Concepts	Per Contractor
All bedrooms and closets	Mohawk	Charming Tones	725 Warm Almond			Carpet	EverStrand (polyester)	Tufted	5/32 gauge; 0.5 pile height	Houston Carpet Service	12 ft rolls; use with 3/8" or 1/2" pad
Treads & Bullnose Trim (risers are part of the "trim" package)	Coordinating product OR stained/finished to match planks - will require an approval of the color match										

# PLUMBING TRIM SPEC SHEET

Melanie Heights (Balbo)																		
Location	Faucet/Trim							Photo	Fixture									
	Brand/Vendor	Collection/Style	Finish	# Holes/Spread	Model #	Qty	Installation Type		Brand	Collection/Style	Finish	Dimensions	Material	Model #	Qty	Installation Type	Vendor	Photo
Kitchen Sink	Barnett	Premier Sanibel # 284452 Single Handle Pull Down Kitchen Faucet Chrome	Chrome	1		1			PROVIDED BY CT FABRICATOR			31.5" x 18" x 9"	Stainless Steel		1	Undermount		
Master Bathroom - Vanity	Glacier Bay/Home Depot	Dorset 8 in. Widespread Double Handle High-Arc Bathroom Faucet in Polished Chrome (2-Pack)	Chrome	3		1			PROVIDED BY CT FABRICATOR			9" H x 4" D	White Porcelain	US2015	2	Undermount	Provided by CT fabricator	
Master Bathroom - Tub	Sumerain / Amazon.com	Bathroom Wall Mount Bath Tub Faucet, Extra Long Spout with High Flow	Polished Chrome	3		1	Wall-mount		Woodbridge	59" x 30" Freestanding Soaking Tub	White	59" x 30"	Acrylic	W003339685	1	Center Drain	Wayfair.com	
Master Bathroom - Shower	Moen / Build.com	Gibson Single Function Shower Head	Chrome	1 head, 1 control	T3002EP	1	Wall-mount		Shower Liner (with bench - PER PLAN)									
Powder Room - Vanity	Glacier Bay / Home Depot	Jax 8 in. Widespread 2-Handle High-Arc Bathroom Faucet in Chrome by Glacier Bay	Chrome	3 Holes/ x 8 in. Widespread		1			Home Depot	STERLING Sacramento Vitreous China Pedestal Combo Bathroom Sink in White with Overflow Drain	Sterling		Model # 442128-0 Internet #202493897 Store SO SKU #163626	1	Per plan	Home Depot		
2nd and 3rd Bathroom - Vanity	Glacier Bay / Home Depot	Jax 8 in. Widespread 2-Handle High-Arc Bathroom Faucet in Chrome by Glacier Bay	Chrome	3 Holes/ x 8 in. Widespread		1			PROVIDED BY CT FABRICATOR			9" H x 4" D	White Porcelain	US2015	2	Undermount	Provided by CT fabricator	
2nd and 3rd Bathroom - Tub/Shower	Moen	Moen T2133 Chrome Posi-Temp Pressure Balanced Tub and Shower Trim with 2.5 GPM Shower Head and Tub Spout from the Eva Collection	Chrome	1 head, 1 control, 1 spout		1	Wall Mount		Boots / Home Depot	Aloha	Enamel	30" x 60"	Steel	N/A	1	Alcove w/ apron	Plumber Provided	
All Bathrooms									2-piece Toilet with Elongated Seat in White - Provided by Plumber									

\*\*Similar items can be substituted at any time based on material availability.

# LIGHTING SPEC SHEET

Melanie Heights (Balbo)												
	Type	Brand	Collection/Series	Model #	Finish	Vendor	Dimensions	Installation Type	Photo	Bulb Type	Installation Notes	Qty
Kitchen	Island Pendants	Globe Electric	1-Light Polished Chrome Hanging Pendant with Glass Shade	Model # 64023	Polished Chrome	Build.com		Hardwire			Ceiling Mount	3
Powder Room	Vanity	Globe Electric	Parker Bathroom Vanity Set- 3 Light vanity light, towel bar, towel ring, and paper holder included	Model: 51234 Item # bci3091651	Polished Chrome	Build.com	See Diagram	See Diagram		(3) E26 Clear Bulb 40W	not all items might be used	1
Master Bathroom	Vanity	Globe Electric	Parker Bathroom Vanity Set- 3 Light vanity light, towel bar, towel ring, and paper holder included	Model: 51234 Item # bci3091651	Polished Chrome	Build.com	See Diagram	See Diagram		(3) E26 Clear Bulb 40W	not all items might be used	2
2nd and 3rd Bathroom	Vanity	Globe Electric	Parker Bathroom Vanity Set- 3 Light vanity light, towel bar, towel ring, and paper holder included	Model: 51234 Item # bci3091651	Polished Chrome	Build.com	See Diagram	See Diagram		(3) E26 Clear Bulb 40W		1
Exterior Lights	Garage	Globe Electric	Globe Electric Hurley Single Light 16" Tall Outdoor Wall Sconce	Model:44176 Item # bci3263907	Matte Black	Build.com	Height: 16" Width: 6" Product Weight: 1.8 lbs	Hardwire		(1) 60 watt medium (E26) bulb	Wall Mount	2
Exterior Lights	Backdoor	Halo	6in. White Recessed Veiling Light Trim with Adjustable Eyeball		White	The Home Depot	4.1" H x 8" W x 4.1" D					1


\*\* Similar items can be substituted at any time based on material availability.

ALL BULBS ARE TO BE LED 3000K - ALL CANS ARE TO BE 6" Unless Noted Otherwise

HARDWARE SPEC SHEET




Melanie Heights (Balbo)								
	Brand	Collection/Style	Model #/SKU	Finish	Photo	Notes	Installation Notes	Vendor
Front Door/ Exterior Door	Kwikset	Kwikset Amador Single Cylinder Sectional Keyed Entry Handsets with SmartKey, Exterior Only	687AMDUP-265	Chrome				Kwikset
Front Door / Interior Door	Kwikset	Kwikset Lodero Left Handed Interior Trim for Single Cylinder Keyed Entry Handsets	604LRLSQTLH-26	Bright Chrome				Kwikset
Front Door / Interior Door	Kwikset	Kwikset Lodero Single Cylinder Interior Pack for Kwikset Series Handsets	Right Handed: 604LRDTRH-26V1 Left Handed: 604LRDTRH-26V1	Polished Chrome				Kwikset
Garage	Kwikset	Kwikset Lodero Keyed Entry Single Cylinder Door Lever Set with SmartKey Technology from the Signature Series	405LRDRT-26SV1	Polished Chrome		**REVERSIBLE**		Kwikset
Interior Doors	Kwikset (or similar)	Kwikset Lodero Passage Door Lever Set from the Signature Series	200LRDRT26V1	Polished Chrome		**REVERSIBLE**		Kwikset
Interior Doors	Kwikset (or similar)	Kwikset Lodero Privacy Door Lever Set from the Signature Series	300LRDRT26V1	Polished Chrome		**REVERSIBLE**		Kwikset
If needed	Kwikset (or similar)	Kwikset Lodero Non-Turning One-Sided Dummy Door Lever	Right Handed: 488LRDTRH26V1 Left Handed: 488LRDTRH26V1	Polished Chrome		**REVERSIBLE**		Kwikset
Exterior If needed	Kwikset (or similar)	Kwikset Single Cylinder Deadbolt with SmartKey	66026SV1	Polished Chrome				Kwikset
Cabinet Hardware	Build.com	Berenson BN2012-2026P Polished Chrome Tempo 2 Inch Center to Center Bar Cabinet Pull	BN20122026P	Polished Chrome			Drawers - 5" C to C	Build.com
Cabinet Hardware	Build.com	Amerock BPS300526 Polished Chrome Allison Valve Hardware 1-1/4 Inch Diameter Multislot Cabinet Knob with Flat Circular Base	BPS300526	Polished Chrome			Doors	Build.com
Closet Rods	Chrome/Oblong or stained wood - dependent on budget*							
Bathroom Accessories - Master	Globe Electric	Parker Bathroom Vanity Set- 3 light vanity light, towel bar, towel ring, and paper holder included	Model: 51234 Item # bc3091651	Polished Chrome		not all items might be used Quantity: 2	See Diagram	Build.com
Bathroom Accessories - 2nd , 3rd Bathroom	Globe Electric	Parker Bathroom Vanity Set- 3 light vanity light, towel bar, towel ring, and paper holder included	Model: 51234 Item # bc3091651	Polished Chrome		not all items might be used	See Diagram	Build.com
Bathroom Accessories - Powder Room	Globe Electric	Parker Bathroom Vanity Set- 3 light vanity light, towel bar, towel ring, and paper holder included	Model: 51234 Item # bc3091651	Polished Chrome		not all items might be used	See Diagram	Build.com
Address Plaques/Numbers	Hillman Group	Distinctions					See Diagram	Home Depot / Lowes
Standard bathroom accessory locations will be the default for height/proximity to toilet, etc. - Further detail can be confirmed in field.								

# GLASS MIRROR SPEC SHEET

Melanie Heights (Balbo)											
	Area	Type	Detail	Brand (if app)	Model Name/# (if app)	Finish	Dimensions	Image	Qty	Installation Notes	Vendor
Kitchen	N/A										
Powder Bathroom	Mirror	Wall Mount	Rounded Corners	Dohem	Rounded Corner Wall Mirror	Black Metal Frame	24" W x 36" H		1	Center Above Sink at 78" AFF	Amazon
Master Bathroom	Mirror	Sheet	Frameless	N/A	N/A	N/A	Full width of vanity x 42" H* (as to allow 6" space between top of mirror and centerline of J box above - if app)		1	Start at (Sits on) top of quartz backsplash	Various
Master Bathroom	Shower Glass	Frameless	Door & Full height panels	N/A	N/A	Black hardware	Per Plan		1	Ensure vertical blocking in place prior to sheetrock	Various
2nd and 3rd Bathroom	Mirror	Sheet	Frameless	N/A	N/A	N/A	Full width of vanity x 42" H* (as to allow 6" space between top of mirror and centerline of J box above - if app)		1	Start at (Sits on) top of quartz backsplash	Various
Other											



# APPLIANCE SPEC SHEET

Melanie Heights (Balbo)							
	Brand	Type	Overall Dimensions	Model #	Finish	Photo	Vendor
Range	GE	30" Slide-in Front Control Gas Range	30"	JGSS66SELSS	SS		Factory Builders Source
Microwave	GE	30 Inch Wide 1.6 Cu. Ft. 950 Watt Over the Range Microwave with Two-Speed 300 CFM External Venting	30"	Model: JVM3162RJSS	SS		Factory Builders Source
Dishwasher	GE	GE Dishwasher, Top Controls	24"	GDT630PYRFS	SS		Factory Builders Source
ONLY OVERALL DIMENSIONS GIVEN - REFER TO SPEC SHEETS FOR CUT-OUT DIMENSIONS							