

INCLUDED FEATURES & SELECTIONS ADDENDUM



1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

1. Appliances ~ **ORDER PROCESSED**



KitchenAid 36" 6 Burner Gas
Rangetop, Commercial-Style
Model #KCGC506JSS



KitchenAid 39 dBA
Dishwasher in
PrintShield™ Finish with
Third Level Utensil Rack
Model # KDTE204KPS



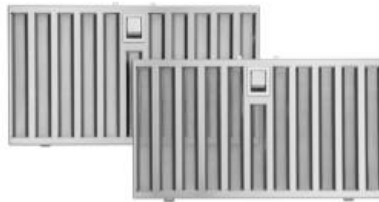
KitchenAid 30" Combination
Wall Oven and Microwave
with Even-Heat True
Convection (Lower Oven)
Model # KOCE500ESS

Note: Model numbers and specifications are subject to change based upon availability from the manufacturer.

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Broan® 30-Inch Built In Power Pack Insert w/ Easy Install System, 650 Max Blower CFM, Stainless Steel with Aluminum Hybrid Baffle Grease Filter

Model BBN3306SS & HPFBN30



42 Inch Counter Depth Built-In Side by Side Refrigerator

JennAir Rise 42" Built-in Side-by-Side Refrigerator with External Ice and Water Dispenser

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2. Cabinets ~ **ORDER PROCESSED** | *Layouts available upon request*

Kitchen

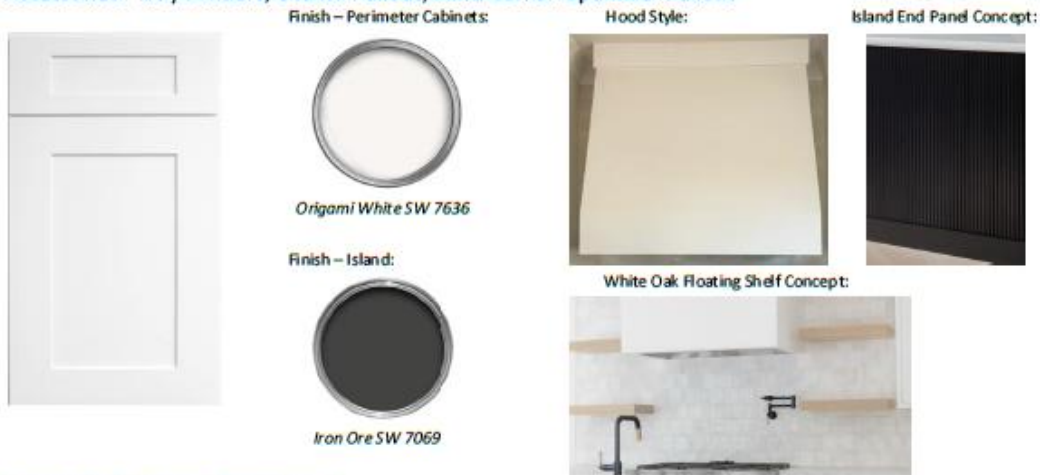
Doors & Drawers with Recessed Panel and Square edge

Perimeter Cabinets Stacked to Ceiling

Island sides accented with Reeded Panels

Floating White Oak Shelves flanking hood

Accessories: Tray Dividers, Utensil Pullout, Blind Corner Optimizer Pullout



Hardware in Honey Bronze finish:



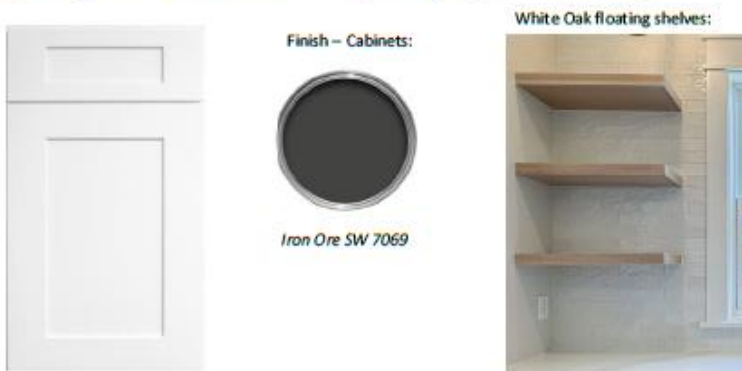
Pantry

Doors & Drawers with Recessed Panel and Square edge

Floating White Oak Shelves

Open Adjustable Shelves to 8' down to countertop with vertical shiplap backing

Opening for 24" Undercounter Refrigerator (*Refrigerator not included*)



Hardware in Honey Bronze finish:



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Mudroom Built-In Cabinets & Bench

Doors & Drawers with Recessed Panel and Square edge
1x6 Vertical Tongue & Groove in back w/ White Oak Shelf
White Oak Bench Seat



Cabinet Finish:



Iron Ore SW 7069

Bench seat & shelf in White Oak:



Hardware in Honey Bronze finish:



Laundry Room

Doors & Drawers with Recessed Panel and Square edge



Finish:



Origami White SW 7636

Hardware in Honey Bronze finish:



Powder Room

No cabinet | 10" mitered front floating stone vanity top | White Oak Floating Shelf below
conceptual image



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Master Bath

Doors & Drawers with Reeded Panel and Square Edge Rail Profile | Square Deco Feet



Cabinet Finish:
White Oak with Pickle Stain



Hardware in Honey Bronze finish:



Bath 2

Doors with Recessed Panel and Square Edge | Vanity with open shelf at base



Cabinet Finish:
White Oak with Pickle Stain



Hardware in Matte Black finish:



Bath 3

Doors & Drawers with Recessed Panel and Square edge



Cabinet Finish:



Iron Ore SW 7069

Hardware in Honey Bronze finish:



Garage Level Bonus Bath

Doors & Drawers with Recessed Panel and Square edge



Cabinet Finish:



Iron Ore SW 7069

Hardware in Matte Black finish:



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3. Plumbing Selections ~ **ORDER PROCESSED**



KITCHEN



Whitehaven 35-3/4" Undermount Single Bowl Farmhouse Kitchen Sink - White
Qty: 1



Complete Strainer With Collar - PVD Brushed Bronze
Qty: 1



Muncy Kitchen Bridge Pull Down Faucet - Satin Bronze PVD
Qty: 1



East Linear Air Activated Disposer Switch - Satin Bronze
Qty: 1



INSINKERATOR 1/2 BADGER 5
Qty: 1

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POWDER



Entrada Close Coupled Elongated Toilet 1.28gpf - Cotton
Qty: 1



Softclose Toilet Seat - Elongated - Cotton
Qty: 1



Toilet Tank Lever, Side Mount - PVD Brushed Bronze
Qty: 1



Litze Widespread Lavatory Faucet with T-Lever Handles -
Luxe Gold **Qty: 1**

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POWDER



Other Push Button Pop Up With Overflow - Luxe Gold
Qty: 1



Trinsic Tissue Holder - Champagne Bronze
Qty: 1



Litze Mini Towel Bar - Luxe Gold
Qty: 1

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POWDER



Bottle Trap With Flange - Luxe Gold
Qty: 1



Angled Supply Stop Valve - Champagne Bronze
Qty: 1



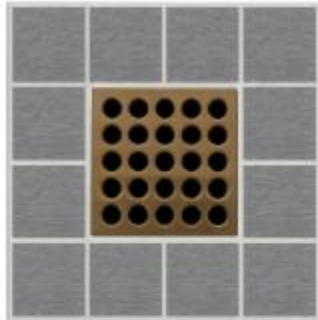
20' Metal Supply Line - Luxe Gold
Qty: 1

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MASTER



Pro Series Drain Cover - Brushed Bronze
Qty: 1



Trinsic Contemporary 2 Handle Monitor 14 Series Valve Trim With 3 Setting Integrated Diverter - Champagne Bronze
Qty: 1



H2Okinetic Single Setting Shower Head With Ultrasoak - Lumicoat Champagne Bronze
Qty: 1



16" Shower Arm - Champagne Bronze
Qty: 1

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MASTER



Universal Showering Components 7 Setting Slide Bar Hand Shower With Cleaning Spray - Lumicoat Champagne Bronze
Qty: 1



Wall Elbow For Hand Shower - Champagne Bronze
Qty: 1



Entrada Close Coupled Elongated Toilet 1.28gpf - Cotton
Qty: 1



Nicoli Two Handle Widespread Bathroom Faucet - Champagne Bronze

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MASTER



Toilet Tank Lever, Side Mount - PVD Brushed Bronze
Qty: 1



Opus Waltz Tub - 6731 Drain Cover - White
Qty: 1

Lever Handles

Satin Bronze finish



Bolsa Contemporary Deck Mount Tub Filler - Satin Bronze
Qty: 1



Trinsic Tissue Holder - Champagne Bronze
Qty: 1



Trinsic Towel Ring - Champagne Bronze
Qty: 2



Trinsic 24" Double Towel Bar - Champagne Bronze
Qty: 1

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BATH 2



Hawkins Bath Left Hand Drain 5' - Canvas White
Qty: 1



Nicoli Monitor 14 Series H2Okinetic Tub And Shower -
Champagne Bronze
Qty: 1



Nicoli Two Handle Widespread Bathroom Faucet -
Champagne Bronze
Qty: 1



Entrada Close Coupled Elongated Toilet 1.28gpf - Cotton
Qty: 1

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BATH 2



Elongated Enameled Wood Toilet Seat - White
Qty: 1



Toilet Tank Lever, Side Mount - PVD Brushed Bronze
Qty: 1



Trinsic Tissue Holder - Champagne Bronze
Qty: 1



Trinsic Towel Ring - Champagne Bronze
Qty: 1



Trinsic 24" Towel Bar - Champagne Bronze
Qty: 1

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BATH 3



Pro Series Drain Cover - Brushed Bronze
Qty: 1



Trinsic Monitor 14 Series Valve Only Trim - Champagne Bronze
Qty: 1



Universal Showering Components 7 Setting Slide Bar Hand Shower With Cleaning Spray - Lumicoat Champagne Bronze
Qty: 1



Wall Elbow For Hand Shower - Champagne Bronze
Qty: 1

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BATH 3



Nicoli Two Handle Widespread Bathroom Faucet - Champagne Bronze
Qty: 1



Entrada Close Coupled Elongated Toilet 1.28gpf - Cotton
Qty: 1



Toilet Tank Lever, Side Mount - PVD Brushed Bronze
Qty: 1



Trinsic Tissue Holder - Champagne Bronze
Qty: 1



Trinsic Towel Ring - Champagne Bronze
Qty: 1



Trinsic Robe Hook - Champagne Bronze
Qty: 1

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GROUND FLOOR



Trinsic Single Handle Bathroom Faucet - Chrome
Qty: 1



Entrada Close Coupled Elongated Toilet 1.28gpf - Cotton
Qty: 1



Elongated Enameled Wood Toilet Seat - White
Qty: 1



Trinsic Towel Ring - Chrome
Qty: 1



Trinsic Tissue Holder - Chrome
Qty: 1

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HEATER



Ext Res CtwH 199K Btu 11Gpm Pump Valve
Qty: 1



Timer Controller For Recirculation
Qty: 1



Pipe Cover Enclosure For The Rc98Hp And Rc80Hp Except
Rucs/Rus Models
Qty: 1

LAUNDRY ROOM



Delta Trinsic Pull-down Faucet in Champagne Bronze finish

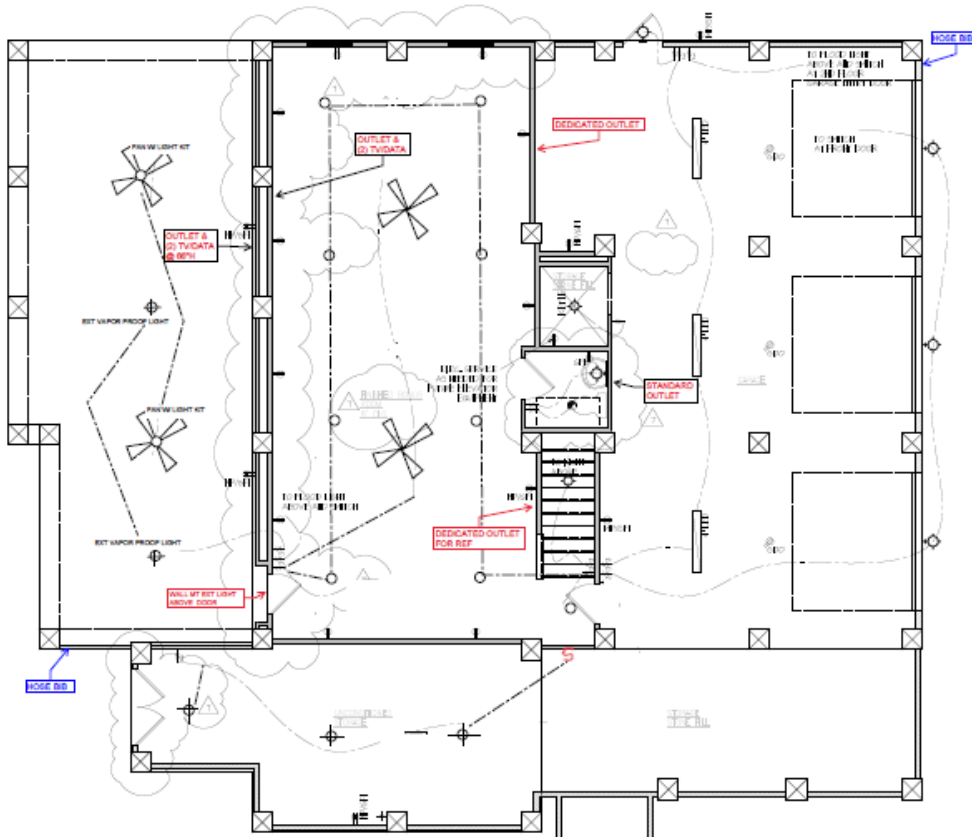
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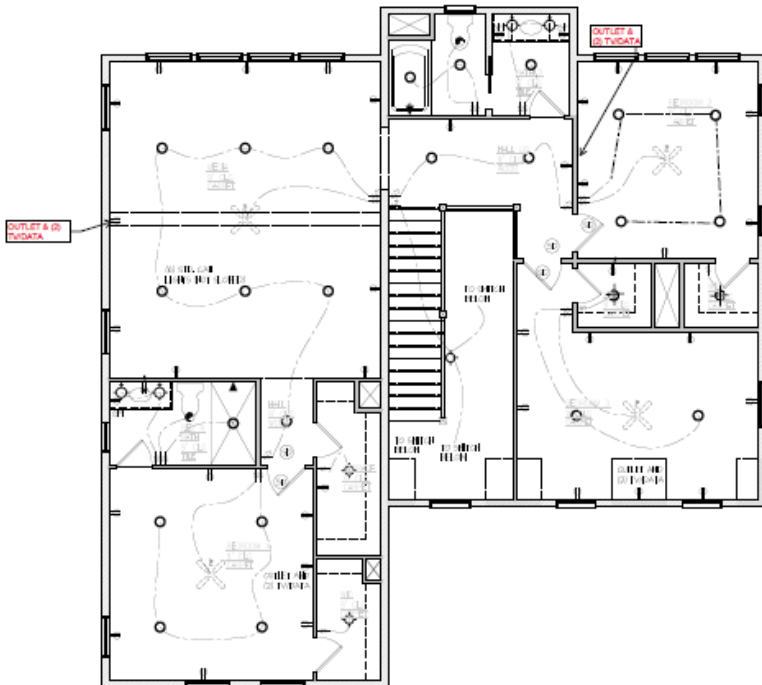
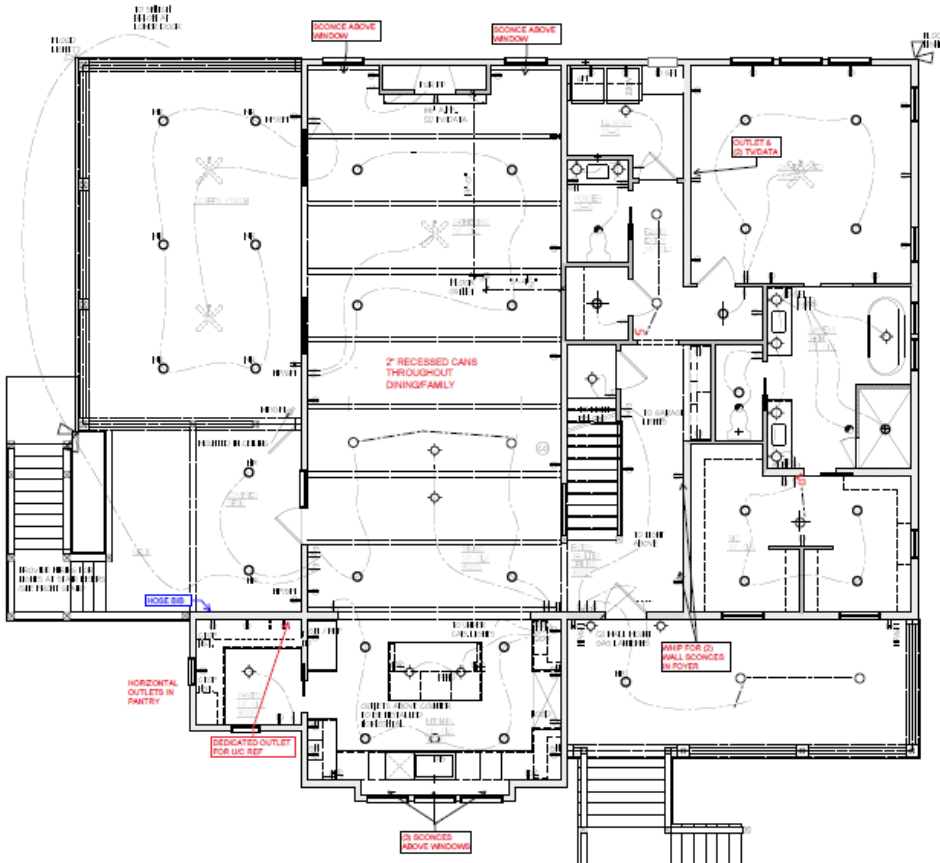
4. Electrical & Low Voltage Selections ~ **ORDER PROCESSED**

LOCATION	DESCRIPTION	QTY
Foyer	Add switch & (2) wall sconces	1
Master Bath	Deco Hanging fixture over Tub (install trip fee)	1
Master Closet	Add Switch & Deco Hanging fixture in front of wall	1
Kitchen	Add Switch & (3) Sconces over kitchen windows	1
Butler's Pantry	Add Dedicated Circuit for UC Ref	1
Family / Dining	Change (8) Recessed Cans to 2" ilo 5"	-8
	Add Switch & (2) Sconces over Windows @ FP	1
Bedrooms 2,3,4	Add Recessed Cans - total of 10	10
Garage Level Bonus	Add Dedicated Circuit for future REF	1
	Add TV/Data & outlet	1
Loggia	Add TV/Data & Outlet at 66" H on wall	1
	Add Fixture over Loggia Door with switch	1
Exterior	Add (1) LED Flood Light	1
	Add (1) Hose Bib	1



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5. Windows, Shutters & Doors ~ **ORDER PROCESSED**

- **Windows:** Jeld-wen BLACK EXTERIOR vinyl windows / 2 over 2 pattern / White Interior / Single Hung / GBG / Low-E – DRB approved 6.19.23



- **Front Door** "Alexandria" Mahogany 3080 3/4 Lite Door ~ 4 Lite over Single Panel
- **Exterior Door Hardware:** Schlage Century Handleset in Matte Black w/ Latitude interior lever



- **Ground Level / Bonus Finished Space Doors**
 - Left Elevation to Loggia - 2868 1/2 Lite over Single Panel, Painted Fiberglass
 - Door from Bonus to Garage - 2868 Solid Two Panel, Painted Fiberglass
 - Rear Elevation from Garage - 2868 Solid Two Panel, Painted Fiberglass
- **Main Floor Doors**
 - Family Room Slider - 16080 Windsor Slider ~ BLACK Exterior / Painted Interior / Euro black handle
 - Dining Area - 5480 Double Door Full Lite, Painted Fiberglass
- **Interior Door:** 2-Panel
- **Interior Door Hardware:** Schlage Solstice Lever in Matte Black | *All Secondary Doors to the exterior will have a Single Cylinder Deadbolt



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6. Fireplace ~ **ORDER PROCESSED**

- **Fire Box:** Standard 42" Novus Direct Vent Gas Box
- **Natural Stone Mantel & Surround:** Material – Brazilian Mist Honed (*design concept below*)



7. Garage Doors ~ **ORDER PROCESSED**

- **Door Selection – 375I | Hardware Selection – Bean Hinge and Handle**



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8. Exterior Colors ~ **ORDER PROCESSED**

The architectural drawing shows a two-story house with a gabled roof, dormer windows, and a front porch. The drawing is annotated with various exterior features and their corresponding color selections, which are listed in boxes around the drawing.

METAL ROOF ACCENTS SLATE GRAY	FRONT PORCH CEILING CLASSIC GRAY 1548 (BEN.MOORE)	
SHINGLE ROOF COBBLESTONE GRAY	REAR PORCH CEILING CLASSIC GRAY 1548 (BEN.MOORE)	
SIDING CLASSIC GRAY 1548 (BEN.MOORE)	WINDOWS BLACK	
TRIM CLASSIC GRAY 1548 (BEN.MOORE)	FLASHING BLACK	
LOUVERED FOUNDATION DOVETAIL SW 7018	FRONT DOOR STAIN ALLUVIUM MW 417	STUCCO FOUNDATION DOVETAIL SW 7018

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9. Lighting Fixtures ~ **ORDER PROCESSED**

- Gas Lanterns: (2) Wall-mount copper / see below







	<p>Two Light Wall Sconce Qty: 2</p> <p><i>Item ID: 7978175</i> <i>5.00"W x 18.75"H</i> <i>Manufacturer: Troy Lighting</i> <i># of Bulbs: 2</i> <i>MFG #: B1619-PBR</i> <i>Max Watts: 12.00 W</i> <i>Finish: Patina Brass</i> <i>Bulb Type: E26</i></p>
Notes	Ins. Bath 3
	<p>Light Bulb Qty: 4</p> <p><i>Item ID: 7925390</i> <i>1.97"W x 3.11"L</i> <i>Manufacturer: Satco</i> <i>Max Watts: 4.50 W</i> <i>MFG #: S21207</i> <i>Bulb Type: G16.5</i> <i>Finish: White</i></p>
Notes	Ins. Bath 3
	<p>LED Flush Mount Qty: 2</p> <p><i>Item ID: 7116451</i> <i>7.88"W x 0.66"H</i> <i>Manufacturer: AFX Lighting</i> <i>Bulb Type: LED</i> <i>MFG #: EGRF08LAJD1WH</i> <i>Finish: White</i></p>
Notes	Ins. Bed 2 & 3 Closet

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	<p>Light Bulb Qty: 2</p> <p>Item ID: 379792 2.38"W x 4.31"H x 4.33"L Manufacturer: Satco Max Watts: 8.80 W MFG #: S29835 Bulb Type: A19 Finish: Frost</p> <p>Notes Ins. Dining Room</p>
	<p>LED Pendant Qty: 2</p> <p>Item ID: 7892097 20.00"W x 27.75"H x 20.00"L Manufacturer: Hinkley # of Bulbs: 1 MFG #: 46894HB Max Watts: 12.00 W Finish: Heritage Brass Bulb Type: E26</p> <p>Notes ETA 2/18 Ins. Dining Room</p>
	<p>LED Flush Mount Qty: 1</p> <p>Item ID: 7116443 5.31"W x 0.68"H Manufacturer: AFX Lighting Bulb Type: LED MFG #: EGRF08LAJD1WH Finish: White</p> <p>Notes Ins. Elevator Closet</p>
	<p>Motor Qty: 1</p> <p>Item ID: 300856 8.07"W x 12.00"H x 48.00"L Manufacturer: Panimation MFG #: MA6721BMW Finish: Matte White</p> <p>Notes Ins. Family Room</p>
	<p>Blade Set Qty: 1</p> <p>Item ID: 7297348 60.00"W x 1.50"H x 29.16"L Manufacturer: Panimation MFG #: B6720MW Finish: Matte White</p> <p>Notes Ins. Family Room</p>

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	Downrod	Qty: 1
<p> <i>Item ID: 519849</i> <i>1.00"W x 1.00"H x 12.00"L</i> <i>Manufacturer: Fanimation</i> <i>MFG #: DR1-12MW</i> <i>Finish: Matte White</i> </p>		
Notes		Ins. Family Room
	Two Light Wall Sconce	Qty: 2
<p> <i>Item ID: 7947750</i> <i>4.75"W x 33.75"H</i> <i>Manufacturer: Troy Lighting</i> <i># of Bulbs: 2</i> <i>MFG #: B1034-PBR</i> <i>Max Watts: 8.00 W</i> <i>Finish: Patina Brass</i> <i>Bulb Type: Candelabra</i> </p>		
Notes		Ins. Foyer
	Light Bulb	Qty: 4
<p> <i>Item ID: 7925390</i> <i>1.97"W x 3.11"L</i> <i>Manufacturer: Satco</i> <i>Max Watts: 4.50 W</i> <i>MFG #: S21207</i> <i>Bulb Type: G16.5</i> <i>Finish: White</i> </p>		
Notes		Ins. Foyer
	12 Light Chandelier	Qty: 1
<p> <i>Item ID: 7764415</i> <i>47.00"W x 29.00"H</i> <i>Manufacturer: Visual Comfort</i> <i># of Bulbs: 12</i> <i>Studio</i> <i>Max Watts: 60.00 W</i> <i>MFG #: 3187912-848</i> <i>Bulb Type: Torpedo</i> <i>Finish: Satin Brass</i> </p>		
Notes		Ins. Foyer
	Light Bulb	Qty: 12
<p> <i>Item ID: 7131017</i> <i>1.38"W x 3.97"L</i> <i>Manufacturer: Satco</i> <i>Max Watts: 5.50 W</i> <i>MFG #: S21273</i> <i>Bulb Type: B11</i> <i>Finish: Clear</i> </p>		
Notes		Ins. Foyer

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	<p>Light Bulb</p> <p>Item ID: 7925388 Manufacturer: Satco MFG #: S21234 Finish: Clear</p> <p>3.15"W x 4.45"L Max Watts: 6.00 W Bulb Type: G25</p>	Qty: 3
Notes		Ins. Garage
	<p>One Light Pendant</p> <p>Item ID: 991990 Manufacturer: Millennium MFG #: RWHS17-SB Finish: Satin Black</p> <p>17.00"W x 9.25"H # of Bulbs: 1 Max Watts: 200.00 W Bulb Type: A</p>	Qty: 3
Notes		Ins. Garage
	<p>Goose Neck</p> <p>Item ID: 535731 Manufacturer: Millennium MFG #: RGN13-SB Finish: Satin Black</p> <p>13.00"W x 2.00"H</p>	Qty: 3
Notes		Ins. Garage
	<p>Two Light Vanity Sconce</p> <p>Item ID: 7147785 Manufacturer: Livex Lighting MFG #: 18972-05 Finish: Polished Chrome</p> <p>6.50"W x 18.50"H # of Bulbs: 2 Max Watts: 60.00 W</p>	Qty: 1
Notes Install horizontal		Ins. garage bath
	<p>Light Bulb</p> <p>Item ID: 7925388 Manufacturer: Satco MFG #: S21234 Finish: Clear</p> <p>3.15"W x 4.45"L Max Watts: 6.00 W Bulb Type: G25</p>	Qty: 2
Notes		Ins. Garage Bath

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	<p>52" Ceiling Fan Qty: 2</p> <p><i>Item ID: 7151782</i> <i>52.00"W x 13.50"H</i> <i>Manufacturer: Generation Lighting</i> <i>MFG #: 3JVR52MBK</i> <i>Finish: Midnight Black</i></p>	
Notes	Ins. Garage Bonus Room	
	<p>LED Flush Mount Qty: 3</p> <p><i>Item ID: 7118451</i> <i>7.88"W x 0.88"H</i> <i>Manufacturer: AFX Lighting</i> <i>Bulb Type: LED</i> <i>MFG #: EGRF08LAJD1WH</i> <i>Finish: White</i></p>	
Notes	Ins. Garage Storage	
	<p>Four Light Chandelier Qty: 1</p> <p><i>Item ID: 7974079</i> <i>54.00"W x 17.00"H x 10.00"L</i> <i>Manufacturer: Crystorama</i> <i># of Bulbs: 4</i> <i>MFG #: XAV-B9307-VG</i> <i>Max Watts: 60.00 W</i> <i>Finish: Vibrant Gold</i> <i>Bulb Type: E12</i></p>	
Notes	Ins. Island	
	<p>Light Bulb Qty: 4</p> <p><i>Item ID: 7131017</i> <i>1.38"W x 3.97"L</i> <i>Manufacturer: Satco</i> <i>Max Watts: 5.50 W</i> <i>MFG #: S21273</i> <i>Bulb Type: B11</i> <i>Finish: Clear</i></p>	
Notes	Ins. Island	
	<p>One Light Wall Sconce Qty: 3</p> <p><i>Item ID: 7969549</i> <i>4.75"W x 11.50"H</i> <i>Manufacturer: Hudson Valley</i> <i># of Bulbs: 1</i> <i>MFG #: 8221-AGB</i> <i>Max Watts: 15.00 W</i> <i>Finish: Aged Brass</i> <i>Bulb Type: E26</i></p>	
Notes	Ins. Kitchen Sconces	

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	<p>Light Bulb Qty: 3</p> <p>Item ID: 7774022 2.38"W x 4.02"H x 4.02"L Manufacturer: Sarco Max Watts: 10.50 W MFG #: S12422 Bulb Type: A19 Finish: Clear</p>
<p style="text-align: center;">Notes</p>	<p style="text-align: center;">Ins. Kitchen Scones</p>
	<p>Light Bulb Qty: 4</p> <p>Item ID: 7925338 1.25"W x 5.00"L Manufacturer: Sarco Max Watts: 5.50 W MFG #: S21345 Bulb Type: T10 Finish: Clear</p>
<p style="text-align: center;">Notes</p>	<p style="text-align: center;">Ins. Living Room Scones</p>
	<p>LED Accent Light Qty: 2</p> <p>Item ID: 7732305 20.00"W x 6.00"H Manufacturer: Hinkley # of Bulbs: 2 MFG #: 47094HB Max Watts: 8.00 W Finish: Heritage Brass Bulb Type: E26</p>
<p style="text-align: center;">Notes</p>	<p style="text-align: center;">Ins. Living Room Scones</p>
	<p>One Light Wall Sconce Qty: 4</p> <p>Item ID: 7978494 14.00"H Manufacturer: Troy Lighting # of Bulbs: 1 MFG #: B4014-GSW Max Watts: 40.00 W Finish: Gesso White Bulb Type: E12</p>
<p style="text-align: center;">Notes</p>	<p style="text-align: center;">Ins. Master Bathroom</p>
	<p>Light Bulb Qty: 4</p> <p>Item ID: 7925390 1.97"W x 3.11"L Manufacturer: Sarco Max Watts: 4.50 W MFG #: S21207 Bulb Type: G16.5 Finish: White</p>
<p style="text-align: center;">Notes</p>	<p style="text-align: center;">Ins. Master Bathroom</p>

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	<p>Downrod Qty: 1</p> <p><i>Item ID: 820587</i> <i>1.00"W x 1.00"H x 12.00"L</i></p> <p><i>Manufacturer: Fanimation</i></p> <p><i>MFG #: DR1-12BS</i></p> <p><i>Finish: Brushed Satin</i></p>
Notes	Ins. Master Bedroom
	<p>Motor Qty: 1</p> <p><i>Item ID: 300859</i> <i>8.07"W x 12.00"H x 48.00"L</i></p> <p><i>Manufacturer: Fanimation</i></p> <p><i>MFG #: MA6721BBS</i></p> <p><i>Finish: Brushed Satin</i></p>
Notes	Ins. Master Bedroom
	<p>Blade Set Qty: 1</p> <p><i>Item ID: 7297348</i> <i>60.00"W x 1.50"H x 29.16"L</i></p> <p><i>Manufacturer: Fanimation</i></p> <p><i>MFG #: B6720MW</i></p> <p><i>Finish: Matte White</i></p>
Notes	Ins. Master Bedroom
	<p>Three Light Pendant Qty: 1</p> <p><i>Item ID: 7891848</i> <i>15.25"W x 20.00"H x 15.25"L</i></p> <p><i>Manufacturer: Troy Lighting</i> <i># of Bulbs: 3</i></p> <p><i>MFG #: F1615-VGL</i> <i>Max Watts: 8.00 W</i></p> <p><i>Finish: Vintage Gold Leaf</i> <i>Bulb Type: Candelabra</i></p>
Notes	Ins. Master Tub
	<p>Light Bulb Qty: 3</p> <p><i>Item ID: 7131017</i> <i>1.38"W x 3.97"L</i></p> <p><i>Manufacturer: Satco</i> <i>Max Watts: 5.50 W</i></p> <p><i>MFG #: S21273</i> <i>Bulb Type: B11</i></p> <p><i>Finish: Clear</i></p>
Notes	Ins. Master Tub

INCLUDED FEATURES & SELECTIONS ADDENDUM

1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~








	<p>Downrod</p> <p>Item ID: 7299413 0.50"W x 24.00"L</p> <p>Manufacturer: Visual Comfort Fan</p> <p>MFG #: DR24MBK</p> <p>Finish: Midnight Black</p>	Qty: 1
Notes		Ins. Media Room
	<p>58" Ceiling Fan</p> <p>Item ID: 7151766 58.00"W x 13.50"H</p> <p>Manufacturer: Generation Lighting</p> <p>MFG #: 3JVR58MBK</p> <p>Finish: Midnight Black</p>	Qty: 1
Notes		Ins. Media Room
	<p>LED Wall Sconce</p> <p>Item ID: 7897943 5.00"W x 23.50"H</p> <p>Manufacturer: Hinkley</p> <p>MFG #: 50912HB</p> <p>Finish: Heritage Brass</p> <p># of Bulbs: 2</p> <p>Max Watts: 6.00 W</p> <p>Bulb Type: E26</p>	Qty: 2
Notes ETA 1/30		Ins. Powder Room
	<p>Light Bulb</p> <p>Item ID: 7925338 1.25"W x 5.00"L</p> <p>Manufacturer: Sarco</p> <p>MFG #: S21345</p> <p>Finish: Clear</p> <p>Max Watts: 5.50 W</p> <p>Bulb Type: T10</p>	Qty: 4
Notes		Ins. Powder Room
	<p>58" Ceiling Fan</p> <p>Item ID: 7151763 58.00"W x 14.70"H</p> <p>Manufacturer: Generation Lighting</p> <p>MFG #: 3JVR58MBKD</p> <p>Finish: Midnight Black</p> <p># of Bulbs: 1</p> <p>Max Watts: 20.00 W</p> <p>Bulb Type: Array</p>	Qty: 2
Notes		Ins. Rear Loggia

INCLUDED FEATURES & SELECTIONS ADDENDUM

1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~









	<p>58" Ceiling Fan</p> <p>Item ID: 7151788 Manufacturer: Generation Lighting MFG #: 3JVR58MBK Finish: Midnight Black</p>	<p>58.00"W x 13.50"H</p> <p>Qty: 2</p>
Notes		Ins. Screened Porch
	<p>Downrod</p> <p>Item ID: 7289478 Manufacturer: Visual Comfort Fan MFG #: DR12MBK Finish: Midnight Black</p>	<p>0.50"W x 12.00"L</p> <p>Qty: 2</p>
Notes		Ins. Screened Porch
	<p>One Light Pendant</p> <p>Item ID: 991900 Manufacturer: Millennium MFG #: RWHS14-SB Finish: Satin Black</p>	<p>14.00"W x 8.25"H</p> <p># of Bulbs: 1 Max Watts: 200.00 W Bulb Type: A</p> <p>Qty: 3</p>
Notes		Ins. Side/Pedestrian Door
	<p>Goose Neck</p> <p>Item ID: 535731 Manufacturer: Millennium MFG #: RGN13-SB Finish: Satin Black</p>	<p>13.00"W x 2.00"H</p> <p>Qty: 3</p>
Notes		Ins. Side/Pedestrian Door
	<p>Light Bulb</p> <p>Item ID: 7925386 Manufacturer: Sarco MFG #: S21234 Finish: Clear</p>	<p>3.15"W x 4.45"L</p> <p>Max Watts: 6.00 W Bulb Type: G25</p> <p>Qty: 3</p>
Notes		Ins. Side/Pedestrian Door

INCLUDED FEATURES & SELECTIONS ADDENDUM

1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~






	<p>LED Flush Mount Qty: 2</p> <p>Item ID: 7116450 12.00"W x 0.66"H Manufacturer: AFX Lighting Bulb Type: LED MFG #: EGRF12LAJD1WH Finish: White</p>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Notes</td> <td style="width: 50%;">Inc. Storage/Jan's Closet</td> </tr> </table>		Notes	Inc. Storage/Jan's Closet
Notes	Inc. Storage/Jan's Closet		
	<p>52" Ceiling Fan Qty: 3</p> <p>Item ID: 7151781 52.00"W x 13.50"H Manufacturer: Generation Lighting MFG #: 3JVR52RZW Finish: Matte White</p>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Notes</td> <td style="width: 50%;">Inc. Upstairs Bedrooms</td> </tr> </table>		Notes	Inc. Upstairs Bedrooms
Notes	Inc. Upstairs Bedrooms		
	<p>Manufacturer #: VX100DGB Qty: 2 Description: Vapor Light</p>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Notes</td> <td style="width: 50%;">Inc. Under Porch</td> </tr> </table>		Notes	Inc. Under Porch
Notes	Inc. Under Porch		
	<p>Light Bulb Qty: 2</p> <p>Item ID: 7774022 2.36"W x 4.02"H x 4.02"L Manufacturer: Satco Max Watts: 10.50 W MFG #: S12422 Bulb Type: A19 Finish: Clear</p>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Notes</td> <td style="width: 50%;">Inc. Under Porch</td> </tr> </table>		Notes	Inc. Under Porch
Notes	Inc. Under Porch		
	<p>Manufacturer #: WF3 LED 30K MW M6 Qty: 8 Description: Wafer Light 3"</p>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Notes</td> <td style="width: 50%;">Inc. Dining Room/Living Room</td> </tr> </table>		Notes	Inc. Dining Room/Living Room
Notes	Inc. Dining Room/Living Room		
	<p>LED Semi-Flush Mount Qty: 1</p> <p>Item ID: 7197228 20.00"W x 4.50"H x 20.00"L Manufacturer: Lark # of Bulbs: 3 MFG #: 83203LCB Max Watts: 14.00 W Finish: Lacquered Brass Bulb Type: G40</p>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Notes</td> <td style="width: 50%;">Inc. Laundry</td> </tr> </table>		Notes	Inc. Laundry
Notes	Inc. Laundry		

INCLUDED FEATURES & SELECTIONS ADDENDUM

1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~



	Light Bulb	Qty: 3
<p> <i>Item ID: 7131078</i> <i>4.88"W x 6.54"L</i> <i>Manufacturer: Sarco</i> <i>Max Watts: 8.00 W</i> <i>MFG #: S21260</i> <i>Bulb Type: G40</i> <i>Finish: White</i> </p>		
Notes		Ins. Laundry
	Four Light Pendant	Qty: 1
<p> <i>Item ID: 7275369</i> <i>16.00"W x 16.00"H</i> <i>Manufacturer: Quorum</i> <i># of Bulbs: 4</i> <i>MFG #: 873-4-80</i> <i>Max Watts: 60.00 W</i> <i>Finish: Aged Brass</i> <i>Bulb Type: Candelabra</i> </p>		
Notes		Ins. Pantry
	Light Bulb	Qty: 4
<p> <i>Item ID: 7925331</i> <i>0.98"W x 3.20"L</i> <i>Manufacturer: Sarco</i> <i>Max Watts: 2.80 W</i> <i>MFG #: S21340</i> <i>Bulb Type: T8</i> <i>Finish: Clear</i> </p>		
Notes		Ins. Pantry
	One Light Wall Sconce	Qty: 2
<p> <i>Item ID: 7971487</i> <i>7.50"W x 12.50"H x 14.00"L</i> <i>Manufacturer: Mitzi</i> <i># of Bulbs: 1</i> <i>MFG #: H770101-AGB</i> <i>Max Watts: 60.00 W</i> <i>Finish: Aged Brass</i> <i>Bulb Type: E26</i> </p>		
Notes		Ins. Bath 2
	Light Bulb	Qty: 2
<p> <i>Item ID: 379792</i> <i>2.36"W x 4.31"H x 4.33"L</i> <i>Manufacturer: Sarco</i> <i>Max Watts: 8.80 W</i> <i>MFG #: S29835</i> <i>Bulb Type: A19</i> <i>Finish: Frost</i> </p>		
Notes		Ins. Bath 2

INCLUDED FEATURES & SELECTIONS ADDENDUM



1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

10. Countertops ~ **ORDER PROCESSED** | See countertop waivers on final pages

Kitchen Perimeter & Island

Cambria Colton Quartz -3 cm

Eased Edge



Butler's Pantry

Virginia Mist Honed Granite -3 cm

Eased Edge

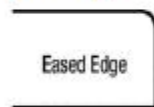


Powder Room

Calacatta Namibia Leather Marble -3 cm

10" H Floating Vanity

Eased Edge



vanity concept



INCLUDED FEATURES & SELECTIONS ADDENDUM



1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

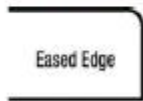
Laundry Room

Black Soapstone -3 cm

4" Backsplash around sink area

Countertop above washer/dryer

Eased Edge

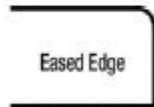


Master Bath

Calacatta Parea Quartz -3 cm

6" Deco Backsplash on back wall

Eased Edge

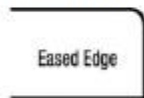


Bath 2 (2nd Floor Hall)

Virginia Mist Honed Granite -3 cm

4" Backsplash

Eased Edge



INCLUDED FEATURES & SELECTIONS ADDENDUM



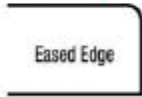
1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

Bath 3 (En Suite)

Modena Quartz -3 cm

4" Backsplash

Eased Edge

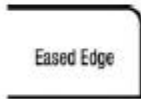


Garage Level Bonus Bath

Maya Leather Quartzite -3 cm

4" Backsplash

Eased Edge



11. Mirrors

Powder Room
24x47 Black Metal Frame



Master Bath
30x48 Brass Metal Frame



INCLUDED FEATURES & SELECTIONS ADDENDUM



1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

Bath 2
33x42 Arch Black Metal Frame



Bath 3
24x40 Black Metal Frame



Garage Level Bath
20x36 Oval Black Metal Frame



12. Tile ~ **ORDER PROCESSED**

MASTER BATH

FLOOR: Stanza Grey Porcelain 24x24 tile | Installed in Straight Lay pattern
Grout color ~ Mink



SHOWER FLOOR: Stanza Grey Basketweave mosaic
Grout color ~ Mink



INCLUDED FEATURES & SELECTIONS ADDENDUM



1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

SHOWER WALLS: Stanza White Porcelain 4x12 tile | Installed in brick pattern to the ceiling
Grout color ~ Arctic White
Shampoo & Soap Niche with Foot Niche underneath at 18" above shower floor

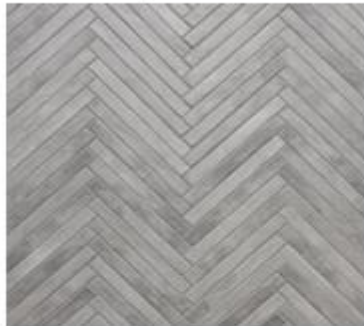


#640 Arctic White



LAUNDRY ROOM:

FLOOR: UC Westside Silver Matte 2x18 tile | Installed in Diagonal Herringbone pattern
Grout color ~ Smoke Gray



89 Smoke Grey

BATH 2 (with tub):

FLOOR: Off White Moroccan Concrete 8x9 Hexagon tile
Grout color ~ Bleached Wood



#545 Bleached Wood



INCLUDED FEATURES & SELECTIONS ADDENDUM



1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

TUB WALLS: Rice Bianco 3x8 Glossy tile on side walls | Bianco Structure 3x8 on back wall
Installed in Vertical Stack pattern to ceiling | Grout color ~ Frosty

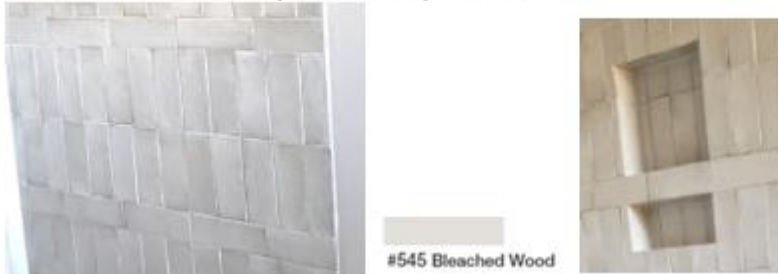


BATH 3 (with shower):

BATH FLOOR & SHOWER FLOOR: Famed Diamond 1" Penny Round mosaic
Grout color ~ Bleached Wood



SHOWER WALLS: Rice Natural 3x8 Glossy tile | Install pattern repeat: 2 rows vertical / 1 row horizontal
Grout color ~ Bleached Wood | 12x20 shampoo niche in wall



GARAGE BONUS 1/2 BATH:

FLOOR: Rhetoric Composition Grey 12x24 tile | Installed in offset brick pattern
Grout color ~ Smoke Grey



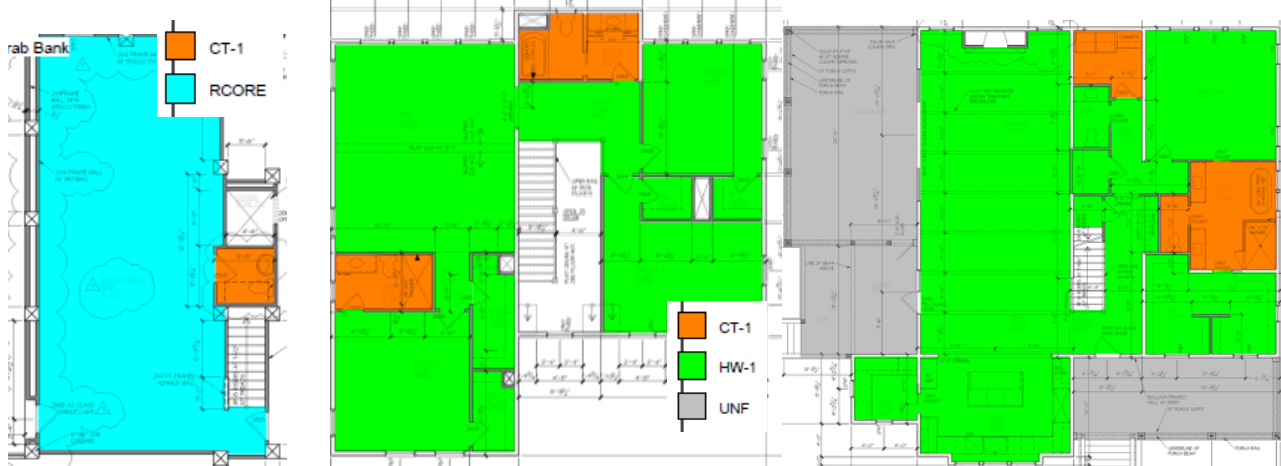
INCLUDED FEATURES & SELECTIONS ADDENDUM



1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

13. Hardwoods ~ ORDER PROCESSED

- **Hardwood Selection:** 3-1/4" x 3/4" White Oak #2 Presealed Solid Hardwood (Green below)
- **LVP Selection:** Coretec ProPlus 7" x 5mm x 48" Rigid Core/LVP ~ Color: Springfield Oak (Blue below)



- **Hardwood Finish:** Bona Natural Seal with Loba Easy Satin



14. Interior Colors ~ ORDER PROCESSED

ROOM	WALL PAINT	TRIM PAINT	CEILING PAINT
	Sherwin Williams® Builders Solution Interior Flat Latex	Pro-Classic® Interior Semi-Gloss Latex	Duron® Painters Edge Interior Flat Latex
GROUND FLOOR			
BONUS ROOM	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
BONUS BATH	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
FIRST FLOOR			
FOYER	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
Trim @ Mud Bench	-----	Iron Ore SW 7069 *match cabinets*	-----
KITCHEN	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
PANTRY	Origami White SW 7636	Extra White SW 7006	Extra White SW 7006
DINING / FAMILY	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
REAR HALL/ELEV CLOSET	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
POWDER	Origami White SW 7636	Extra White SW 7006	Extra White SW 7006
LAUNDRY	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
MASTER CLOSET	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
MASTER BATH	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
MASTER BEDROOM	Origami White SW 7636	Extra White SW 7006	Extra White SW 7006
SECOND FLOOR			
2 nd FLOOR LANDING	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
BEDROOM 2 & CLOSET	Origami White SW 7636	Extra White SW 7006	Extra White SW 7006
BEDROOM 3 & CLOSET	Origami White SW 7636	Extra White SW 7006	Extra White SW 7006
GUEST BATH	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
MEDIA ROOM	Origami White SW 7636	Extra White SW 7006	Extra White SW 7006
STORAGE CLOSET	Extra White SW 7006	Extra White SW 7006	Extra White SW 7006
BEDROOM 4 & CLOSET	Origami White SW 7636	Extra White SW 7006	Extra White SW 7006
BATH 3 (en suite)	Origami White SW 7636	Extra White SW 7006	Extra White SW 7006

NOTES: All Crown directly above cabinets should match cabinet color!!!

INCLUDED FEATURES & SELECTIONS ADDENDUM



1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

15. Interior Trim ~ **ORDER PROCESSED**

Crown Molding

2-piece crown with 5-1/4" Cove Crown on inverted Speed Base wall plate



Baseboards

7-1/4" Speed base with quarter round at hardwood/tile



no quarter round at newel posts

Window & Door Casing

289 header with rounded bead



2-Story Foyer / 2nd Floor Landing Wall Trim

Vertical V-Groove inside tall 1x6 trimmed panels (2 total boxes in the vertical height)



INCLUDED FEATURES & SELECTIONS ADDENDUM

1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~



Family / Dining Ceiling

1x6 painted V-Groove applied to ceiling with Mitered, painted beams

Similar to image below



- Interior Stair Parts ~ **ORDER PROCESSED**
 - **Newel:** 4002 Chamfered Box Newel in White Oak (no shoe at base)
 - **Handrail:** 6840 White Oak
 - **Baluster:** 1-1/4" Square Painted Baluster (2 per tread)



16. Shelving ~ **ORDER PROCESSED** | *Layouts available upon request*

INCLUDED FEATURES & SELECTIONS ADDENDUM



1695 CRAB BANK DRIVE
~ BERESFORD SPEC ~

17. Backsplash ~ **ORDER PROCESSED**

Kitchen Backsplash

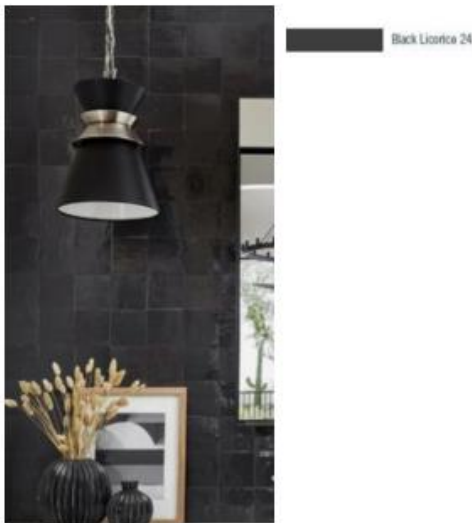
Rice Natural 2x6 handmade/zellige look tile
Installed in horizontal brick pattern to ceiling
Bleached Wood grout with 1/16 grout joint



Powder Room Backsplash

Accent Wall behind Sink

Riad Black Zellige 4x4 tile
Installed in straight lay pattern on full wall to ceiling
Black Licorice grout with tight grout joint



ORDER PROCESSED = This selection has been finalized and processed. No changes can be made.

* = Standard | If customer selects outside of inc. specifications (if applicable), customer is responsible for all related costs.

PLEASE NOTE: All photos used are for conceptual purposes; actual colors, products and installation may vary.