

## Introduction

*This document summarizes how we've envisioned our future home; we are very willing to change items that are impractical or unnecessarily expensive. Thanks for any feedback and suggestions you might have.*

*- Ken and Lori Hilts*

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## 1 Exterior

- 1.1 Framing – 2x6 exterior walls, 2x4 interior unless extra width is needed for plumbing, electrical, venting, etc.
- 1.2 Roofing – 26- or 24-gauge metal, “forest green” or similar.  
*NOTE: If necessary for cost savings, we would consider a shingled roof.*
  - 1.2.1 Gutters – downspouts away from foundation
- 1.3 Siding – Vinyl; 0.044” thickness minimum
- 1.4 Windows
  - 1.4.1 Living room windows directly adjacent to fireplace are fixed windows
  - 1.4.2 Garage front windows (above garage doors) are fixed windows
  - 1.4.3 All other first floor windows are single or double casement as shown in concept model *JW or Pella Vinyl*
- 1.5 Doors
  - 1.5.1 Front – Mid-grade metal door with sidelights; deadbolt and lockset
  - 1.5.2 Side (interior-to-garage) – Mid-grade metal door
  - 1.5.3 Rear (interior-to-deck) – Double-hinged French door; multi-point *Pella* locking or foot bolt
  - 1.5.4 Rear (garage entry) – Mid-grade metal door; deadbolt and lockset
  - 1.5.5 Basement Bulkhead (top of bulkhead stairs) – Steel
  - 1.5.6 Basement Bulkhead Entry (bottom of bulkhead stairs) – Mid-grade metal door
- 1.6 Garage Doors – Two sectional; each with an overhead-mounted screw-drive opener
- 1.7 Lighting
  - 1.7.1 Front Porch – Three lights, each on a fixed downrod as shown in concept model
  - 1.7.2 Back Deck – Wall-mounted sconces
    - 1.7.2.1 Above the deck French door
    - 1.7.2.2 (Possible second location controlled by the same switch) Other end of deck
    - 1.7.2.3 Wet-rated
    - 1.7.2.4 Standard E-26 bulb socket

- 1.7.3 Garage Doors – Wall-mounted sconces
  - 1.7.3.1 Steel-shade lantern sconces at each side and between garage doors (three total positions)
  - 1.7.3.2 Wet-rated
  - 1.7.3.3 Standard E-26 bulb socket
- 1.7.4 Garage Back Door – Wall-mounted sconce
  - 1.7.4.1 Above the door
  - 1.7.4.2 Wet-rated
  - 1.7.4.3 Standard E-26 bulb socket
- 1.8 Landscaping – mulch beds and assorted shrubs at the front of house as shown in concept model
- 1.9 Drainage - Desired home site location is on a gentle ridge; other than standard grading around the home site, no special grading for drainage is anticipated (subject to review by pros) *French Drains for bsmt waterproofing*
- 1.10 Driveway
  - 1.10.1 Gravel
  - 1.10.2 Approx. 250' X 12'
- 1.11 Compressor Location - Rear of the house, generally between the rear garage door and the back deck

## 2 Interior

- 2.1 Floors
  - 2.1.1 Kitchen, Bathrooms – Porcelain tile
    - 2.1.1.1 12" X 12" or similar standard size
    - 2.1.1.2 Grade 3 – residential moderate traffic
  - 2.1.2 Laundry – Porcelain tile
    - 2.1.2.1 12" X 12" or similar standard size
    - 2.1.2.2 Grade 3 – residential moderate traffic
    - 2.1.2.3 Floor drain
  - 2.1.3 Garage – Unfinished concrete slab
  - 2.1.4 All other first floor areas – wood plank
    - 2.1.4.1 5" width
    - 2.1.4.2 White oak, French oak or similar appearance
    - 2.1.4.3 Solid wood, not "engineered"
    - 2.1.4.4 Example:
 

<https://www.homedepot.com/p/Malibu-Wide-Plank-Ocean-City-French-Oak-3-4-in-T-x-5-in-W-Wire-Brushed-Solid-Hardwood-Flooring-22-6-sq-ft-case-HDMCSS853SF/313333249>
- 2.2 Doors
  - 2.2.1 36" X 80", 6-panel
  - 2.2.2 Finish – To match floor planks *Oak?*
- 2.3 Ceiling Beams *Oak DF EWP?* *WP Beams & T&G*
  - 2.3.1 Decorative beams in vaulted ceiling area. Beams don't have to be structural (but can be if that makes sense for construction).

2.3.2 Authentic appearance is important.

2.3.3 Cross-section profile: Approx. 6" X 8", can be hollow / 'U'-shaped

2.3.4 Finish – To match floor planks

2.4 Trim and Moulding

2.4.1 Window trim – "craftsman" style

2.4.1.1 Example:



2.4.2 Door trim – "craftsman" style (similar to window trim)

2.4.3 Baseboard moulding – "craftsman" style

2.4.3.1 5 to 5-1/2 inches height

2.4.3.2 Inside and outside corner joins – 45-degree miter

2.4.4 All door, window and baseboard trim finish to match floor planks

2.5 Ceilings

2.5.1 Vaulted center "great room" area (living room, dining area, kitchen)

2.5.1.1 6" width

2.5.1.2 Tongue-and-groove

2.5.1.3 Solid wood, not "engineered"

2.5.1.4 Pine, light appearance

2.5.1.5 Example:

<https://www.homedepot.com/p/1-in-x-6-in-x-12-ft-Premium-Pine-Tongue-and-Groove-Common-Softwood-Board-1612PPTG/320513036>

2.5.2 All other areas – Drywall, 5/8" thickness minimum, primed and painted

2.6 Walls

2.6.1 Kitchen – Ceramic tile backsplash

2.6.2 Laundry – Short (4-6" height from floor) tile backsplash (can be same as laundry floor tile), primed and painted drywall above the backsplash

*Floor tile for baseboard*

2.6.3 All other first floor areas – drywall, primed and painted

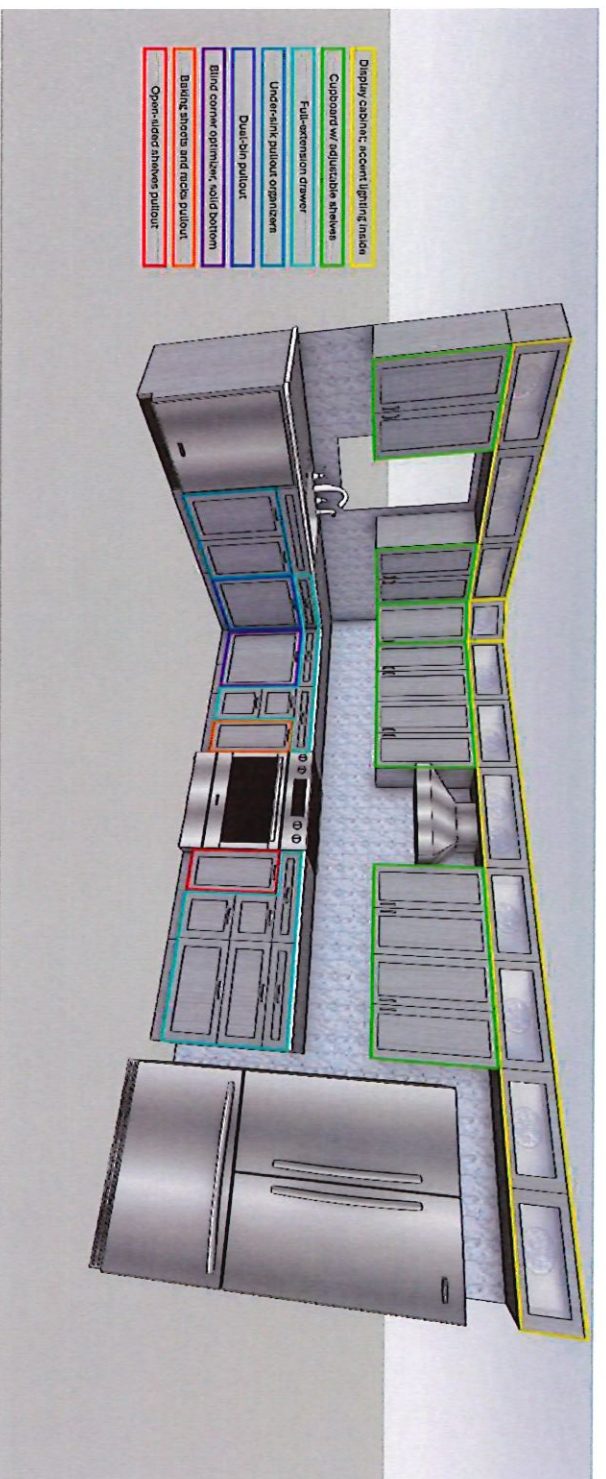
### 3 Kitchen

3.1 Cabinets

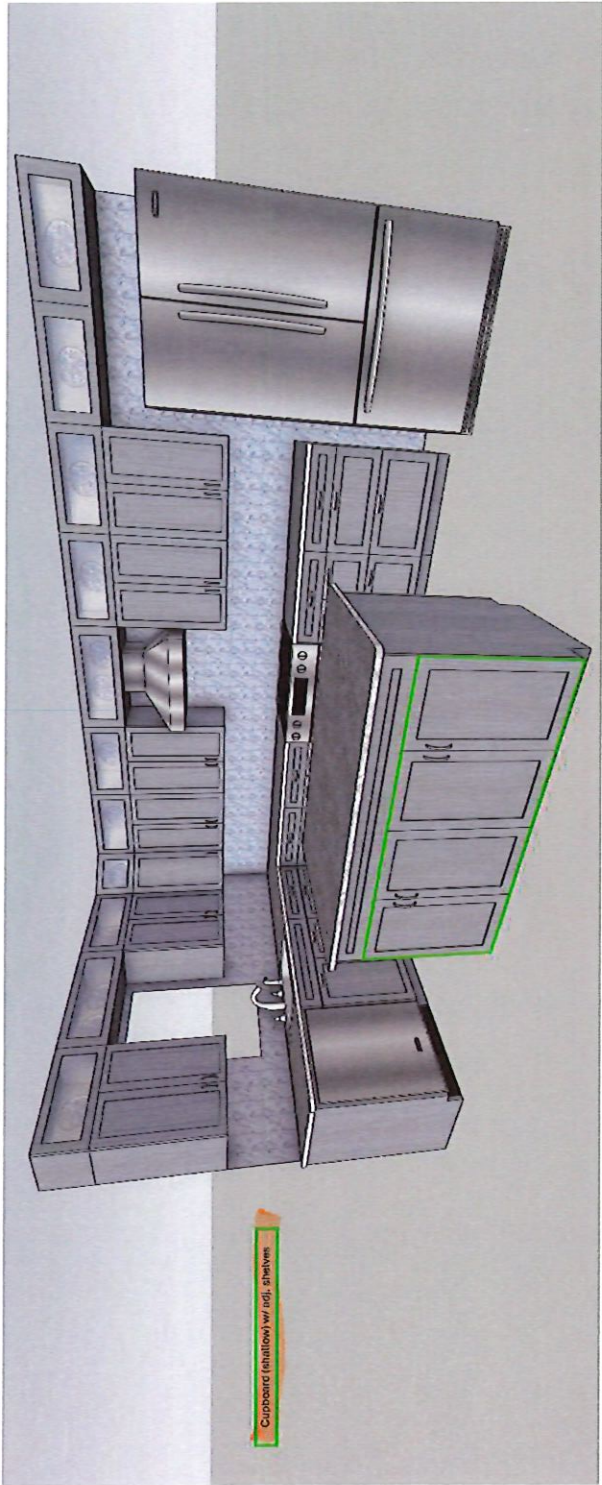


- 3.1.1 Cabinet boxes
  - 3.1.1.1 Plywood, painted (paint color TBD)
  - 3.1.1.2 Standard widths
- 3.1.2 Cabinet doors and drawer fronts
  - 3.1.2.1 Solid wood, painted (paint color TBD)
  - 3.1.2.2 Full overlay cabinet and drawer doors
  - 3.1.2.3 Shaker-style, example:  
[https://www.cabinetdoors.com/products/Shaker\\_Kitchen\\_Cabinet\\_Door\\_painted-605-0.html](https://www.cabinetdoors.com/products/Shaker_Kitchen_Cabinet_Door_painted-605-0.html)
- 3.1.3 Cabinet / drawer knobs
  - 3.1.3.1 Solid metal, brushed nickel or similar finish
  - 3.1.3.2 Example:  
<https://www.cabinetdoors.com/products/1-1-4-commercial-round-cabinet-knob/>
- 3.1.4 Bottom Cabinets
  - 3.1.4.1 Corner cabinet only – “magic corner” with hinged “soft close” door located to the right of the corner
  - 3.1.4.2 All other bottom cabinets / drawers – pull-out, full-extension slides (not hinged), “soft close”
- 3.1.5 Top Cabinets – hinged, “soft close”
- 3.1.6 Corner Cabinets – TBD configuration for best utilization of space

3.2 Kitchen Cabinet Functional Usage - View 1



3.3 Kitchen Cabinet Functional Usage - View 2





3.4 Kitchen Cabinet Functional Usage - View 3



**3.5 Countertops**

- 3.5.1 Main and island counter material – “Quartzite”
- 3.5.2 Sink area holes – one back-center for faucet, one back-right for soap dispenser

**3.6 Appliances**

- 3.6.1 Stove – 30-inch standard slide-in induction range
- 3.6.2 Range hood – 30-inch wall mount, outdoor-vented
- 3.6.3 Dishwasher – 24-inch standard under-counter
- 3.6.4 Refrigerator
  - 3.6.4.1 36" standard-depth freestanding
  - 3.6.4.2 Water hookup for water/ice dispenser
- 3.6.5 Microwave
  - 3.6.5.1 24-inch drawer-mount
  - 3.6.5.2 Mounted in the kitchen island
- 3.6.6 Garbage Disposal
  - 3.6.6.1 Undersink-mounted
  - 3.6.6.2 Septic-safe
  - 3.6.6.3 Example:  
<https://www.insinkerator.com/en-us/shop/insinkerator/insinkerator-evosepticassist>

**3.7 Sink**

- 3.7.1 Undermount
- 3.7.2 24" width X 16" front-to-back X 9" depth
- 3.7.3 16-gauge stainless steel

**3.8 Faucet – Single handle with pull-down sprayer****3.9 Lighting**

- 3.9.1 Ceiling
  - 3.9.1.1 Recessed downlight
  - 3.9.1.2 Adjustable “eyeball”
  - 3.9.1.3 Lamp socket compatible with BR30 lamps
- 3.9.2 Multi-lamp fixture centered above island (if using house plan with vaulted ceiling above island)
- 3.9.3 Under top cabinets (to help illuminate countertops)
- 3.9.4 Accent lighting in (top glass-fronted) display cabinets

**4 Pantry**

- 4.1 Primarily open shelving with a “tall” cabinet or open area for broom/mop storage

**5 Dining Area**

- 5.1 Lighting
  - 5.1.1 Ceiling
    - 5.1.1.1 Recessed downlight
    - 5.1.1.2 Adjustable “eyeball”



5.1.1.3 Lamp socket compatible with BR30 lamps

5.1.2 Multi-lamp fixture centered above dining table

## 6 Living / Family Room

### 6.1 Fireplace

6.1.1 Wood-burning for decorative purposes

6.1.2 Floor-to-(nearly) ceiling surround as shown in concept model

6.1.3 Same appearance for surround, mantel, overmantel, and hearth

6.1.3.1 Stone veneer / panels

6.1.3.2 Predominantly light-to-medium grays

6.1.3.3 Mosaic pattern preferred – examples:



6.1.3.4 A more regular pattern may be used if there is a cost benefit - example:



### 6.2 Ceiling Lighting

6.2.1 Recessed downlight

6.2.2 Adjustable “eyeball”

6.2.3 Lamp socket compatible with BR30 lamps

## 7 Bedrooms

7.1 Lighting – ceiling fan / light combo

## 8 Office

8.1 Lighting – ceiling fan / light combo

## 9 Bathrooms

9.1 Countertops – laminate

9.2 Faucets – centerset

9.3 Shower/Tub Design

9.3.1 Master bath – One-piece or multi-piece walk-in shower, glass door(s)

9.3.2 Second bath – One-piece or multi-piece tub/shower combo, curved shower curtain rod

9.4 Toilets (both bathrooms)

9.4.1 Base

9.4.1.1 Two-piece

9.4.1.2 Elongated bowl

9.4.1.3 ADA height

9.4.1.4 Example:

<https://www.americanstandard-us.com/two-piece-toilets/cadet-pro-two-piece-128-gpf-48-lpf-chair-height-elongated-10-inch-rough-toilet-less-seat/white-215ab104020>



9.4.2 Bidet Seat

9.4.2.1 Bidet seat to fit elongated bowl

9.4.2.2 Example:

<https://www.americanstandard-us.com/electronic-spalet-bidet-seats/advanced-clean-30-electric-spalet-bidet-seat-with-remote-operation/white-8018a60grc020>

9.5 Lighting

9.5.1 Ceiling-mount globe fixture with 2+ standard lamp sockets

9.5.2 Vanity – lights mounted above mirror surface or at each side of mirror surface (may be integrated with vanity cabinet)



9.6 Vanity cabinet – mirror-faced cabinet

## 10 Laundry Room

10.1 Countertop – laminate

10.2 Deep sink

10.3 Floor drain

10.4 Shelves and storage – TBD; anticipated to be primarily open shelving with top hinged-door cabinets

## 11 Hallways

11.1 Ceiling Lighting

11.1.1 Recessed downlight



11.1.2 Adjustable “eyeball”

11.1.3 Lamp socket compatible with BR30 lamps

## 12 Heating / Cooling

12.1 Probably forced-air heating and cooling with all ductwork and registers under the floor for ease of installation (home has full basement)

## 13 Basement

13.1 Exterior grading, drainage, and foundation sealing to prevent moisture ingress



13.2 Interior wall sealing with DRYLOK or similar



13.3 Heating/cooling adjustable vents in basement to provide ventilation and some climate control

13.4 Lighting – LED hanging “shop light” fixtures

## 14 Electrical



14.1 Amperage – 300A service anticipated to support the use of electrical as the power source for all energy consumption, including (but not limited to) 2x Level 2 EV charging, heating, cooling, induction stovetop

14.2 Power Distribution (Special)

14.2.1 Garage wired to support two NEMA 14-50 outlets for Level 2 EV charging, one mounted for each vehicle location. Each location to support 240-Volt / up to 50 Amp.

14.2.2 Both bathrooms to have power outlets in proximity to the commode to allow the use of full-bidet or seat-bidet fixtures

14.3 Power Outlets

14.3.1 Type – Leviton Decora

14.3.2 Special Locations

14.3.2.1 Two flush-mounted floor dual outlet boxes in the living room; one under each end table location. Example:



14.3.2.2 One or two outlet locations in the pantry wall for use with a small wine refrigerator and a charging location for a handheld vacuum

14.4 Light Switches

14.4.1 Kitchen (Main), Laundry, Halls, Closets, Basement, Garage, Exterior – Leviton Decora Rocker



14.4.2 Bathrooms – Leviton Decora LED Illuminated Rocker

14.4.3 Kitchen (Under-cabinet countertop illumination and glass-front display cabinets), Dining Area – Leviton Decora Slide (dimmer)

14.5 Ceiling Fan-With-Light Switches (Living Room, Bedrooms, Office) – Leviton Decora Rocker

14.6 Bathroom Ventilation Fan Switches – Leviton Decora In-Wall 60-Minute Countdown Timer Switch

## 15 Deck and Front Porch

15.1 Decking – Trex Select or similar mid-performance composite material

15.2 Railing – Trex Select T-Rail or similar mid-performance material