



# *Specification Sheet*

## *EXHIBIT A (BTH095-PL)*

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**-KEY-**

- **Clear Sealed Pine:**
  - 1x8 tongue and groove pine with v-notch WP4 sealed with **Clear** Satin Water-Based Interior Polyurethane.
- **Painted Pine: White**
  - 1x8 tongue and groove pine with v-notch WP4 painted bright white, satin finish
  - Primed Kilz Kitchen and Bath Interior Latex Primer/Sealer/Stain blocker with Mildew-Resistant Finish.
  - Knots sealed with shellac-based knot sealer
- **Heirloom Pine:**
  - Luxury Vinyl Plank Flooring: Lifeproof - **Heirloom Pine** 8.7 in. W x 47.6 in.
- **Blue Metal:**
  - Metal Sales, 26 ga corrugated. Metal Roofing **Ocean Blue #35**
- **Lap Siding:**
  - LP Smartside Lap Siding, Cedar Texture – painted to color-match LP snowscape white
- **LED Lighting:**
  - 4 Inch Ultra-Thin LED Recessed Ceiling Light with Junction Box, 5000K Daylight, 9W 75W Eqv, Dimmable, 750LM High Brightness - ETL and Energy Star Certified



## -HOME SPECIFICATIONS-

- **Square Footage:** 221 SF / 311 SF with lofts  
✓ *(sf calculated by available interior floor space of home)*
- **Trailer/Overall Length:** 30' Trailer / 35' including trailer tongue and rear appliances
- **Travel Height:** 13'-6"
- **Width:** 8'-6"
- **GAWR:** 21,000-lb

## -SAFETY SPECIFICATIONS-

- **Fire:** Fire extinguisher, smoke/CO alarm
- **Emergency Egress:** Slider window in bedroom loft
- **Travel:** Tie downs for appliances and straps
- **Gas:** Combustible Gas Alarm

## -UTILITY SPECIFICATIONS-

- **Heat / AC:** Electric heat, window provided for Window AC Unit
- **Cooking:** 12" gas cooktop, 24" electric oven, Microwave.
- **Ventilation:** Bathroom Vent, Whole House Vent, Range Hood, Litterbox vent
- **Electrical:** (1) On-grid 50amp 120/220V service, twist and lock plug
- **Water:** On-grid city water inlet
- **Propane:** Two-Stage Regulator w/ Freeze cap, (2) Propane QCC Acme Pigtails. No tank included
- **Off-grid:** N/A

## -FRAMING SPECIFICATIONS-

- **Trailer/Floor Insulation:** Closed Cell Spray Foam: R-35
- **Roof Insulation:** Mix of 2" Rigid Foam and 2x4 Rockwool: R-28
- **Wall Insulation:** 2x4 Rockwool: R-15
- **Floor Framing:** Pressure Treated Plywood, 2x2 steel beam mezzanine framing
- **Wall Framing:** 2x4
- **Roof Framing:** 2x6
- **Wall Framing Type:** 24" O.C. advanced framing
- **Roof/Floor Joist Framing Type:** 16" O.C. traditional framing



## **-BATHROOM-**

✓ *Utilities:*

- **Shower/ Faucet:**
  - Sterling - Ensemble 36 in. x 34 in. x 75-3/4 in. Shower Kit in White
  - Delta - ActivTouch 9-Spray 3.8 in. Single Wall Mount Handheld Shower Head in White
    - Moen Adler 1-Handle 1-Spray Shower Faucet with Valve in Chrome
- **Sink/ Faucet:**
  - Aquafaucet Waterfall Spout Single Handle Lever Hole Commercial Bathroom Sink Vessel Faucet Oil Rubbed Bronze
  - IKEA Hemnes Sink cabinet with 2 drawers, black-brown stained, 32 5/8 x 19 1/4 x 35"
  - IKEA Tolken Countertop, marble effect 32 1/4"x19 1/4"
  - AquaSource White Vessel Round Bathroom Sink with Overflow Drain (15.35-in x 15.35-in)
- **Toilet:**
  - Kohler Cimarron Comfort Height Round Toilet Bowl White
  - Mayfair - Round Molded Wood Whisper Close® Toilet Seat in White
- **Lighting:**
  - (2) 4" LED, 5000K
  - IKEA Vipparp Wall lamp, 3-spots, bronze color
- **Ventilation:**
  - Delta Breez Slim Series 100cfm Exhaust Fan
  - Delta Breez Slim Series 50cfm Exhaust Fan (litter cabinet)
- **Outlets/ Switches:**
  - (3) paddle switches – Vanity light and both fans
  - (1) dimmable paddle switch – ceiling lights.
  - (1) GFCI outlet



## -BATHROOM CONT.-

✓ *Storage/Furnishings:*

- **Hardware:**
  - Glacier Bay - Mandouri Single Post Toilet Paper Holder in Bronze
  - Glacier Bay - Mandouri Series 24 in. Double Towel Bar in Bronze
- **Medicine Cabinet:** Style Selections 15.75-in x 25.75-in Rectangle Recessed Mirrored Medicine Cabinet – Java
- **Mirror:** IKEA Hemnes Mirror, black-brown 23 5/8x35 3/8"
- **Bathroom Cabinet:** See Exhibit D, Detail Drawings

✓ *Finishing:*

- **Flooring:** Style Selections 7-3/4-in x 9-in Groutable Grecian Marble Peel and Stick Vinyl Tile
- **Ceiling:** Painted Pine - White
- **Walls:**
  - Wainscoting painted with BEHR **Rainforest** M440-7, **eggshell** finish
  - White Beadboard along upper section
- **All Window/Door Trim:** Painted pine: white – cut down to size (or equal)

✓ *Windows & Doors:*

- (1) 26" Pocket Door - Colonist Primed Textured Molded Composite MDF Interior Door Slab.
  - Primeline Solid Brass with Classic Bronze Finish Privacy Pocket Door Lock
- **Windows:**
  - 18.5"W x 26.5"H (19"x27" RO) Awning Window - Clear Glass - Vinyl, White



## **-CLOSET / HALLWAY-**

✓ *Utilities:*

- **Electrical Panel:** (1) EP 50amp 220V/120V
- **Outlets/ Switches:**
  - (2) 120V Outlet (wardrobe and east wall)
- **Lighting:** (1) 4" LED 5000K
- **Safety:** First Alert Combination Explosive Gas and Carbon Monoxide Alarm with Backlit Digital Display, GCO1CN
  - Plugged into east wall outlet
- **Heating:** King PAW1215 1500-watt 120V Pic-A-Watt Wall Heater in White

✓ *Storage/Furnishings:*

- **Wardrobe Cabinet:** See Exhibit D, Detail Drawings

✓ *Finishing:*

- **Flooring:** Heirloom Pine
- **Ceiling:** Clear sealed pine
- **Walls:** Mix Clear Sealed Pine and Painted Pine: White
- **All Window/Door Trim:** Clear Sealed Pine – cut to size (or equal)

✓ *Windows & Doors:*

- 26" Pocket Door – same as bathroom



## -KITCHEN / ENTRY-

✓ *Utilities:*

• **Cooking:**

- Ramblewood - High efficiency **2 burner gas cooktop**, Stainless Steel, ETL Safety Certified, GC2-37P (LPG/Propane Gas).
- Gasland Chef - 24" Built-in **Electric Oven**, 240V 3200W 2.3cu/ft, 11 Cooking Functions w/ Rotisserie, Digital Display, Touch Control, Stainless Steel Finish (ES611TS)
- LG - 2.2 cu. ft. Over the Range Microwave in Stainless Steel with Sensor Cook and ExtendaVent

- **Fridge/Freezer:** Not Included (See Addendum 2 for details)

- **Sink:** Lexicon - Standard Size Rectangle Quartz Composite Kitchen Sink, 23"W x 18"L x 8.5"D - White

- **Faucet:** Glacier Bay - Sentio Single-Handle Pull-Down Sprayer Kitchen Faucet in Mediterranean Bronze

- Matching oil rubbed bronze sink strainer: Premier Copper Products - 3.5 in. Kitchen, Prep and Bar Basket Strainer Drain, Oil Rubbed Bronze.

- **Lighting:** (3) 4" LED 5000K

- **Ventilation:** Over Range Microwave [see cooking]

• **Outlets/ Switches:**

- (2) Standard GFCI outlets - counter
- (4) GFCI outlets provided for appliances
- (1) Dimmable Paddle Switch – LED lights
- (2) Paddle switches – porch light and pendant lights

✓ *Storage/Furnishings:*

• **Custom Furnishings:**

- Microwave mount with IKEA Bodbyn gray cover panel fascia to match cabinetry.
- "Murphy Table" – See Exhibit D, Detail Drawings



## -KITCHEN / ENTRY CONT.-

- **Wall Cabinets: IKEA Sektion Wall Cabinets**
  - Cabinet w/ Shelving, 36x15x30 - west
  - Cabinet w/ Shelving, 15x15x30 - west
  - Cabinet w/ Shelving, 24x15x20 - south
- **Base Cabinets: IKEA Sektion Base Cabinets**
  - Cabinet for sink, 24x24x30
  - Cabinet for oven, 24x24x30
  - Maximera Base cabinet w/ 3 drawers, 18x24x30
  - Corner base cabinet w/ carousel, 38x24x30
  - High Cabinet Frame without interior shelving, 15x24x80
- **Cabinet Fronts & Fascia: IKEA Bodbyn, Gray**
  - (1) 15x30 Glass door - wall
  - (2) 18x30 Glass doors – wall
  - (1) 24x20 door - wall
  - (1) 18x50 door - high
  - (1) 18x30 doors - high
  - (1) 24x30 door - sink
  - (1) 2-p door/corner base cabinet set, 13x30
  - (2) Toekick, 84x2.5 Bodbyn, gray
  - (1) 25x80 Cover panel, Bodbyn, gray - high
  - (1) 25x30 Cover panel, Bodbyn, gray - sink
  - (2) 15x32.5 Cover panel, Bodbyn, gray – microwave/ south wall
  - Drawer fronts as needed
- **Counter:** Dekton Ultra Compact Surface Countertop in **Bergen**, 173”
- **Backsplash:** Approx. 11sq/ft prepared for future installation of tile by THO (see addendum 2 for details)
- **Handles:** Brightened Opulence Bronze with Copper Highlights Drawer Pull
  - (9) 5-1/16” pull
  - (1) 12” pull
  - (1) 1-5/16 square knob





## -KITCHEN / ENTRY CONT.-

✓ *Windows & Doors:*

- **Entry Door:**

- Therma-Tru Benchmark Doors – **36" x 80"** Fiberglass Craftsman Right-Hand Outswing Prehung Single Front Door, Brickmould Included
  - Painted with BEHR Marquee Exterior, **Tidal M510-6**
  - Exterior painted only. Interior remains standard white.
- Kwikset: Tustin Venetian Bronze Exterior Entry Door Lever and Single Cylinder Deadbolt Combo Pack Featuring SmartKey Security

- **Window:** 30.5"W x 37.5"H (31 x 38 RO) Slider Window - Vinyl, White

- **Cat Door:** Cat Mate Electromagnetic Cat Flap, White

✓ *Finishing:*

- **Flooring:** Heirloom Pine
- **Ceiling:** Clear Sealed Pine
- **Walls:** Painted Pine: White
- **All Window/Door Trim:** Clear Sealed and Painted Pine: White (or equal)



## -LIVINGROOM / STAIRCASE-

✓ *Utilities:*

• **Outlets/ Switches:**

- (4) Standard 120V Outlets
- (1) Dual Standard/ USB 120V Outlet – “murphy table”
- (1) Thermostat
- (1) Dimmable paddle switch (wardrobe light)
- (1) Universal Wall Mount Ceiling Fan Switch
- (1) RG6 Connection
- (1) Rotary switch – whole house vent
  - Electrical provided for future HRV installation (see addendum 2 for details)

- **Lighting:** (2) Kichler Barrington Distressed Black and Aged Wood Rustic Seeded Glass Cylinder Pendant Light - Model #39517

- **Ceiling Fan:** Westinghouse Alloy 42” LED Oil Rubbed Bronze Ceiling Fan, Light Kit

- **Heating:** King PAW1215 1500-watt 120V Pic-A-Watt Wall Heater in White

✓ *Storage/Furnishings:*

- **Mezzanine:** Open storage (Approx. 8” opening height; exposed plywood subfloor)
  - For Drawers - See Exhibit D, Detail Drawings
- **Stairs:** See Exhibit D, Detail Drawings
- **Custom catwalk:** See Exhibit D, Detail Drawings

✓ *Finishing:*

- **Flooring:** Heirloom Pine
- **Ceiling:** Clear sealed pine
- **Walls:** Painted Pine: White
- **All Window/Door Trim:** Clear Sealed Pine - cut down to size (or equal)

✓ *Windows & Doors:*

- (2) 29.5”W x 43.5”H (30x44 RO) Single Hung Windows - Vinyl, White
- (2) 29.5”W x 12.5”H (30x13 RO) Fixed/ Picture Windows - Vinyl, White
- (2) 37.5”W x 14.5”H (38x15 RO) Fixed/ Picture Windows - Vinyl, White
- (1) 37.5”W x 14.5”H (38x15 RO) Awning Window - Vinyl, White



## -SECONDARY LOFT (south)-

- ✓ *Utilities:*
  - **Outlets/ Switches:**
    - (1) 120V Outlet
    - (1) Dimmable Paddle Switch
  - **Lighting:** (1) 4" LED 5000K
- ✓ *Storage/Furnishings:*
  - **Barrier:** See Exhibit D, Detail Drawings
- ✓ *Finishing:*
  - **Flooring:** Heirloom Pine
  - **Ceiling:** Clear sealed pine
  - **Walls:** Mix Clear Sealed Pine and Painted Pine: White

## -BEDROOM LOFT-

- ✓ *Utilities:*
  - **Outlets/ Switches:**
    - (2) Dual Standard/ USB 120V Outlets
    - (1) Paddle switch – Main area pendant lights
    - (1) Dimmable paddle switch – loft LEDs
  - **Lighting:** (2) 4" LED 5000K
- ✓ *Storage/Furnishings:*
  - (1) IKEA Kallax Shelf unit, **white** 30 3/8x57 7/8 (8 cubbies)
- ✓ *Finishing:*
  - **Flooring:** Heirloom Pine
  - **Ceiling:** Clear sealed pine
  - **Walls:** Mix Clear Sealed Pine and Painted Pine: White
  - **All Window/Door Trim:** Clear Sealed Pine - cut down to size (or equal)
- ✓ *Windows & Doors:*
  - (1) 27.5"H x 64.5"W (28x65 RO) Slider window - Vinyl, White - *Secondary Egress*
  - (1) 12.5"H x 59.5"W (13x60 RO) Slider Window - Vinyl, White



## -EXTERIOR-

✓ *Utilities:*

- **Electrical:**

- 50amp Power Plug Twist Lock Inlet (north)
- (1) exterior electrical outlet, 120V (south)
- (1) exterior RG6 connection (south)
- (2) electrical cap-offs for future installation of porch lights by THO

- **Water:**

- City Water Inlet Flange (north)

- **Gas/ Propane:**

- Gas/ Propane connection, see 'Utility Specifications' (north)
- Rinnai - V65eP V Model Series High Efficiency Tankless **Water Heater**

- **Drainage Connections:** (2) ABS Drainage Outfalls with Waste Gate Valves.

- 2" for gray water and 3" for black water

✓ *Storage/Furnishings:*

- **Custom Awning:** 28"D x 57"W awning, **detachable for transit**. Framing Painted white to match siding with Blue Metal roofing (See addendum 2)

- **Front Access Stairs:** Not Included.

✓ *Finishing:*

- **Roofing:** Blue Metal
- **North Wall Siding:** Upper Lap Siding with Lower Blue Metal
- **East Wall Siding:** Upper Lap Siding with Lower Blue Metal
- **South Wall Siding:** Upper Lap Siding with Lower Blue Metal
- **West Wall Siding:** Upper Lap Siding with Lower Blue Metal
- **All Trim:** White LP Smartside window and door trim