

JUNIPER HOUSE

SANITIZED PROJECT CLOSEOUT PACKET

*j*sd joy street
DESIGN



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jsd

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WELCOME

A NOTE FROM KELLY



Maya & Jordan,

We loved designing this home, especially the kitchen. We hope you feel the same way every time you walk in.

This packet is your reference for the finished project. It includes product specifications, care instructions, project schedules, and an illustrative financial summary.

Thank you for trusting us with your home.

Kelly Finley

CEO + Creative Director

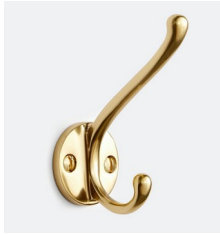
Joy Street Design

SPECIFICATIONS



Butler's Pantry

jsd



HOOKS

ACCESSORIES

DIMENSIONS	1-1/2"w x 3"h x 3" d
FINISH	Aged Brass, Aged Brass
MATERIAL	Solid Brass



SMALL CABINET PULL

CABINET HARDWARE

DIMENSIONS	5.04" CTC
FINISH	Split Graphite & Aged Brass
MATERIAL	Brass



APPLIANCE PULL

CABINET HARDWARE

DIMENSIONS	24" CTC
FINISH	Split Graphite & Aged Brass
MATERIAL	Metal



LARGE CABINET PULLS

CABINET HARDWARE

DIMENSIONS	12" CTC
FINISH	Split Graphite & Aged Brass
MATERIAL	Brass



ROMAN SHADE FABRIC

FABRIC

DIMENSIONS	56.8"w
COLOR	Sand/Dove
MATERIAL	100% Linen



AIR SWITCH

PLUMBING FIXTURES

DIMENSIONS	2"Dia. x 15/16"h
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	9611-K50-SN

Butler's Pantry

continued

jsd



AIR SWITCH ASSEMBLY

PLUMBING FIXTURES

DIMENSIONS	4 1/4" x 3"
ITEM #	MT953/Box



GARBAGE DISPOSAL

PLUMBING FIXTURES

DIMENSIONS	5 1/16"Dia. x 14 5/16"h
COLOR	Black
ITEM #	STEALTH 750



PULL DOWN FAUCET

PLUMBING FIXTURES

DIMENSIONS	14 5/8"h x 10 13/16" Proj.
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	K55-103-TG-SN



STRAINER

PLUMBING FIXTURES

DIMENSIONS	4 1/8"Dia.
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	MT202/BRS



UNDERMOUNT SINK

PLUMBING FIXTURES

DIMENSIONS	32"w x 18"d x 10"h
FINISH	Polished White
MATERIAL	Fireclay
ITEM #	3218W



WATER FILTRATION

PLUMBING FIXTURES

ITEM #	BG-6000FF
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Butler's Pantry

continued

jsd



BACKSPLASH-TILE

TILE

DIMENSIONS	11.73" x 12" Sheet
FINISH	Calacatta, Honed
MATERIAL	Calacatta Marble



CHAIR - FABRIC

FABRIC

DIMENSIONS	54"w
COLOR	30
MATERIAL	Polyester - 62%, Cotton - 38%



CHAIRS

FURNITURE

DIMENSIONS	18.75"w x 22"d x 30"h
COLOR	Dark Green
MATERIAL	Metal, Fabric



SCONCES

LIGHTING

DIMENSIONS	8"w x 4.75"d x 13"h
FINISH	Hewn Brass Lacquered
MATERIAL	Glass, Metal

Family Room

jsd



PILLOWS

ACCESSORIES

DIMENSIONS	23" x 23"
FINISH	White, Velvet
MATERIAL	Feather Down Alternative Insert



ACCENT CHAIR FABRIC

FABRIC

DIMENSIONS	55"w
COLOR	Sky
MATERIAL	Polyester, Cotton, Viscose, Linen



KNOBS

CABINET HARDWARE

DIMENSIONS	1-1/4"Dia
FINISH	Champagne Bronze
MATERIAL	Steel & Zinc



COFFEE TABLE

FURNITURE

DIMENSIONS	48"Dia. x 12"h
FINISH	Washed Tobacco
MATERIAL	Mango Wood



PULLS

CABINET HARDWARE

DIMENSIONS	7-9/16"
FINISH	Champagne Bronze
MATERIAL	Steel & Zinc



GAME CHAIRS

FURNITURE

COLOR	Green
MATERIAL	Velvet

Family Room

continued

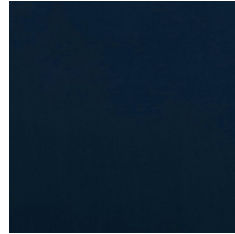
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GAME TABLE

FURNITURE

DIMENSIONS	43.5"Dia. extends to 59" x 29.5"h
FINISH	Walnut
MATERIAL	Wood



SECTIONAL FABRIC

FABRIC

DIMENSIONS	55"w
COLOR	50
MATERIAL	100% Polyester



SCONCES

LIGHTING

DIMENSIONS	8"w x 18.75"h
FINISH	Burnished Brass
MATERIAL	Brass, Glass



RUG

RUGS

DIMENSIONS	12' x 15'
COLOR	Multi
MATERIAL	Jute



RUG PAD

RUGS

DIMENSIONS	9' x 13'
COLOR	Grey
MATERIAL	Fiber Blend



FIREPLACE TILE

TILE

DIMENSIONS	6" x 12"
FINISH	Neutral, Honed & Polished
MATERIAL	Fireclay

Guest Bathroom 1

jsd



VANITY

CABINETRY

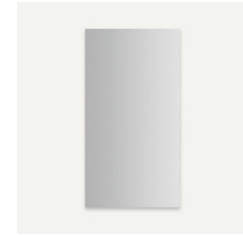
DIMENSIONS	26"w x 21.75"d x 34"h
COLOR	Saffron
MATERIAL	Hardwood



SCONCE

LIGHTING

DIMENSIONS	5.8"Dia. x 11.5"h
FINISH	Midnight, Brushed Nickel,
MATERIAL	Spun Aluminum



MEDICINE CABINET

ACCESSORIES

DIMENSIONS	15 1/4"w x 30"h x 4"d
MATERIAL	Mirror



MIRROR

ACCESSORIES

DIMENSIONS	20"w x 30"h
FINISH	Brushed Nickel
MATERIAL	Stainless Steel



HANDSHOWER

PLUMBING FIXTURES

DIMENSIONS	4 1/16"
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	HS-083-30K.18-SN



HANDSHOWER KIT

PLUMBING FIXTURES

DIMENSIONS	68" Shower Hose
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	9127-30K-SN

Guest Bathroom 1

continued

jsd



OVERFLOW DRAIN

PLUMBING FIXTURES

FINISH	Brushed Nickel
MATERIAL	Brass
ITEM #	K-7271



PRESSURE BALANCE TRIM

PLUMBING FIXTURES

DIMENSIONS	7 1/4"Dia.
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	TO-PB2L-30K-SN



PRESSURE BALANCE VALVE

PLUMBING FIXTURES

DIMENSIONS	1/2"
MATERIAL	Brass
ITEM #	PB2-R



TOILET

PLUMBING FIXTURES

DIMENSIONS	16"w x 28"d x 27"h
FINISH	Glazed Cotton
MATERIAL	Ceramic
ITEM #	MS642 124CEFG#01



TRIP LEVER

PLUMBING FIXTURES

FINISH	Brushed Nickel
MATERIAL	Brass
ITEM #	THU750#BN



TUB

PLUMBING FIXTURES

DIMENSIONS	30" x 60"
FINISH	Polished White
MATERIAL	Acrylic
ITEM #	K-20 201-LA

Guest Bathroom 1

continued

jsd



TUB SPOUT

PLUMBING FIXTURES

DIMENSIONS	6 3/4" Proj. x. 2 5/16"Dia.
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	TS-30K-30-SN



WIDESPREAD FAUCET

PLUMBING FIXTURES

DIMENSIONS	6" Spout CTC
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	3102K



ROBE HOOK

PLUMBING ACCESSORIES

DIMENSIONS	2 13/16"Dia. x 2 3/4" Proj.
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	30K-RH -SN



TOILET PAPER HOLDER

PLUMBING ACCESSORIES

DIMENSIONS	7.5"w x 3"h x 2- 3/4" Proj.
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	30K-STP-SN



TOWEL BAR

PLUMBING ACCESSORIES

DIMENSIONS	24"w
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	30-24 -SN



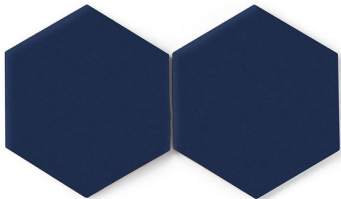
TOWEL RING

PLUMBING ACCESSORIES

FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	30K-TR-SN

Guest Bathroom 1

continued



TILE - FLOOR TILE

TILE

DIMENSIONS	8" Hexagon
FINISH	Lake Tahoe, Matte
MATERIAL	Ceramic

TILE - SHOWER WALL

TILE

FINISH	White, Honed
MATERIAL	Dolomite

TILE METAL TRIM

TILE

DIMENSIONS	8' x 1/2"
FINISH	White, Matte

Guest Bathroom 2

jsd



VANITY

CABINETRY

DIMENSIONS 26"w x 21.75"d x 34"h

COLOR Walnut

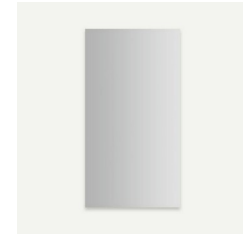


SCONCE

LIGHTING

DIMENSIONS 8.5"w x 9.75"-11.5"h

FINISH Antiqued, Burnished Brass



MEDICINE CABINET

ACCESSORIES

DIMENSIONS 15 1/4"w x 30"h x 4"d

FINISH Mirror, Polished

MATERIAL Mirror, Metal



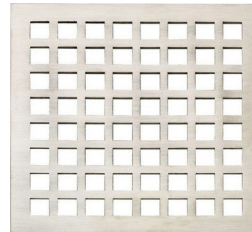
MIRROR

ACCESSORIES

DIMENSIONS 22"w x 32"h

FINISH Brass, Aged

MATERIAL Mirror, Brass



DRAIN COVER

PLUMBING FIXTURES

DIMENSIONS 5 1/4"w x 5 1/4"l

FINISH Satin Gold

MATERIAL Brass

ITEM # 9172-A-LSG



HAND SHOWER

PLUMBING FIXTURES

DIMENSIONS 4 1/16"Dia.

FINISH Satin Gold

ITEM # HS-083.30K.18-LSG

Guest Bathroom 2

continued

jsd



HANDSHOWER KIT

PLUMBING FIXTURES

FINISH	Satin Gold
ITEM #	9127-30K-LSG



PRESSURE BALANCE TRIM

PLUMBING FIXTURES

DIMENSIONS	7 1/4"Dia. x 2 7/8" Proj.
FINISH	Satin Gold
MATERIAL	Brass
ITEM #	TO-PBL-30K-LSG



PRESSURE BALANCE VALVE

PLUMBING FIXTURES

DIMENSIONS	5 1/2"w x 3 1/6"h
MATERIAL	Brass
ITEM #	PB1-R



ROUGH-IN DRAIN

PLUMBING FIXTURES

DIMENSIONS	8 7/16"Dia.
MATERIAL	Brass
ITEM #	9177



TOILET

PLUMBING FIXTURES

DIMENSIONS	16"w x 28"d x 27"h
FINISH	Glazed Cotton
MATERIAL	Ceramic
ITEM #	MS642 124CEFG#01



TRIP LEVER

PLUMBING FIXTURES

FINISH	Cotton White
MATERIAL	Brass
ITEM #	THU750#01

Guest Bathroom 2

continued

jsd



WIDESPREAD FAUCET

PLUMBING FIXTURES

DIMENSIONS	8"w CTC, 8"h x 7" Proj.
FINISH	Satin Gold
MATERIAL	Brass
ITEM #	3102KZB-LSG



ROBE HOOK

PLUMBING ACCESSORIES

DIMENSIONS	2 13/16"Dia. x 2 3/4" Proj.
FINISH	Satin Gold
MATERIAL	Brass
ITEM #	30K-RH-SG



TOILET PAPER HOLDER

PLUMBING ACCESSORIES

DIMENSIONS	7.5"w x 3"h x 2- 3/4" Proj.
FINISH	Satin Gold
MATERIAL	Brass
ITEM #	30-STP-LSG



TOWEL BAR

PLUMBING ACCESSORIES

DIMENSIONS	24"w
FINISH	Satin Gold
MATERIAL	Brass
ITEM #	30-24-SG



STONE CURB

STONE

COLOR	Colonata Quartzite
MATERIAL	Quartzite



TILE - FLOOR TILE

TILE

FINISH	Vanilla, Polished
MATERIAL	Onyx

Guest Bathroom 2

continued

jsd



TILE - MAIN SHOWER WALL

TILE

DIMENSIONS	24" x 48"
FINISH	Roble Brown, Matte
MATERIAL	Porcelain



TILE - SHOWER WALL

TILE

DIMENSIONS	11 7/8"w x 12 7/16"l x 3/8"d
FINISH	Vanilla, Honed
MATERIAL	Onyx



SMALL CABINET PULL

CABINET HARDWARE

DIMENSIONS	5.04" CTC
FINISH	Split Graphite & Aged Brass
MATERIAL	Brass



APPLIANCE PULL

CABINET HARDWARE

DIMENSIONS	24" CTC
FINISH	Split Graphite & Aged Brass
MATERIAL	Brass



LARGE CABINET PULL

CABINET HARDWARE

DIMENSIONS	12" CTC
FINISH	Split Graphite & Aged Brass
MATERIAL	Brass

CUSTOM WALNUT HOOD

CABINETRY



STOOLS

FURNITURE

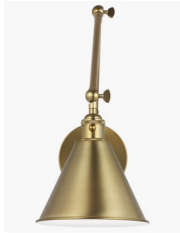
DIMENSIONS	18"w x 20.5"d x 39 1/2"h
FINISH	Walnut
MATERIAL	Wood



PENDANTS

LIGHTING

DIMENSIONS	12"w. 14"h, OAH: 32"
FINISH	Green Ivy, Hewn Brass Lacquered
MATERIAL	Metal, Glass



SCONCES

LIGHTING

DIMENSIONS 7"w x 14 1/4"h

FINISH Satin Brass



AIR GAP

PLUMBING FIXTURES

DIMENSIONS 2"Dia. x 2 9/16"h

FINISH Satin Nickel

MATERIAL Brass

ITEM # 9600-K50-SN



AIR SWITCH

PLUMBING FIXTURES

DIMENSIONS 2"Dia. x 15/16"h

FINISH Satin Nickel

MATERIAL Brass

ITEM # 9611-K50-SN



AIR SWITCH ASSEMBLY

PLUMBING FIXTURES

DIMENSIONS 4 1/4" x 3"

ITEM # MT953/Box



GARBAGE DISPOSAL

PLUMBING FIXTURES

DIMENSIONS 5 5/16" x 14 5/16"

COLOR Black

ITEM # STEALTH1250



HOT WATER TANK

PLUMBING FIXTURES

DIMENSIONS 7 3/4"w x 12"h x 8"d

ITEM # MT641-3



INSTANT HOT WATER FAUCET

PLUMBING FIXTURES

DIMENSIONS	9 1/16"h x 4 11/16"w
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	9625Q-K55-TG-SN



SAFETY VALVE - LEAK DETECTION

PLUMBING FIXTURES

ITEM #	MT6LD
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POT FILLER

PLUMBING FIXTURES

DIMENSIONS	24 5/16"w x 9 9/16"h
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	K55-200-TG-SN



STRAINER

PLUMBING FIXTURES

DIMENSIONS	4 1/8"Dia.
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	MT202/BRS



PULL DOWN FAUCET

PLUMBING FIXTURES

DIMENSIONS	14 5/8"h x 10 13/16" Proj.
FINISH	Satin Nickel
MATERIAL	Brass
ITEM #	K55-103-TG-SN



UNDERMOUNT SINK

PLUMBING FIXTURES

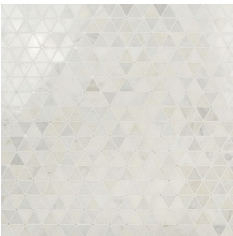
DIMENSIONS	32"w x 18"d x 10"h
FINISH	Polished White
MATERIAL	Fireclay
ITEM #	3218W



WATER FILTRATION MAIN FAUCET

PLUMBING FIXTURES

ITEM # BG-6000FF



BACKSPLASH TILE

TILE

DIMENSIONS 13" x 11"

FINISH White & Gray, Polished

MATERIAL Asian Statuary

Laundry Room

jsd



LARGE CABINET PULL

CABINET HARDWARE

DIMENSIONS	12" CTC
FINISH	Split Graphite & Aged Brass
MATERIAL	Brass



SMALL CABINET PULL

CABINET HARDWARE

DIMENSIONS	5.04" CTC
FINISH	Split Graphite & Aged Brass
MATERIAL	Brass



FLUSH MOUNT FIXTURE

LIGHTING

DIMENSIONS	17"Dia. x 5"h
FINISH	Antique Burnished Brass
MATERIAL	Brass, Alabaster



PULL DOWN FAUCET

PLUMBING FIXTURES

DIMENSIONS	14 5/8" OH
FINISH	Satin Nickel
ITEM #	K55-103-TG-SN



SINK STRAINER

PLUMBING FIXTURES

DIMENSIONS	3 1/2"Dia.
FINISH	Brushed Stainless
MATERIAL	Stainless Steel
ITEM #	MT303/BRS



UNDERMOUNT SINK

PLUMBING FIXTURES

DIMENSIONS	30"w x 18"d x 10"h
FINISH	Glazed White
MATERIAL	Fireclay
ITEM #	Orleans3018

Laundry Room

continued



FLOOR TILE

TILE

DIMENSIONS	12" x 24"
FINISH	Calacatta Gold Natural
MATERIAL	Porcelain



WALLPAPER

WALLPAPER

DIMENSIONS	53.7"w x 11 Yds.
COLOR	Sand/Dove



ROMAN SHADE

WINDOW TREATMENTS

DIMENSIONS	40 3/4"w x 30.875"h
COLOR	Pacific Linen, Snow
MATERIAL	100% Linen

Living Room

jsd



PILLOWS

ACCESSORIES

DIMENSIONS	20" x 20"
COLOR	Beige
MATERIAL	Cotton Velvet



MIRROR

ACCESSORIES

DIMENSIONS	43"Dia. x 2"d
FINISH	Burnt Iron
MATERIAL	Iron



CABINET KNOB

CABINET HARDWARE

DIMENSIONS	1.49"Dia.
FINISH	Aged Brass
MATERIAL	Brass



ACCENT CHAIR

FURNITURE

DIMENSIONS	33"w 35"d 32"h
FINISH	Lang Ivory, Charcoal stain leg
MATERIAL	Hardwood frame & foam



COFFEE TABLE

FURNITURE

DIMENSIONS	48"w x 30"d x 19"h
FINISH	Natural Oak, Wirebrushing and ivory ceruse
MATERIAL	FSC ®-certified oak and veneer



DESK

FURNITURE

DIMENSIONS	48"w x 20"d x 30"h
COLOR	Birch
MATERIAL	Poplar, Engineered Hardwood

Living Room

continued

jsd



OTTOMAN

FURNITURE

DIMENSIONS	26"w 22"d 15"h
FINISH	Lang Ivory, Charcoal stain leg
MATERIAL	Hardwood frame & foam



SOFA

FURNITURE

DIMENSIONS	86"w x 33"d x 31"h
FINISH	Velvet
MATERIAL	Hardwood frame & foam



BOOKCASE SCONCES

LIGHTING

DIMENSIONS	18"w x 3 1/2"h x 8 1/4"d
FINISH	Hand Rubbed Antique Brass
MATERIAL	Brass



CHANDELIER

LIGHTING

DIMENSIONS	12"h x 25.25"w
FINISH	Gild & Clear Swirled Glass



RUG

RUGS

DIMENSIONS	8'3" x 10'6"
FINISH	Tan/Blue
MATERIAL	Wool



RUG PAD

RUGS

DIMENSIONS	8'-6" x 11'-6"
COLOR	Grey
MATERIAL	Fiber Blend

Living Room

continued

jsd



TILE

TILE

DIMENSIONS	14.76"l x 16.25"w x 3/8"d
FINISH	Cloud, Honed
MATERIAL	Marble

Powder Room

jsd



CABINET KNOB

CABINET HARDWARE

DIMENSIONS	1-1/4"Dia
FINISH	Champagne Bronze
MATERIAL	Steel & Zinc



FLUSH MOUNT FIXTURE

LIGHTING

DIMENSIONS	13.25"w x 15 3/4"h
FINISH	Gild



SCONCE

LIGHTING

DIMENSIONS	15.75"w x 6"h x 6 1/4"Ext.
FINISH	Brass Antique



MIRROR

ACCESSORIES

DIMENSIONS	22"w x 36"h
FINISH	Brass, Aged
MATERIAL	Mirror, Brass



FAUCET

PLUMBING FIXTURES

DIMENSIONS	8"w x 8"h x 7 5/8" Proj.
FINISH	Bronze, Satin
MATERIAL	Brass
ITEM #	3102KZB-SBZ



FLUSH PLATE

PLUMBING FIXTURES

DIMENSIONS	9.7"w x 6.5"h
FINISH	White, Matte
ITEM #	115.882.11.1

Powder Room

continued

jsd



IN-WALL TOILET CARRIER

PLUMBING FIXTURES

ITEM # 111.798.00.1



SINK

PLUMBING FIXTURES

DIMENSIONS 17" x 13"
FINISH Polished White
MATERIAL Vitreous China
ITEM # UM-17x13-W



TOILET

PLUMBING FIXTURES

DIMENSIONS 15"w x 21"d x 16"h
FINISH Matte White
MATERIAL Ceramic
ITEM # CT426CFG#01



WALLPAPER

WALLPAPER

DIMENSIONS 34.6"w x 11 yd roll
COLOR Meadow
MATERIAL Sisal, Cotton



CABINETS - FILING

FURNITURE

DIMENSIONS	32"w x 17"d x 72"h
FINISH	Walnut
MATERIAL	Solid Wood & Veneer



CABINETS - LOW DRAWER

FURNITURE

DIMENSIONS	30"h x 37"w x 17"d
FINISH	Walnut
MATERIAL	Solid Wood & Veneer



CHAIR

FURNITURE

DIMENSIONS	34"h x 24"w x 19.75"d
COLOR	Black Frame with Licorice Upholstery
MATERIAL	Glass-reinforced nylon and die-cast aluminum frame



DESK

FURNITURE

DIMENSIONS	63"w x 31.5"d x 28.3"h
FINISH	Black, Ebony Base Color
MATERIAL	Metal, Lacquer Wood

PAINT SCHEDULE



Paint Schedule

jsd

ROOM	ITEM	BRAND	COLOR	CODE	SHEEN
 All Rooms*	Ceiling Paint	Benjamin Moore	Snow White	OC-66	Matte
 All Rooms*	Trim Paint	Benjamin Moore	Snow White	OC-66	Semi-Gloss
 All Rooms*	Wall Paint	Benjamin Moore	Snow White	OC-66	Matte
 Butler's Pantry	Lower Cabinet Finish	Sherwin Williams	Revel Blue	SW 6530	Satin
 Butler's Pantry	Upper Cabinet Finish	Benjamin Moore	Edgecomb Gray	HC-173	Satin
 Butler's Pantry	Wall & Ceiling Paint	Benjamin Moore	Simply White	OC-66	Satin
 Dining Room	Wall & Ceiling Paint	Benjamin Moore	Simply White	OC-66	Satin
 Family Room	Cabinet Color	Sherwin Williams	Mannered Gold	SW 6130	Satin
 Family Room	Window Seat Color	Benjamin Moore	Snow White	OC-66	Semi-Gloss
 Guest Bathroom 1	Trim Paint	Benjamin Moore	Snow White	OC-66	Semi-Gloss
 Guest Bathroom 1	Wall & Ceiling Paint	Benjamin Moore	Simply White	OC-66	Satin
 Guest Bathroom 2	Trim Paint	Benjamin Moore	Snow White	OC-66	Semi-Gloss
 Guest Bathroom 2	Wall & Ceiling Paint	Benjamin Moore	Simply White	OC-66	Satin
 Kitchen	Ceiling Paint	Benjamin Moore	Simply White	OC-66	Satin
 Kitchen	Glass Upper Cabinet Interior Paint	Benjamin Moore	Edgecomb Gray	HC-173	Satin

* - Unless otherwise noted

Paint Schedule

continued

jsd



ROOM	ITEM	BRAND	COLOR	CODE	SHEEN
 Kitchen	Island Paint Color	Benjamin Moore	Edgecomb Gray	HC-173	Satin
 Kitchen	Perimeter Cabinet Color	Sherwin Williams	Revel Blue	SW 6530	Satin
 Kitchen	Trim Paint	Benjamin Moore	Snow White	OC-66	Semi-Gloss
 Kitchen	Wall & Ceiling Paint	Benjamin Moore	Simply White	OC-66	Satin
 Laundry Room	Ceiling Paint	Benjamin Moore	Simply White	OC-66	Satin
 Laundry Room	Trim Paint	Benjamin Moore	Snow White	OC-66	Semi-Gloss
 Laundry Room	Upper Cabinet Finish	Benjamin Moore	Edgecomb Gray	HC-173	Satin
 Living Room	Ceiling Paint	Benjamin Moore	Snow White	OC-66	Matte
 Living Room	Trim Paint	Benjamin Moore	Revere Pewter	HC-172	Semi-Gloss
 Living Room	Wall Paint	Benjamin Moore	Revere Pewter	HC-172	Matte
 Powder Room	Ceiling Paint Color	Benjamin Moore	Bedford Blue	1679	Eggshell
 Powder Room	Trim Paint	Benjamin Moore	Snow White	OC-66	Semi-Gloss
 Powder Room	Vanity Cabinet Color	Benjamin Moore	Edgecomb Gray	HC-173	Satin
 Home Office	Wall Paint	Benjamin Moore	Sherwood Green	HC-118	Matte
 Home Office	Window Seat Paint	Benjamin Moore	Sherwood Green	HC-118	Semi-Gloss

PLUMBING SCHEDULE



Plumbing Schedule

jsd

	ROOM	ITEM	BRAND	MODEL	FINISH	QTY
	Butler's Pantry	Air Switch	California Faucets	9611-K50-SN	Satin Nickel	1
	Butler's Pantry	Air Switch Assembly	Mountain Plumbing	MT953/Box		1
	Butler's Pantry	Garbage Disposal	Mountain Plumbing	STEALTH 750		1
	Butler's Pantry	Pull Down Faucet	California Faucets	K55-103-TG-SN	Satin Nickel	1
	Butler's Pantry	Strainer	Mountain Plumbing	MT202/BRs	Satin Nickel	1
	Butler's Pantry	Undermount Sink	Nantucket	3218W	Polished White	1
	Butler's Pantry	Water Filtration	Body Glove	BG-6000FF		1
	Guest Bathroom 1	Handshower	California Faucets	HS-083-30K.18-SN	Satin Nickel	1
	Guest Bathroom 1	Handshower Kit	California Faucets	9127-30K-SN	Satin Nickel	1
	Guest Bathroom 1	Overflow Drain	Kohler	K-7271	Brushed Nickel	1
	Guest Bathroom 1	Pressure Balance Trim	California Faucets	TO-PB2L-30K-SN	Satin Nickel	1
	Guest Bathroom 1	Pressure Balance Valve	California Faucets	PB2-R		1
	Guest Bathroom 1	Robe Hook	California Faucets	30K-RH -SN	Satin Nickel	2
	Guest Bathroom 1	Toilet	Toto	MS642 124CEFG#01	Glazed Cotton	1
	Guest Bathroom 1	Toilet Paper Holder	California Faucets	30K-STP-SN	Satin Nickel	1

Plumbing Schedule

continued

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	ROOM	ITEM	BRAND	MODEL	FINISH	QTY
	Guest Bathroom 1	Towel Bar	California Faucets	30-24 -SN	Satin Nickel	1
	Guest Bathroom 1	Towel Ring	California Faucets	30K-TR-SN	Satin Nickel	1
	Guest Bathroom 1	Trip Lever	Toto USA	THU750#BN	Brushed Nickel	1
	Guest Bathroom 1	Tub	Kohler	K-20 201-LA	Polished White	1
	Guest Bathroom 1	Tub Spout	California Faucets	TS-30K-30-SN	Satin Nickel	1
	Guest Bathroom 1	Widespread Faucet	California Faucets	3102K	Satin Nickel	1
	Guest Bathroom 2	Drain Cover	California Faucets	9172-A-LSG	Satin Gold	1
	Guest Bathroom 2	Hand Shower	California Faucets	HS-083.30K.18-LSG	Satin Gold	1
	Guest Bathroom 2	Handshower Kit	California Faucets	9127-30K-LSG	Satin Gold	1
	Guest Bathroom 2	Pressure Balance Trim	California Faucets	TO-PBL-30K-LSG	Satin Gold	1
	Guest Bathroom 2	Pressure Balance Valve	California Faucets	PB1-R		1
	Guest Bathroom 2	Robe Hook	California Faucets	30K-RH-SG	Satin Gold	2
	Guest Bathroom 2	Rough-in Drain	California Faucets	9177		1
	Guest Bathroom 2	Toilet	Toto	MS642 124CEFG#01	Glazed Cotton	1
	Guest Bathroom 2	Toilet Paper Holder	California Faucets	30-STP-LSG	Satin Gold	1

Plumbing Schedule

continued

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	ROOM	ITEM	BRAND	MODEL	FINISH	QTY
	Guest Bathroom 2	Towel Bar	California Faucets	30-24-SG	Satin Gold	1
	Guest Bathroom 2	Towel Ring	California Faucets	30K-TR-LSG	Lifetime Satin Gold	1
	Guest Bathroom 2	Trip Lever	Toto	THU750#01	Cotton White	1
	Guest Bathroom 2	Widespread Faucet	California Faucets	3102KZB-LSG	Satin Gold	1
	Kitchen	Air Gap	California Faucets	9600-K50-SN	Satin Nickel	1
	Kitchen	Air Switch	California Faucets	9611-K50-SN	Satin Nickel	1
	Kitchen	Air Switch Assembly	Mountain Plumbing	MT953/Box		1
	Kitchen	Garbage Disposal	Mountain Plumbing	STEALTH1250		1
	Kitchen	Hot Water Tank	Mountain Plumbing	MT641-3		1
	Kitchen	Instant Hot Water Faucet	California Faucets	9625Q-K55-TG-SN	Satin Nickel	1
	Kitchen	Pot Filler	California Faucets	K55-200-TG-SN	Satin Nickel	1
	Kitchen	Pull Down Faucet	California Faucets	K55-103-TG-SN	Satin Nickel	1
	Kitchen	Safety Valve - Leak Detection	Mountain Plumbing	MT6LD		1
	Kitchen	Strainer	Mountain Plumbing	MT202/BRS	Satin Nickel	1
	Kitchen	Undermount Sink	Nantucket	3218W	Polished White	1

Plumbing Schedule

continued

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	ROOM	ITEM	BRAND	MODEL	FINISH	QTY
	Kitchen	Water Filtration Main Faucet	Body Glove	BG-6000FF		1
	Laundry Room	Pull Down Faucet	California Faucets	K55-103-TG-SN	Satin Nickel	1
	Laundry Room	Sink Strainer	Mountain Plumbing	MT303/BRS	Brushed Stainless	1
	Laundry Room	Undermount Sink	Nantucket Sinks	Orleans3018	Glazed White	1
	Powder Room	Faucet	California Faucets	3102KZB-SBZ	Satin	1
	Powder Room	Flush Plate	Geberit	115.882.11.1	Matte	1
	Powder Room	In-Wall Toilet Carrier	Geberit	111.798.00.1		1
	Powder Room	Sink	Nantucket Sinks	UM-17x13-W	Polished White	1
	Powder Room	Toilet	Toto	CT426CFG#01	Matte White	1
	Powder Room	Towel Ring	California Faucets	30K-TR-SBZ	Satin Bronze	1
	Powder Room	TP Holder	California Faucets	30-STP-SBZ	Satin Bronze	1

FINANCIAL SUMMARY



Financial Summary



DESIGN FEES SUMMARY

Total Design Fees	\$48,000
Phase 1 Fee	\$30,000
Monthly Phase 2 Fee	\$3,000
Phase 2 Payments Made	6
Phase 2 Payments Total	\$18,000

PRODUCT INVESTMENT SUMMARY

Total Retainer Received	\$125,000
Total Purchased To Date	\$118,500
Retainer Remaining	\$6,500
Retainer #1 (Sample)	\$50,000
Retainer #2 (Sample)	\$50,000
Retainer #3 (Sample)	\$25,000

PRODUCTS BY ROOM

ROOM	ITEMS	BUDGET (SAMPLE)	ACTUAL
Powder Room	12	\$10,000	\$9,800
Dining Room	2	\$8,500	\$8,250
Kitchen	12	\$42,000	\$40,500
Butler's Pantry	15	\$15,000	\$14,750
Laundry Room	12	\$9,500	\$9,200
Living Room	21	\$35,000	\$34,100
Family Room	17	\$28,000	\$27,300
Home Office	4	\$6,500	\$6,200
Guest Bathroom 1	13	\$18,000	\$17,400
Guest Bathroom 2	12	\$16,000	\$15,500
Labor	7	\$5,000	\$4,500
TOTAL	127	\$193,500	\$187,500

Illustrative sample values. No client financial information is included.

CARE & MAINTENANCE



CABINETS & WOOD

CUSTOM CABINETS

Your custom cabinetry is an investment that will last decades with proper care.

Daily Care: Wipe surfaces with a soft, slightly damp cloth followed by a dry cloth. Always wipe in the direction of the wood grain.

Avoid excessive water near joints and edges.

Deep Cleaning: Use a mild soap-and-water solution quarterly. Avoid abrasive cleaners, ammonia-based products, and all-purpose sprays which can damage finishes over time.

Hardware: Tighten cabinet hardware every 6 months. Soft-close hinges may need adjustment over time.

WOOD FURNITURE

Dust regularly with a soft, lint-free cloth. Use felt pads under all decorative objects. Avoid placing furniture in direct sunlight to prevent fading. Use coasters to prevent water rings.

FABRICS & SOFT GOODS

UPHOLSTERY

Your upholstered pieces feature a range of fabrics including cotton, velvet, polyester, and linen blends.

Routine Care: Vacuum upholstery weekly using a soft brush attachment. Rotate and flip cushions monthly to ensure even wear.

Keep upholstered pieces out of direct sunlight.

Spill Protocol: Blot immediately with a clean, dry white cloth. Do not rub. For water-safe fabrics, use a mild upholstery cleaner applied to the cloth, not directly to the fabric.

Professional Cleaning: Have upholstery professionally cleaned every 12-18 months.

BEDDING & RUGS

Wash linen bedding in cold water on a gentle cycle. Tumble dry on low. Avoid bleach and fabric softeners. For rugs and carpet: vacuum regularly, rotate rugs 180 degrees every 6 months for even wear, and have professional cleaning annually.

GENERAL HOME CARE

GLASS SURFACES

Clean glass surfaces with a quality glass cleaner and lint-free cloth. For shower glass, use a squeegee after each use to prevent water spot buildup.

LIGHT FIXTURES & BULBS

Your home is designed with 2700K warm white bulbs throughout for consistent lighting. When replacing bulbs, maintain this color temperature for design continuity.

SEASONAL MAINTENANCE

A seasonal rhythm keeps the home looking its best year-round.

Spring: Check all window treatment hardware. Deep clean upholstery. Inspect grout and re-seal if needed.

Summer: Clean and condition brass hardware. Check rug pads. Rotate furniture away from direct sun.

Fall: Test all lighting. Clean wallpaper surfaces. Schedule professional upholstery cleaning.

Winter: Check humidity levels. Inspect cabinet hardware. Touch up paint as needed.

METALS & HARDWARE

BRASS HARDWARE

Your home features brass hardware throughout. Brass is a living finish that develops a natural patina over time.

Unlacquered Brass: Will develop a warm patina naturally. To maintain a polished look, clean periodically with a brass-specific polish. To embrace the patina, simply wipe with a soft dry cloth.

Lacquered Brass: Clean with a damp cloth only. Do not use polish or abrasive cleaners as they will damage the lacquer coating.

Satin Nickel: Clean with warm water and mild soap. Dry immediately to prevent water spots.

GENERAL METAL CARE

Renaissance Wax is recommended for protecting all metal finishes. Apply a thin coat with a soft cloth and buff to a gentle sheen.

Never use chemical cleaners or abrasive pads on any hardware.



STONE & TILE

MARBLE SURFACES

Your home features marble in kitchen and bathroom surfaces. Marble is a natural stone that requires specific care to maintain its beauty.

Sealing: Have marble surfaces professionally sealed every 12-18 months. A quality impregnating sealer will protect against staining without changing the stone's appearance.

Daily Cleaning: Use a soft cloth or sponge with warm water and a pH-neutral stone cleaner. Never use vinegar, lemon juice, or acidic cleaners on marble as they will etch the surface.

Spill Protocol: Blot spills immediately, especially wine, coffee, citrus, and tomato-based products. Do not wipe as this spreads the stain.

Clean tile surfaces with a pH-neutral cleaner and soft brush. Seal grout lines annually to prevent staining and moisture penetration. For deep cleaning, use a non-abrasive grout cleaner and a stiff nylon brush. Professional cleaning is recommended annually for high-traffic areas.

WALLPAPER

Wallpaper adds texture and pattern that enriches a space over time when cared for properly.

Daily Care: Dust periodically with a soft brush or vacuum with a brush attachment on low suction. This prevents dust buildup that can discolor the paper over time.

Spot Cleaning: For washable wallpapers, use a damp sponge with mild soap. Work from bottom to top to prevent drip marks. Pat dry immediately.

Humidity: Maintain consistent humidity levels (40-60%) to prevent peeling or bubbling. Use exhaust fans in bathrooms with wallpaper.

Sun Exposure: UV light can cause fading. Use window treatments to protect wallpapered walls from direct sunlight during peak hours.

Repairs: Keep leftover wallpaper for repairs. Small tears can be fixed with wallpaper adhesive. For larger damage, contact a professional installer.



WINDOW TREATMENTS

ROMAN SHADES & WOVEN SHADES

Your home features Roman shades and woven wood shades throughout multiple rooms.

Routine Care: Dust regularly with a soft cloth or vacuum with a brush attachment on low suction. Extend shades fully at least once a week to prevent permanent creasing.

Deep Cleaning: Spot clean with a damp cloth and mild detergent. Do not submerge or machine wash. Professional cleaning recommended annually.

DRAPERY & HARDWARE

Vacuum drapery periodically with a brush attachment. Have drapery professionally cleaned every 2-3 years. Avoid home laundering. Check mounting brackets and hardware twice yearly. Tighten any loose screws. Lubricate moving parts with a silicone spray if mechanisms become stiff.

THANK YOU



PROJECT DOCUMENTS

This sanitized example shows the final specifications, schedules, financial summary, care information, and closing pages in one packet.

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FUTURE PROJECTS & REFERRALS

If you have friends, family, or colleagues looking for design services, we would love an introduction. We also welcome reviews on Houzz, Yelp, and Google.

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