

Rozek Residence, Berthoud, Colorado

3457 Snowy Egret
Berthoud, CO 805013

Infrastructure:

1. HVAC

- a. Radiant Floor on Warm Board aluminum clad heat exchange floor for even heat/cooling thermal distribution, added cost of \$40k
- b. 9 discrete zones of heating and cooling, 18 individual zone valves to coordinate delivering simultaneously heating or cooling any time of the year.
- c. Geo thermal heat pumps with a "slinky field" 8,000 linear feet of tubing buried 10 feet deep.
- d. 25% propylene glycol anti-freeze solution throughout the HVAC piping
- e. Pumping for the HVAC systems is accomplished with the following pumps which all have Variable Frequency Drives (VFD) on each pump;
 - i. Geo-Thermal Loop Pump
 - ii. Evaporator Pump
 - iii. Condenser Pump
 - iv. Boiler Primary Loop Pump
 - v. Snow Melt Heat Exchanger Pump
 - vi. Snow Melt Loop Pump to Three Snow Melt Zones
- f. Other pumps are constant speed;
 - i. Condenser Loop Boiler Injection Pump for backup to Water to Water Heat Pump
 - ii. Domestic Hot Water Heat Exchanger Pump
 - iii. Domestic Hot Water Recirculation Pump
- g. Future Pump Configuration
 - i. Swimming Pool Heat Exchanger Pump
- h. Water to water Energy Star heat pump is rated at 6-ton capacity supplying to the radiant floors for heating and/or cooling.
- i. Water to air Energy Star heat pumps, 2, are rated at 2-ton capacity each, zoned north and south of the house for indoor air quality, make up air to offset exhaust fans and to control Relative humidity.
- j. Total conditioning includes the ~4,600 of interior living space and ~2,500 of garage spaces covering the north and south three car garages in the 9 zones of conditioning.
- k. Over 5,600 lineal feet of radiant tubing installed in the house and garages
- l. Water to air heat pumps have aux electric heat as back up
- m. Water to water heat pump has the Natural gas boiler as back up for the heating mode
- n. All controlled by a Schneider Electric Structureware building automation system, 100 points of inputs and outputs for HVAC control

2. Snowmelt

- a. There are three zones of snowmelt in the exterior concrete.
 - i. Front Drive covering the garage entries
 - ii. Front Door area and dog run

- iii. West patio and exterior dining area
 - iv. Over 7,000 lineal feet of 5/8" tubing in the concrete
 - b. Supplied via high eff condensing boiler
 - c. Controlled by the building automation system
 - d. 50/50 propylene glycol anti-freeze in the snow melt piping
- 3. Plumbing
 - a. Domestic Hot Water provided by the condensing boiler and separate DHW Heat exchanger tank.
 - b. DHW is distributed in two loops with a hot water recirculation pump to maintain hot water at the point of use.
 - c. Cold water is distributed via 1" lines in a loop to maintain even pressure throughout the house
 - d. 1" service line coming in from the street to allow for adequate uninterrupted cold water and hot water distribution.
 - e. Urinal in the north shop garage
 - f. RV dump station in the north shop garage
 - g. Utility sinks in both the north and south garages with hand sprayers. South garage sink is in a custom cabinet with granite countertop
 - h. Interior hose bibs in the north and south garages
 - i. 9 exterior freeze proof hose bibs
 - j. Irrigation lines installed below the West patio and dining area for potted plant automatic watering
 - k. Irrigation lines installed below the East patio for potted plant automatic watering
- 4. Electrical
 - a. 9.45 kW Photovoltaic PV panels on the South garage roof. Split with two 5 kW inverters feeding two 200 amp panels (Owned)
 - b. House has two 200 amp breaker panels splitting the house with a north panel and south panel. Additional capacity is available for future needs.
 - c. Net meter with PVREA for PV contribution to the electric service.
 - d. All interior LED lighting on dimmers for reduced energy consumption
 - e. All exterior LED lighting on dimmers and is designed for dark sky compliance
- 5. House insulation
 - a. Walls of the house are 6" deep with solid hard foam insulation achieving R 42, exceeding the International Energy Conservation Code - 2013 requirements for Larimer County.
 - b. Ceilings in the house are about R 70 to R 76 blown in at 2 feet deep rock wool.
 - c. Foundation walls have R 17 and the floors over the crawl space.
- 6. House windows
 - a. All windows, doors and sliders are manufactured by Milgard fiberglass structure with glass rated as low u value .028, and hi shading coefficient, .033.
- 7. House roofing
 - a. Upgraded roofing to impact resistance roofing – reduced home insurance cost
- 8. House gutters
 - a. Upgraded gutters to commercial grade – 6" wide and enlarged down spouts
- 9. House Foundation

- a. Foundation walls are on grade beams supported by 88 caissons 35 feet deep, bedrock was at 10 feet, caissons are 25 feet below bedrock
 - b. Patios East and West have structural walls with caissons
 - c. West patio exterior area over excavated to 4 feet deep installed structural fill and compacted
 - d. Snowmelt area in front of garages where excavated down 4 feet and filled/compacted with structural fill for a stable concrete area.
10. Exterior Lighting
- a. Soffit LED down lights around the exterior of the house
11. Driveway and parking areas
- a. Custom concrete work 16 ft wide long driveway and 200 feet long from the street to the front door
 - b. Large circle at the home main entrance
 - c. Stone/brick driveway entry pillars with mailbox and address
 - d. Entry pillar LED downlights
 - e. Garage entry and circle drive over excavated to 4 feet and structural fill installed and compacted
12. Irrigation
- a. Preserve at Lone Tree HOA owned water rights
 - b. Pumped irrigation water to each home site
 - c. Irrigation system installed summer 2017
 - d. Temporary irrigation installed to assist in establishing nature grasses
 - e. Dual source for irrigation, non-potable via community system and potable connection from Little Thompson Water District with adequate pressure to irrigate
13. Landscaping
- a. Landscaping plan is completed
 - b. Multiple berms constructed around the perimeter of the property
 - c. 110 trees planted and irrigated
 - d. Over 200 shrubs planted and irrigated
 - e. House Drainage is installed to discharge to roadway ditches
14. General points
- a. House was designed for ADA access on the main level.
 - b. All floors use engineered hardwood for enhanced radiant floor performance
 - c. Wall texture is type Level 6 smooth wall finish for an additional cost of \$7k to the painting budget
 - d. Garage walls are all final painted with baseboard all around
 - e. Second level is a "party room" area with access to a 380 sq ft upper patio with a Azek paver system with snowmelt and scoffer drainage system.
 - f. 4-foot overhangs all around the house and upper patio
 - g. 5-foot head-room crawl space
 - h. 300 sq ft mechanical pad in the crawl space
 - i. All custom cabinets drawers and doors have soft close technology
 - j. All doors are solid 8-foot doors
15. Room descriptions

- a. Tower Room
 - i. 450 sqft
 - ii. Radiant heating and cooling floor
 - iii. Engineered hardwood floor
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. Wet bar with Marvel beverage refrigerator built-in custom cabinet with a wood panel front to the refrigerator door
 - viii. Sink has touch faucet and soap dispenser
 - ix. Sink is designer under mount counter configuration
 - x. Wet bar granite is Lemuria blue – considered super exotic granite grade
 - xi. Wet bar cabinets have soft close drawers and doors
 - xii. Designer LED light fixtures through out
 - xiii. Designer LED chandelier over pool table
 - xiv. Multiple lighting circuits
 - xv. Separate entertainment zone with wall mount TV and subwoofer and surround sound central system
 - xvi. Ceiling fan with LED light
 - xvii. Access to 350 sqft outdoor patio with large overhang
 - xviii. Prewired for outside shade installation
 - xix. Outdoor patio has Aztec flooring/ deck system +\$13k
 - xx. Outdoor patio has its own separate AV system
 - xxi. Outdoor patio lighting zone, premium light fixtures
 - xxii. Outdoor power outlets are distributed
 - xxiii. Motorized screen pre-wired
 - xxiv. Staircase to second level has custom made steel railings
 - xxv. Staircase designer LED chandelier
 - xxvi. Staircase upgraded LED stair lights
 - xxvii. Staircase carpeted treads and hand stained tread caps
 - xxviii. Vaulted ceiling
 - xxix. Operable windows for natural ventilation
 - xxx. Central vacuum outlet for cleaning the upper floor area
- b. Office #1
 - i. 145 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Engineered hardwood floor
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. Ceiling fan with LED light
 - viii. LED lighting
 - ix. Separate AV zone, 2 speakers, TV and Wifi
 - x. Barn door with 5 panels of art glass

- c. Office #2
 - i. 120 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Engineered hardwood floor
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. Chandelier with LED lighting
 - viii. LED lighting
 - ix. Separate AV zone, 2 speakers, TV and Wifi
 - x. Two Barn doors with 5 panels of art glass
 - xi. Storage Closet with custom Built in shelves, drawers, and cabinets
 - xii. Built in desk, cabinets and shelves with granite counter top with art glass in cabinet doors
- d. Office Powder Room
 - i. 30 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Engineered hardwood floor
 - iv. Upgraded Toto toilet for ease of cleaning
 - v. Custom bathroom cabinet with granite counter top
 - vi. Granite Vessel Sink with automatic Delta faucet
 - vii. Custom LED light fixture on dimmer
 - viii. Below cabinet lighting separately switched on dimmer
- e. Music Room
 - i. 220 sq ft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Engineered hardwood floor
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. Separate AV zone, 2 speakers, TV and Wifi
 - viii. AV zone has separate inputs to the house system
 - ix. Chandelier with LED lighting
 - x. LED lighting
 - xi. Built in Window bench with storage spaces and touch latch cabinets
 - xii. Built in custom cabinets with storage drawers with exotic granite counter top and art glass fronts
- f. Electronics Room
 - i. Custom space below tower room staircase, 50 sq ft / also acts as a safe room
 - ii. Custom made bookcase door for access
 - iii. \$35,000 custom AV system
 - iv. Internet WIFI router
 - v. Building Automation System control panel
 - vi. Dish TV control equipment

- vii. WIFI router
- viii. AT&T Microcell tower
- g. Front Entry
 - i. 55 sq ft
 - ii. Custom front door with custom glass and side lights
 - iii. Radiant heating and cooling floor using Warmboard
 - iv. Security system covered for this area.
 - v. Porcelain Tiled floor with herringbone pattern
 - vi. LED chandelier in coffer ceiling at 12 ft
 - vii. Cove LED lighting
 - viii. LED eyeball art light in floor length display wall
- h. Front entry coat closet and powder room
 - i. 80 sq ft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Security system covered for this area.
 - iv. Porcelain Tiled floor
 - v. Upgraded Toto toilet
 - vi. Porcelain Wainscoat
 - vii. Custom bathroom cabinet with super exotics granite counter top
 - viii. Granite vessel sink with automatic Delta faucet
 - ix. Custom LED light fixtures on dimmers
 - x. Back splash is made of stone and glass
 - xi. Below cabinet lighting separately switched on dimmer
 - xii. Coat closet with custom closet shelving with an 8-foot 5 panel shaker door
- i. Grand Room – 820 sq ft, 10 ft ceiling with a 12 ft coffer with LED cove lighting
 - i. Living Room Area
 - 1. 300 sqft
 - 2. Radiant heating and cooling floor using Warmboard
 - 3. Engineered hardwood floor
 - 4. Conditioned ventilation air supplied to the space
 - 5. Windows are pre-wired for motorized shades
 - 6. Security system covered for this area.
 - 7. Security Camera
 - 8. Separate AV zone, 4 speakers, TV and Wifi
 - 9. Large prewired separate TV niche
 - 10. Custom two-sided gas log fire place with art LED eyeball light fixture above
 - 11. Picture window with Longs Peak view
 - 12. Multiple LED lighting zones
 - 13. Central vacuum outlet for cleaning floors
 - 14. Built in bookcase
 - 15. Central vacuum outlet
 - 16. Built in serving area with quartz countertop
 - ii. Dining Room Area

1. 250 sqft
 2. Radiant heating and cooling floor using Warmboard
 3. Engineered hardwood floor
 4. Conditioned ventilation air supplied to the space
 5. Windows are pre-wired for motorized shades
 6. Security system covered for this area.
 7. Separate AV zone, 4 speakers, TV and Wifi
 8. 16-foot x 8-foot slider door with Longs Peak view
 9. Super premium sculptured Hubbardton Forge light fixture over dining table (\$5k)
- iii. Main Kitchen
1. 270 sqft
 2. Radiant heating and cooling floor using Warmboard
 3. 18" x 18" Porcelain Tile floor
 4. Conditioned ventilation air supplied to the space
 5. Separate AV zone, 2 speakers, TV and Wifi
 6. Custom Kitchen cabinets – upper cabinets with art glass fronts, lower cabinets solid stained walnut in Shaker panel style
 7. Double Convection Ovens
 8. Microwave/convection oven
 9. Warming drawer
 10. Counter depth French Door Energy Star Refrigerator
 11. Premium Granite Counter Cooking area
 12. 6 burner gas rangetop
 13. Ventahood Stainless steel cooking hood with multi-speed exhaust fan and multi-level LED lighting
 14. Island Cabinets with “waterfall” premium granite counter top and sides
 15. Three custom hanging lights over island
 16. Toe kick LED lighting
 17. Custom LED lighting with multiple color schemes in counter knee-hole
 18. Custom below counter stainless steel sink, Farmhouse Franke, with integral ledge and custom drying grid
 19. Delta Automatic faucet with Brizio Delta built in soap dispenser and bud vase
 20. Garbage disposal
 21. Energy Star dishwasher
 22. Wet bar custom walnut cabinets with art glass and built in lighting in upper cabinets
 23. Wet bar premium granite counter top
 24. Undermount stainless steel Franke sink with integral ledge and grid
 25. Delta Automatic faucet
 26. Built in Marvel beverage refrigerator with custom walnut panel door
 27. Toe kick lighting on dimmer
 28. Toe kick central vacuum sweep port

29. All appliances in both kitchens are all highest end Kitchenaid Brands with the exception of the 5 Marvel built in under counter beverage coolers and refrigerators and refrigerator/freezer found in the 3 wet bars.
 30. Multiple roll out pan and pot drawers
 31. Custom skillet and lid roll out drawer
 32. Trash cabinet, 2 station
 33. Tray cabinet
 34. Electrical outlets installed under upper cabinets to minimize outlets installed the tile back splashes
- j. Prep Kitchen
- i. 160 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Tile Floor Security system covered for this area.
 - iv. 18" x 18" Porcelain Tiled floor
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. Separate AV zone, 2 speakers, TV and Wifi
 - viii. Two Custom Chandeliers with LED lighting
 - ix. LED lighting
 - x. Premium Granite Counter top
 - xi. Under mount stainless steel Franke sink with integral ledge and grid
 - xii. Delta Brizio touch faucet
 - xiii. Garbage disposal
 - xiv. Energy Star Dish Washer
 - xv. Double door counter depth Energy star refrigerator with ice and water in the door
 - xvi. Two under counter Marvel wine cellars, Red and White
 - xvii. Custom cabinet pantry in stained walnut
 - xviii. Custom cabinet and drawers for dining room table cloths and other dining materials
 - xix. Cleaning closet
- k. Exercise Room
- i. 120 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Engineered cork floor
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. Separate AV zone, TV and Wifi
 - viii. LED lighting
 - ix. Custom storage closet built in
 - x. Wall mounted osculating fan
 - xi. Wall mounted pullup bar with structural upgrade to wall framing

- I. Laundry room
 - i. 100 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Tile floor
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. Separate AV zone, 2 speakers
 - viii. LED lighting
 - ix. Custom cabinets
 - x. Granite top laundry sink with sprayer
 - xi. LG Gas dryer
 - xii. LG Washing machine
 - xiii. Laundry granite counter top
 - xiv. Built in powered ironing board
 - xv. Central Vacuum hand tool
 - xvi. Central Vacuum toe kick port
 - xvii. Exit door to dog run
 - xviii. Exit door has internal shade in glass paneled 8-foot door
 - xix. Custom hanging areas for laundry
 - xx. Custom dog food cabinet
- m. Mud room
 - i. 100 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Tile floor
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shade
 - vi. Security system covered for this area.
 - vii. Separate AV zone, 2 speakers
 - viii. Chandelier with LED lighting
 - ix. LED lighting
 - x. Custom cabinets with granite counter top
 - xi. Seating area with granite top
 - xii. Hall coat closet with custom closet system
 - xiii. Central Vacuum outlet
- n. Guest Bedroom #1
 - i. 180 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Engineered hardwood floor
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. Separate AV zone, 2 speakers, TV and Wifi
 - viii. Chandelier with LED lighting

- ix. LED lighting
- x. Double doored closet with custom closet system
- o. Guest Bedroom #2
 - i. 180 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Engineered hardwood floor
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. Separate AV zone, 2 speakers, TV and Wifi
 - viii. Chandelier with LED lighting
 - ix. LED lighting
 - x. Walk-in closet with custom closet system
 - xi. Large built in furniture niche
- p. Guest Bathroom
 - i. 85 sqft
 - ii. Radiant heating and cooling floor using Warmboard
 - iii. Porcelain Tile floor in a herringbone pattern
 - iv. Conditioned ventilation air supplied to the space
 - v. Windows are pre-wired for motorized shades
 - vi. Security system covered for this area.
 - vii. LED lighting
 - viii. Custom cabinets with granite counter top
 - ix. Bathroom cabinets have toe-kick lighting
 - x. Custom shower with full tile and custom glass shower enclosure
 - xi. Shower installed with Schluter membrane system and bullnose
 - xii. Waterfall glass mosaic tile 1-foot wide floor to ceiling
 - xiii. Shower has a linear drain
 - xiv. Shower is ADA accessible
 - xv. Glass mosaic niche in shower
 - xvi. Delta shower controls for volume and set temperature
 - xvii. Upgraded Toto toilet for ease of cleaning
 - xviii. Double under mount counter sinks
 - xix. Delta automatic faucets
 - xx. Two mirrored fronted medicine cabinets
 - xxi. Exit door to outdoor dining area/door with internal shades
 - xxii. Barn door with 5 panels to bathroom area
 - xxiii. Toilet/shower room pocket door / door with 5 panels
 - xxiv. Barn door with 5 panels of art glass sectioning off guest wing from kitchen
 - xxv. Two light fixtures in guest wing hall
 - xxvi. Guest wing linen closet with custom closet system
 - xxvii. Central Vacuum outlet
 - xxviii. Tile Wainscoat

- q. Master Bedroom Wing
 - i. Master vestibule
 - 1. 160 sqft
 - 2. Radiant heating and cooling floor using Warmboard
 - 3. Engineered hardwood floor
 - 4. Conditioned ventilation air supplied to the space
 - 5. Window pre-wired for motorized shades
 - 6. Security system covered for this area.
 - 7. Extra-large custom cabinet for games and toys, stained walnut
 - 8. Custom window seat with storage of DVD's, stained walnut
 - 9. Floor length display niche with 2 LED eyeball fixtures for art
 - 10. Double solid 5 panel entry doors
 - 11. Custom cabinet with super exotic granite top
 - 12. Under counter sink with automatic delta faucet
 - 13. Built in Marvel refrigerator with freezer section with wood panel door
 - 14. Tiled wall back splash to the 10 ft ceiling
 - 15. LED lighting on multiple dimmable circuits
 - 16. Large crystal semi flush LED fixtures
 - ii. Master Bedroom
 - 1. 250 sqft
 - 2. Radiant heating and cooling floor using Warmboard
 - 3. Engineered hardwood floor
 - 4. Conditioned ventilation air supplied to the space
 - 5. Windows have motorized room darkening Hunter Douglas shades that operate both bottom-up or top-down, remotely controlled
 - 6. 8-foot sliders
 - 7. 8-foot slider with custom motorized room darkening horizontal shade, remotely controlled
 - 8. Security system covered for this area.
 - 9. Separate AV zone, 4 speakers, TV and Wifi
 - 10. Linear gas fireplace with crackle glass
 - 11. Large TV niche above fire place
 - 12. Coffe ceiling at 12 ft
 - 13. Cove lighting in coffe
 - 14. Custom light fixture with LED lights – dimmable
 - 15. LED can lights - dimmable
 - iii. Master closet
 - 1. 175 sqft
 - 2. Radiant heating and cooling floor using Warmboard
 - 3. Engineered hardwood floor
 - 4. Conditioned ventilation air supplied to the space
 - 5. Two entries, 1 is via master vestibule through a 5-panel pocket door and the other to the master bath via a 5 panel art glass paneled door
 - 6. Custom closet system with mirrored doors with crystal inlaid handles

7. LED lighting – dimmable
 8. LED chandler – dimmable
 9. Separate AV zone, 4 speakers
 10. Premium marble topped counter, mirrored back area with built in jewelry drawers
- iv. Master bathroom
1. 285 sqft
 2. Radiant heating and cooling floor using Warmboard
 3. Porcelain Tile floor
 4. Porcelain Wainscoat around bath with Schluter bullnose
 5. Conditioned ventilation air supplied to the space
 6. Separate AV zone, 2 speakers, TV and Wifi
 7. Room darkening shades remotely controlled with bottom up or top down Hunter Douglas shades
 8. Her water closet
 - a. Custom storage cabinet
 - b. Upgraded Toto toilet for ease of cleaning
 - c. LED lighting - dimmable
 - d. Toto, Washlet – top of the line, heated toilet seat, hot water, hot air dryer system (\$1200)
 - e. Separate exhaust fan
 - f. 5 panel art glass door
 - g. Operable window - window pre-wired for motorized shade
 9. His water closet
 - a. Upgraded Toto toilet
 - b. LED lighting - dimmable
 - c. Toto, Washlet – top of the line, heated toilet seat, hot water, hot air dryer system (\$1200)
 - d. Separate exhaust fan
 - e. 5 panel art glass door
 10. Dressing table
 - a. Custom cabinet stained walnut
 - b. Electric in Rev-a-Shelf drawer for hair tools
 - c. Premium granite counter top
 - d. Extra large integrated LED make-up mirror (\$900)
 11. Double sink
 - a. Custom vanity cabinet, stained walnut with 16 drawers
 - b. Under-mount double sinks
 - c. Delta Automatic faucets, touch and motion controlled
 - d. Premium granite counter top
 - e. LED toe kick lighting - dimmable
 - f. Two Robern lighted medicine cabinets with lighted interior and exterior mirrors, interior outlets, usb port, desteamer (\$800 each)

- g. LED lights - dimmable
- 12. Bath tub
 - a. Heated air bubbler stone resin oversized tub (\$8k)
 - b. Tesla delta faucet
 - c. LED Chandelier over tub – dimmable
- 13. Shower
 - a. Custom super thin extra-large tile, 39" x 119" tile
 - b. Radiant floor in shower
 - c. Custom glass shower enclosure with full door 10 foot
 - d. Granite seating area with 40" wide mosaic
 - e. Shower installed with Schluter membrane system
 - f. Steam generator for steam shower
 - g. Overhead shower head
 - h. Wall mounted shower head
 - i. Wall horizontal spray heads (2)
 - j. Handheld spray head
 - k. LED lighting – dimmable
- r. Outdoor dining area
 - i. 360 sq ft
 - ii. Snowmelt radiant tubing
 - iii. Under roof with 4 foot over hangs
 - iv. Separate AV 2 speakers
 - v. LED lighting – dimmable
 - vi. Large outdoor ceiling fan with separate light
 - vii. In concrete irrigation tubing for automatic potted plant watering
 - viii. Three remote controlled shades on three sides
 - ix. Hubbardton Forge wall sconce
 - x. Outdoor TV
- s. Outdoor Kitchen
 - i. 80 sq ft
 - ii. Snowmelt radiant tubing
 - iii. Cooking area custom cabinet
 - iv. Under mount stainless steel sink with hot and cold water
 - v. Granite top of cooking cabinet
 - vi. Lynx 36" double drawer and door combo in cabinet
 - vii. Lynx 18" Outdoor trash center
 - viii. Lynx 30" double access doors
 - ix. Sedona by Lynx 36" built in grill
 - x. Ventahood stainless steel outdoor cooking hood with multi-speed exhaust fan and multi-level LED lighting
 - xi. Sedona by Lynx Single Side burner
 - xii. Lynx Outdoor bar custom cabinet
 - xiii. Quartz countertop
 - xiv. Lynx 18" single cabinet door

- xv. Lynx 24" single cabinet door
- xvi. Kitchenaid outdoor under counter refrigerator
- xvii. LED lighting
- xviii. Separate AV 2 speakers and TV connection
- t. West Outdoor patio
 - i. 1200 sq ft
 - ii. Snowmelt radiant tubing
 - iii. Under roof with 4 foot over hangs
 - iv. Separate AV 2 speakers
 - v. LED lighting – dimmable
 - vi. LED lighting wall fixtures
 - vii. In concrete irrigation tubing for automatic potted plant watering
 - viii. 7 ½ ft x 8 ½ ft hot tub below overhang
 - ix. Gas and power installed for fire pit
 - x. Linear NG gas fire pit
 - xi. Security camera
 - xii. Snow melt area
 - xiii. Trench drain
 - xiv. Hubbardton Forge wall sconce
- u. East Outdoor patio
 - i. 540 sq ft
 - ii. Snowmelt radiant tubing
 - iii. Large portico area
 - iv. Under roof with 4 foot over hangs
 - v. Separate AV 2 speakers
 - vi. Four zones of LED lighting circuits – dimmable
 - vii. LED lighting wall fixtures
 - viii. In concrete irrigation tubing for automatic potted plant watering
 - ix. 3 outdoor security cameras
 - x. Snow melt area
 - xi. Hubbardton Forge wall sconce on patio entry columns
- v. South Outdoor patio
 - i. 120 sq ft
 - ii. Snowmelt Radiant tubing
 - iii. Under roof with 4 foot over hangs
 - iv. LED lighting overhead
 - v. LED lighting wall fixtures
 - vi. Snow melt area
 - vii. Stone wall
 - viii. Custom dog run enclosure
- w. North garage
 - i. 1500 sqft
 - ii. Snowmelt radiant tubing in front of garage doors
 - iii. Radiant heating and cooling in the concrete floor

- iv. RV garage with 14-foot ceiling
- v. RV garage door is 13-foot x 12-foot wide
- vi. RV garage dump station
- vii. RV garage 30 amp RV power outlet
- viii. Water source for filling RV
- ix. LED overhead lighting
- x. Side load shop garage with 9-foot x 9-foot overhead door
- xi. 220 AC / 50amp circuit
- xii. Multiple 120 AC / 20 amp four plex circuits in the shop area
- xiii. Security system coverage
- xiv. Urinal
- xv. Shop sink
- xvi. Man-door to Northwest patio area
- x. South garage
 - i. 800 sqft
 - ii. Snowmelt radiant tubing in front of garage doors
 - iii. Radiant heating and cooling in the concrete floor
 - iv. Security system coverage
 - v. 8-foot Man door with art glass insert to East patio area
 - vi. 8-foot Man door with art glass insert to South patio area
 - vii. Multiple 120 AC / 20 amp circuits
 - viii. LED lighting over shop sink - dimmable
 - ix. LED chandeliers (3) in garage – dimmable
 - x. Separate AV 1 speaker
 - xi. Separate 72 sq ft trash room with double doors and exterior man door to driveway
 - xii. Trash room operable high window
 - xiii. Trash room LED light
 - xiv. Hubbardton Forge wall sconce