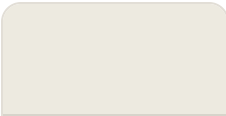
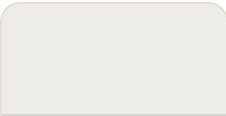
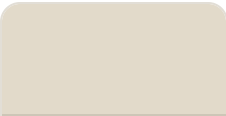


Dumoulin Residence — Interior Finish Palette

49 Eaton Ave, Meredith, NH 03253 · Paint Schedule **Rev. 2** · Casework Schedule Rev. 0 · Tile & Floor Matrix **8.4.26 Final** (F&D quote MQ176Q4JTD5WTV) · Appliances **Smeg quote #614640**, 8/4/26 · Paint colors Sherwin-Williams

Sheen: walls **eggshell** throughout · ceilings **flat** throughout, except the four bathroom ceilings which are **eggshell** · all trim & doors **semi-gloss**. All bathroom and laundry coatings to be **vapor-permeable and mildew-resistant** per plan note.

WALL & CEILING PALETTE — 5 COLORS, PLUS THE FLOOR

					
Alabaster SW 7008 · #EDEAE0 First-floor walls, master bath, basement bath. The house's default warm white. LRV 82	Pure White SW 7005 · #EDECE6 All ceilings (except the drenched media room) and all trim & doors house-wide. LRV 84	Neutral Ground SW 7568 · #E2DACA Master Bedroom — Upper only. One step deeper than Alabaster. LRV 70–71	Balanced Beige SW 7037 · #C0B2A2 Master Bedroom — Lower, Bedroom 5, and the Master Bath — Lower. Lighter member of the same clay family. LRV 46	Studio Clay SW 9172 · #958D7F Powder room, basement hall, and the two color-drenched basement rooms — entertainment and office. LRV 27	Monterey Bay SKU 101069755 · LVP Waterproof hybrid resilient plank w/ cork pad, 8mm × 7" × 51". Both levels, everywhere except the tiled baths. 3,917 SF ORDERED

FIRST FLOOR

Foyer / Entry

-  **WALLS**
Alabaster 7008 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · 8mm plank

First impression — keep bright.

Great Room

-  **WALLS**
Alabaster 7008 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · 8mm plank

False ridge beam & ceiling beams are finished lumber — stain / clear coat per owner. **Do not paint.**

Kitchen

-  **WALLS**
Alabaster 7008 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **CABINETS**
Adaptive Shade SW 7053 · Semi-gloss enamel
-  **FLOOR**
Monterey Bay LVP [Blonde] · 8mm plank

APPLIANCES — SMEG

-  **RANGE**
36" Professional gas · SPR36UGGX
6 burners · **76,000 BTU** · 4.45 cu ft oven
-  **HOOD**
Ductless / recirculating · TBD
Smeg KPRU36X removed. **Not yet selected.**
-  **MICROWAVE**
24" built-in · MWD24XU
1,000 W · cutout 22 1/8 × 23 1/2 × 14 13/16
-  **REFRIGERATOR**
36" French door · FD36UXIW
20.5 cu ft · counter depth · water line req'd
-  **DISHWASHER**
24" under-counter · DW8210X
15 place settings · ADA height

No backsplash tile appears anywhere on the F&D quote — confirm it's a separate buy. Hood is now ductless and TBD — see flags.

Dining

-  **WALLS**
Alabaster 7008 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · 8mm plank

Pendant backbox in ceiling — cut in cleanly.

Master Bedroom — Upper

-  **WALLS**
Neutral Ground 7568 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · 8mm plank

The only room using Neutral Ground. Goes creamier under warm evening bulbs — intentional.

Bedroom 2

-  **WALLS**
Alabaster 7008 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · 8mm plank

Bedroom 3

- WALLS
Alabaster 7008 · Eggshell
- CEILING
Pure White 7005 · Flat
- TRIM / DOORS
Pure White 7005 · Semi-gloss
- FLOOR
Monterey Bay LVP [Blonde] · 8mm plank

Master Bath WET

- WALLS
Alabaster 7008 · Eggshell
- CEILING
Pure White 7005 · Eggshell
- TRIM / DOORS
Pure White 7005 · Semi-gloss
- VANITY
Light Oak · approximate

TILE & GROUT — "MASTER UPPER"

- FLOOR
Andover White Matte Porcelain · 12×24
Grout 5039 Ivory · 1/16"
- SHOWER WALLS
Alessia Bianca Polished Porcelain · 24×48
Grout 5093 Warm Grey · 1/16"
- SHOWER PAN
Marble Art Hexagon Mosaic [White · 1.5" hex] · 12×12
Grout 5014 Biscuit · Per Sheet
- NICHE
Oak Wood Look Stack Mosaic · 12×12
Grout color TBD · 1/16"

No natural light — Alabaster (LRV 82) plus a white floor and polished white shower walls keep it bright. High-CRI 90+ bulbs recommended.

Mildew-resistant. Walls and ceiling to receive a vapor-permeable, mildew-resistant coating per plan note — e.g. SW Emerald Bath & Spa or equivalent.

Guest Bath WET

- WALLS
Alabaster 7008 · Eggshell
- CEILING
Pure White 7005 · Eggshell
- TRIM / DOORS
Pure White 7005 · Semi-gloss
- VANITY
Caramel Brush · approximate

TILE & GROUT — "GUEST UPPER"

- FLOOR
Luxe Sand Matte Porcelain [Ivory] · 12×24
Grout 5103 Cobblestone · 1/16"
- SHOWER WALLS
La Belle Sage Ceramic Polished [High-gloss sage green] · 3×12
Grout 5027 Silver · 1/8" Vertical Tile
- SHOWER PAN
Leida Bianco Hexagon Mosaic [White] · 11×12
Grout 5027 Silver · Per Sheet
- NICHE
Walnut Wood Plank Matte · 2×18
Grout color TBD · 1/16" Horizontal

Walnut niche and a Caramel Brush vanity are the two warm-wood notes in an otherwise cool room.

Mildew-resistant. Walls and ceiling to receive a vapor-permeable, mildew-resistant coating per plan note — e.g. SW Emerald Bath & Spa or equivalent.

Powder BOLD MOMENT

-  **WALLS**
Studio Clay 9172 · Eggshell
-  **CEILING**
Pure White 7005 · Eggshell
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss

TILE & GROUT

-  **FULL WALL — VANITY & TOILET**
La Belle Sage Stack Ceramic Mosaic
[Green] · 12×11 **Vertical Tile**
Grout **5009 Gray** · Per Sheet

-  **FLOOR**
Monterey Bay LVP [Blonde] · no
powder floor tile quoted

Studio Clay walls behind a full-height Sage mosaic — the busiest small room in the house. Worth a mock-up.

Mildew-resistant. Walls and ceiling to receive a vapor-permeable, mildew-resistant coating per plan note — e.g. SW Emerald Bath & Spa or equivalent.

Laundry WET

-  **WALLS**
Alabaster 7008 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **CABINETS**
Ben's standard white · undefined
-  **FLOOR**
Monterey Bay LVP [Blonde] · no
laundry tile quoted

Laundry is not a bathroom, so its ceiling is flat under the new rule — but the plan note groups it with the baths for enamel. Flagged.

Mildew-resistant. Walls and ceiling to receive a vapor-permeable, mildew-resistant coating per plan note — e.g. SW Emerald Bath & Spa or equivalent.

Halls / Closets

-  **WALLS**
Alabaster 7008 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · 8mm
plank

Closet interiors may drop to flat white for economy.

Stairwell to Basement

-  **WALLS**
Alabaster 7008 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss

Carry Alabaster down for egress light; transition to Studio Clay at the basement hall. **No stair tread / nosing material is on the F&D quote.**

Garage

-  **WALLS**
Pure White 7005 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss

Single color throughout. Type X board per plans. Slab — no finish flooring.

Entertainment / Bonus DRENCHED

-  **WALLS**
Studio Clay 9172 · Eggshell
-  **CEILING**
Studio Clay 9172 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · over 6-mil poly on slab

Walls and ceiling both Studio Clay — kills screen glare. Alt: ceiling at 50% formula.

Office DRENCHED

-  **WALLS**
Studio Clay 9172 · Eggshell
-  **CEILING**
Studio Clay 9172 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · over 6-mil poly on slab

Matched to the Entertainment Room — walls and ceiling both Studio Clay. Alt: ceiling at 50% formula. The paint schedule still lists the office on the first floor.

Master Bedroom — Lower

-  **WALLS**
Balanced Beige 7037 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · over 6-mil poly on slab

Same clay family as Studio Clay at nearly twice the light (LRV 46). Optional Studio Clay accent at the headboard.

Bedroom 5

-  **WALLS**
Balanced Beige 7037 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · over 6-mil poly on slab

Same scheme as Master Bedroom — Lower.

Guest Bath WET

-  **WALLS**
Alabaster 7008 · Eggshell
-  **CEILING**
Pure White 7005 · Eggshell
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **VANITY**
Vintage Green · approximate

TILE & GROUT — "GUEST LOWER"

-  **FLOOR**
Concept Gray Matte Porcelain [Gray] · 12×24
Grout **5027 Silver** · 1/16"
-  **SHOWER WALLS**
La Belle Purity Ceramic Polished [Polished beige] · 3×12 **Harringbone**
Grout **5027 Silver** · 1/8"
-  **SHOWER PAN**
Marble Art Hexagon Mosaic [White · 1.5" hex] · 12×12
Grout **5027 Silver** · Per Sheet
-  **NICHE**
Marble Art Hexagon Mosaic [White · 1.5" hex] · 12×12
Grout color TBD · 1/16"

Windowless — everything here is gray/white and cool. **A Vintage Green vanity is the only warm-hue break in the room**; it either reads as a deliberate accent or as an orphan. Sample it against the Concept Gray before ordering.

Mildew-resistant. Walls and ceiling to receive a vapor-permeable, mildew-resistant coating per plan note — e.g. SW Emerald Bath & Spa or equivalent.

Master Bath — Lower WET

-  **WALLS**
Balanced Beige 7037 · Eggshell
-  **CEILING**
Pure White 7005 · Eggshell
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **VANITY**
Brown Reeded Birch · approximate

TILE & GROUT — "MASTER LOWER"

-  **FLOOR**
Luxe Sand Matte Porcelain [Ivory] · 12×24
Grout **5103 Cobblestone** · 1/16"
-  **SHOWER WALLS**
Coral Bay Polished Porcelain · 24×48
Grout **5001 Alabaster** · 1/16"
-  **SHOWER PAN**
Industrial Matte Ceramic Mosaic [Gray · 1.5" hex] · 10×11
Grout **5001 Alabaster** · Per Sheet
-  **ACCENT — BEHIND VANITY**
Veincut Travertino Ceramic · 12×36
Grout **5001 Alabaster** · 1/8"
-  **NICHE**
Limestone Ivory Porcelain · 2×8
Grout color TBD · 1/16"

Paint matched to Master Bedroom — Lower to read as one suite. **Ceiling is eggshell, not flat**, per the bathroom rule. This room is still absent from the paint schedule itself — the colors here come from your direction, not the drawings. Grout 5001 "Alabaster" shares a name with SW Alabaster; unrelated products.

Mildew-resistant. Walls and ceiling to receive a vapor-permeable, mildew-resistant coating per plan note — e.g. SW Emerald Bath & Spa or equivalent.

Hall

-  **WALLS**
Studio Clay 9172 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss
-  **FLOOR**
Monterey Bay LVP [Blonde] · over 6-mil poly on slab

Wall-wash fixtures on a separate circuit will flatter Studio Clay.

Storage

-  **WALLS**
Pure White 7005 · Eggshell
-  **CEILING**
Pure White 7005 · Flat
-  **TRIM / DOORS**
Pure White 7005 · Semi-gloss

Utility finish. No tile — slab or LVP per field decision.

Mech / Elec Room

-  **WALLS**
Pure White 7005 · Eggshell
-  **CEILING**
Pure White 7005 · Flat

Optional — paint improves light and shows leaks early. No trim scheduled. No tile.

TILE INDEX — FLOOR & DECOR

All tile and flooring is Floor & Decor, quote MQ176Q4JTD5WTV. Every thumbnail and product name links to the live F&D page for that SKU. **Thumbnails are the product photos embedded in the quote itself**, extracted and matched to each SKU by position on the page. Bracketed color words are Floor & Decor's own, from their product listings — each one independently matches its photo.

PHOTO	PRODUCT	SIZE (IN)	WHERE IT GOES
	<u>Monterey Bay LVP</u> SKU 101069755 · Blonde	8mm × 7" × 51"	Both levels — all rooms except tiled baths
	<u>Andover White Matte Porcelain</u> SKU 101383149	12 × 24	Master Bath (1st flr) floor
	<u>Alessia Bianca Polished Porcelain</u> SKU 101070076	24 × 48	Master Bath (1st flr) shower walls
	<u>Marble Art Hexagon Mosaic</u> SKU 100609205 · White · 1.5" hex	12 × 12	Master Bath pan · Guest Bath (bsmt) pan & niche
	<u>Oak Wood Look Stack Mosaic</u> SKU 101233641	12 × 12	Master Bath (1st flr) niche
	<u>Luxe Sand Matte Porcelain</u> SKU 101317733 · Ivory	12 × 24	Guest Bath + Master Lower floors
	<u>La Belle Sage Ceramic Polished</u> SKU 101068773 · High-gloss sage green	3 × 12	Guest Bath shower walls
	<u>Leida Bianco Hexagon Mosaic</u> SKU 101007631 · White	11 × 12	Guest Bath shower pan
	<u>Walnut Wood Plank Matte</u> SKU 101458081	2 × 18	Guest Bath niche
	<u>La Belle Sage Stack Ceramic Mosaic</u> SKU 101068864 · Green	12 × 11	Powder — full wall at vanity & toilet
	<u>Concept Gray Matte Porcelain</u> SKU 100941533 · Gray	12 × 24	Guest Bath (basement) floor
	<u>La Belle Purity Ceramic Polished</u> SKU 100507722 · Polished beige	3 × 12	Guest Bath (basement) shower walls
	<u>Coral Bay Polished Porcelain</u> SKU 101329332	24 × 48	Master Bath — Lower shower walls
	<u>Industrial Matte Ceramic Mosaic</u> SKU 100711522 · Gray · 1.5" hex	10 × 11	Master Bath — Lower shower pan

PHOTO	PRODUCT	SIZE (IN)	WHERE IT GOES
	<u>Veincut Travertino Ceramic</u> SKU 101233617	12 × 36	Master Bath — Lower accent behind vanity
	<u>Limestone Ivory Porcelain</u> SKU 101000479	2 × 8	Master Bath — Lower niche

GROUT SCHEDULE — 7 COLORS

Transcribed from the per-line notes on F&D quote MQ176Q4JTD5WTV. The quote names no grout manufacturer and carries **no grout quantities** — grout is a separate buy.

GROUT	JOINT	ROOM	WHERE	TILE
5001 Alabaster	1/16"	Master Bath — Lower	Shower walls	Coral Bay Polished Porcelain
5001 Alabaster	Per Sheet	Master Bath — Lower	Shower pan	Industrial Matte Ceramic Mosaic
5001 Alabaster	1/8"	Master Bath — Lower	Accent behind vanity	Veincut Travertino Ceramic
5009 Gray	Per Sheet	Powder	Full wall — vanity & toilet	La Belle Sage Stack Ceramic Mosaic
5014 Biscuit	Per Sheet	Master Bath (1st flr)	Shower pan	Marble Art Hexagon Ceramic Mosaic
5027 Silver	1/16"	Guest Bath (basement)	Floor	Concept Gray Matte Porcelain
5027 Silver	1/8"	Guest Bath (basement)	Shower walls	La Belle Purity Ceramic Polished
5027 Silver	Per Sheet	Guest Bath (basement)	Shower pan	Marble Art Hexagon Ceramic Mosaic
5027 Silver	1/8"	Guest Bath (1st flr)	Shower walls	La Belle Sage Ceramic Polished
5027 Silver	Per Sheet	Guest Bath (1st flr)	Shower pan	Leida Bianco Hexagon Mosaic
5039 Ivory	1/16"	Master Bath (1st flr)	Floor	Andover White Matte Porcelain
5093 Warm Grey	1/16"	Master Bath (1st flr)	Shower walls	Alessia Bianca Polished Porcelain
5103 Cobblestone	1/16"	Guest Bath + Master Lower	Floors	Luxe Sand Matte Porcelain
(color TBD)	1/16"	All four baths	Niches	Limestone Ivory · Oak Wood Look · Walnut Wood Plank · Marble Art Hexagon

CASEWORK & VANITIES

Only the kitchen cabinet color resolves to a verified Sherwin-Williams number. The four vanity finishes are manufacturer or stain names — swatches are **illustrative approximations only** (dashed border, ?). Do not order from them.

ROOM	ITEM	FINISH	SCHEDULE SAYS
Kitchen	Cabinets	 Adaptive Shade SW 7053 Verified SW · #867E70 · LRV 21 · paint	Emerald Urethane Trim Enamel — semi-gloss
Guest Bath (1st flr)	Vanity	 Caramel Brush Not a Sherwin-Williams color — source unidentified	Paint · Emerald Urethane Trim Enamel — semi-gloss
Guest Bath (basement)	Vanity	 Vintage Green Not a Sherwin-Williams color — source unidentified	Paint · Emerald Urethane Trim Enamel — semi-gloss
Master Bath (1st flr)	Vanity	 Light Oak Generic stain name — many brands, no single standard	Stain · waterborne polyurethane — satin
Master Bath — Lower	Vanity	 Brown Reeded Birch Matches a Highbury Furnishings factory vanity finish	Stain · waterborne polyurethane — satin
Laundry	Cabinets	 Ben's standard white Undefined — no code on the schedule	Paint · Emerald Urethane Trim Enamel — semi-gloss

APPLIANCES — SMEG

Quote #614640, 8/4/2026, 133 Rockingham Rd Derry NH, prepared by Mark Dogil — **valid until 8/15/2026**. Seven units, five models. Photos are the product images embedded in the quote. Full specs are in the standalone Appliance Schedule.



36" Professional Gas Range

Smeg SPR36UGGX · Kitchen

6 sealed burners — 2×18,000 BTU brass, 4×10,000. 4.45 cu ft gas oven, convection bottom, 5 levels. NG w/ LP nozzles. 230 lb.



36" French-Door Refrigerator

Smeg FD36UXIW · Kitchen + 1 unassigned

20.5 cu ft (13.8 fridge / 6.7 freezer). Counter depth. Internal ice & water, ionizer, inverter. Not Energy Star.



24" Under-Counter Dishwasher

Smeg DW8210X · Kitchen + 1 unassigned

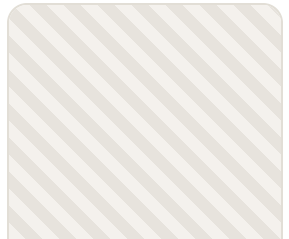
15 place settings, orbital wash, 5 programs, inverter motor, Dry Assist+ auto door. ADA compliant.



24" Built-In Microwave

Smeg MWD24XU · Kitchen

1,000 W, 15 functions, no turntable. **Front drop-down door, not a drawer** — verify cabinet opening.



36" Ductless Hood

TBD · Kitchen

Not selected. Recirculating / ductless per owner direction. Smeg KPRU36X has been removed from the package. Size to the range and confirm charcoal filter type and replacement interval.

Appliances

- **The hood is now ductless and unselected — this is the biggest open item on the package.** A recirculating hood filters grease and some odor through charcoal and returns the air to the room. It does **not** exhaust moisture, and it does **not** exhaust the combustion products of a 76,000 BTU gas range. Over a range this size that is a meaningful difference from a ducted hood, and many jurisdictions require exhaust ventilation for gas cooking. Confirm with the Meredith code official before this is locked.
- **If ductless is the decision, plan around it.** Size the unit to the range or wider, budget for charcoal filter replacement (typically every 6–12 months), and make sure the kitchen has another path for moisture and combustion air — a make-up air unit, an HRV/ERV, or an operable window on the same circuit conversation. Going ductless removes the 400 CFM make-up air trigger, but it does not remove the underlying need for air exchange in a tight envelope.
- **The microwave is a front drop-down door, not a drawer,** despite several dealers listing it as one. Cutout is 22 1/8 W × 23 1/2 D × 14 13/16 H. Get the installation sheet before the cabinet shop builds.
- **Refrigerator depth conflicts across sources** — 26.81" on the quote, 29" per Smeg with handle, 29 1/2" per AJ Madison. For a counter-depth run that gap is the whole detail.
- **The second refrigerator and second dishwasher have no room assigned** anywhere in this palette or on the quote. Presumably the lower level — but there is no second range, hood or microwave, so that location cannot cook.
- **Gas type, circuits, water lines.** Range ships NG with LP nozzles in the box — Meredith is largely propane. Microwave draws 14 A and wants its own 20 A circuit. Each refrigerator needs a water line; the kit is not on the quote.
- **All five models show out of stock on smeg.com,** and the quote carries no delivery, install or tax.

Tile

- **Two tile schedules exist and they share ZERO products.** The "Tile and Floors" tab in the Finish Schedule workbook lists Eden Calcatta, Gems Latte, Renzo Jade Picket, Soreno Taupe, Gems Grigio, Sande Cream, Essentials Ansello Grey, Urbanslat Tawny and MSI Wayne Parc LVP. The 8.4.26 Final matrix — built from the F&D quote — lists an entirely different set. I folded in the **F&D matrix** as the live selection. If that's wrong, this whole tile section is wrong. Retire the old tab either way so nobody bids off it.
- **Items on the old tile tab that appear nowhere on the F&D quote:** the upstairs TV wall (Sable Acoustic Wood Slat, 170 sf), shower curbs and Kerdi-Board-SC, Schluter Ditra and Kerdi membrane, and every shower bench. Separate buys, or dropped?
- **No grout quantities and no grout brand** anywhere on the quote — seven colors to source with no takeoff. Joint widths are now fully specified: 1/16" and 1/8" on the field tile, **Per Sheet** on the five mosaics, whose joints are set by the mesh backing rather than by the setter. Confirm sanded vs unsanded against the actual sheet spacing before ordering. **The four niches now carry a 1/16" joint but still have no grout color** — pick one, or call them out to match the adjacent field tile.
- **No kitchen backsplash, no stair treads or nosings, no laundry floor tile** on the quote.
- **Fulfillment is split three ways.** Monterey Bay LVP ships from store **237 Nashua**; Alessia Bianca is In-Store Pickup; everything else is Take With at 176 Fountain Valley.

Paint & casework

- **The office is shown in the basement and color-drenched in Studio Clay** to match the entertainment room, per your direction. **The paint schedule still places it on the first floor** in Alabaster — reconcile the drawings before bid.
- **Two rooms are now both named "Guest Bath"** — one on the first floor, one in the basement, per your rename. The floor headings separate them here, and the F&D matrix already distinguishes them as "Guest Upper" and "Guest Lower" (shown on each card). On anything that loses the floor heading — a PO, a text to the tile setter — say upper/lower or they will get crossed.
- **Sheen set per your direction, overriding the schedule:** all walls eggshell, all ceilings flat except the four bathroom ceilings at eggshell, all trim semi-gloss. This replaces the satin walls and satin ceilings the paint schedule called for in wet rooms. **It also conflicts with the plan note**, which requires satin or semi-gloss mildew-resistant enamel at bathroom and laundry ceilings — eggshell and flat are neither. Worth confirming with the architect before the painter mobilizes, since it is a note on the drawings, not a preference.
- **Master Bath — Lower is painted to match Master Bedroom — Lower** (Balanced Beige walls, Pure White ceiling and trim) per your direction — **it is still missing from the paint schedule itself**. Add it there before this goes out for bid, or the painter prices off a drawing that does not list the room.
- **None of the four vanity finishes are Sherwin-Williams colors**, yet the casework schedule still specifies SW Emerald Urethane Trim Enamel as the product. "Brown Reeded Birch" matches a Highbury Furnishings *factory* vanity finish — if these are prefinished units, the "condition maple prior to staining" notes don't apply, and the sheet's "casework species: maple" line contradicts a birch door.
- **"Ben's standard white" on the laundry cabinets is undefined**. Get the code before the shop sprays.
- **Four sheets, four naming conventions**. Paint says "Master Bath / Bath"; casework says "Master Bath Upstairs / Downstairs"; the old tile tab says "Upper Master Bath / Lower Master"; the F&D matrix says "Master Upper / Guest Lower." I mapped upper → first floor and lower → basement. Pick one scheme before this goes out for bid.

Paint hex values from published Sherwin-Williams color data (colorxs / PaintDB); LRVs as listed by Sherwin-Williams. **Tile and LVP are shown as neutral hatched material chips, not colors** — the F&D quote gives product names and SKUs, not color standards, and nothing here should be read as a rendering of the actual tile. Vanity swatches marked ? are illustrative approximations from the finish name. Tile thumbnails are the 75×75 px product images embedded in Floor & Decor quote MQ176Q4JTD5WTV, extracted and mapped to each SKU by position on the quote page. They are low-resolution reference images, not color standards; every thumbnail still links to the full-size product page. Order samples and review at night under installed fixtures before committing.