

MATERIAL SELECTIONS

LEE LANE RESIDENCE

Prepared by: Mabna Construction

Windows & Ext. Doors	Andersen 100 Series — Fibrex® composite, double-pane insulated glass, low-maintenance finish
Sloped Roof	Standing Seam Metal Panel — Concealed fastener system; Kynar 500® painted finish; 40-year warranty
Flat / Low-Slope Roof	TPO Membrane (60-mil) — Fully adhered; Energy Star rated; heat-welded seams
Front Elevation	Stucco — Traditional three-coat system; smooth or textured finish
Driveway	Concrete — Broom-finished; reinforced with rebar; 4" thickness with control joints
Interior Doors	Jeld-Wen Solid Core — Pre-hung units; superior sound dampening

Main & 2nd Floor	5" Red Oak Hardwood — Select/No.1 Common grade; nail-down solid hardwood; site-finished with oil-based polyurethane (3 coats); stain TBD
Basement	100% Waterproof LVP — 12 mil wear layer min.; 6mm+ thickness; click-lock floating installation; scratch and stain resistant

Brand / Series	Carrier Performance Series
Heating	96% AFUE Gas Furnace — Two-stage heating; variable-speed ECM blower motor
Cooling	Carrier Performance Series Air Conditioner — SEER2-rated; matched system
Controls	Smart/programmable thermostat — Wi-Fi enabled; zoning capable

Final equipment sizing based on ACCA Manual J load calculation. Ductwork coordinated with structural drawings.

CABINETRY

Eudora Frameless Full Overlay · Metro Maple MDF · Plywood Construction

Ferguson Home · Kith Kitchens

KITCHEN

Bases: Seal Skin · Uppers: Beige

FERGUSON HOME **KITH KITCHENS**

Final Selections

Signature _____ Date _____

METRO MAPLE

- 1/2" Thick Veneer Slab Door
- 1/2" Thick Veneer Drawer Front
- 6-Way Adjustable concealed cam
- Available in Eudora, KITHONE, Kith

BEIGE

FERGUSON HOME

FERGUSON HOME **KITH KITCHENS**

Final Selections

Signature _____ Date _____

METRO MAPLE

- 1/2" Thick Veneer Slab Door
- 1/2" Thick Veneer Drawer Front
- 6-Way Adjustable concealed cam
- Available in Eudora, KITHONE, Kith

SEALSKIN

FERGUSON HOME



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

DESIGNED BY
FERGUSON

Designed: 2/2/2026
Printed: 2/2/2026

MABNA - LEE LANE - KITCHEN - 2-2-2026.kit

All

Drawing #: 1



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

DESIGNED BY
FERGUSON

Designed: 2/9/2026
Printed: 2/9/2026

MABNA - LEE LANE - KITCHEN - 2-9-2026.kit

All

Drawing #: 1



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.	DESIGNED BY FERGUSON	Designed: 2/2/2026
		Printed: 2/2/2026
MABNA - LEE LANE - KITCHEN - 2-2-2026.kit	All	Drawing #: 1



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FERGUSON

Designed: 2/9/2026
Printed: 2/9/2026

MABNA - LEE LANE - KITCHEN - 2-9-2026.kit

All

Drawing #: 1



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Designed: 2/2/2026
Printed: 2/2/2026

MABNA - LEE LANE - KITCHEN - 2-2-2026.kit

All

Drawing #: 1



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FERGUSON

Designed: 2/9/2026
Printed: 2/9/2026

MABNA - LEE LANE - KITCHEN - 2-9-2026.kit

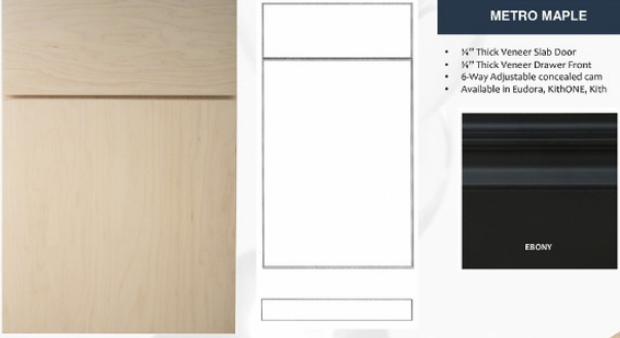
All

Drawing #: 1

DINING ROOM BAR

Finish: Ebony Black


FERGUSON HOME KITH KITCHENS



METRO MAPLE

- 1/2" Thick Veneer Slab Door
- 1/2" Thick Veneer Drawer Front
- 6-Way Adjustable concealed cam
- Available in Tudora, KITHONE, Kith

EBONY



FERGUSON HOME



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

DESIGNED BY FERGUSON	Designed: 2/4/2026 Printed: 2/4/2026
MABNA - LEE LANE - DINING ROOM BAR - All	
[Drawing #: 1]	

BASEMENT BAR

Finish: Midnight

FERGUSON HOME KITH KITCHENS



METRO MAPLE

- 1/2" Thick Veneer Slab Door
- 1/2" Thick Veneer Drawer Front
- 6-Way Adjustable concealed cam
- Available in Tudora, KITHONE, Kith



MIDNIGHT

FERGUSON HOME





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DESIGNED BY FERGUSON	Designed: 1/19/2026 Printed: 1/19/2026
MABNA - LEE LANE - BASEMENT BAR	[Drawing #: 1]


LAUNDRY ROOM

Finish: Basil

Final Selections


Signature _____ Date _____




METRO MAPLE

- 1/2" Thick Veneer Slab Door
- 1/2" Thick Veneer Drawer Front
- 6-Way Adjustable concealed cam
- Available in Tudora, KITHONE, Kith

BASIL







<p>Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.</p>		<p>DESIGNED BY FERGUSON</p>	<p>Designed: 2/2/2026 Printed: 2/2/2026</p>
<p>MAHNA - LEE LANE - LAUNDRY - 2-2-2026.kit All</p>		<p>[Drawing #: 1]</p>	

APPLIANCES & PLUMBING FIXTURES

MAIN KITCHEN



Thermador T48IT100NP

Freedom 48 Inch Wide 26.8 Cu. Ft. Energy Star Certified Panel Ready French Door Refrigerator

Finish: Panel Ready

Qty: 1



Thermador PRG486WDH

Pro Harmony® 48 Inch Wide 4.6 Cu. Ft. Slide In Gas Range with 6 Burners and Griddle

Finish: Stainless Steel

Qty: 1



Thermador VCIN48GWS

Professional Series 48 Inch Wide Custom Insert Range Hood

Finish: Stainless Steel

Qty: 1



Thermador VTN2FZ

1000 CFM Integral Blower

Finish: Stainless Steel

Qty: 1



Thermador DWHD660EPR

Sapphire 24 Inch Wide 16 Place Setting Built-In Panel Ready Top Control Dishwasher with Star Dry

Finish: Panel Ready

Qty: 2



Thermador MC30WP

Professional Series 30 Inch Wide 1.6 Cu. Ft. Single Electric Speed Oven

Finish: Stainless Steel

Qty: 1

DINING ROOM



Avallon AWC242DPRSRH
24 inch Wide 45 Bottle Capacity Dual Zone Wine Cooler
with Right Swing Door

Finish: Panel Ready Solid
Qty: 1

BASEMENT



Avallon AWBC242PRSRH

24 inch Wide 14 Bottle Capacity and 82 Can Capacity
Right Hinge Wine and Beverage Cooler

Finish: Panel Ready Solid

Qty: 1

PRIMARY



Signature Hardware SHWSCHB807BG

Hibiscus 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Assembly

Finish: Brushed Gold
Qty: 2



Signature Hardware SIG561740

Hibiscus Pressure Balanced Shower System with Shower Head, Shower Arm, and Valve Trim

Finish: Brushed Gold
Qty: 2



Signature Hardware SIG561737

Hibiscus In-Wall Shower Diverter with Valve

Finish: Brushed Gold
Qty: 2



Signature Hardware SHRS1225SBG

Modern 2.5 GPM 12" Single Function Rain Shower Head

Finish: Brushed Gold
Qty: 1



Signature Hardware SHRSC120BG

FundamentALL 12" Ceiling-Mount Shower Arm and Flange

Finish: Brushed Gold

Qty: 1



Signature Hardware SHH1010BG

FundamentALL 60" Hand Shower Hose

Finish: Brushed Gold

Qty: 1



Signature Hardware SHWE2020BG

FundamentALL Square Wall Supply Elbow

Finish: Brushed Gold

Qty: 1



Signature Hardware SHSB3040BG

FundamentALL 28" Slide Bar

Finish: Brushed Gold

Qty: 1



Signature Hardware SHHS4030GBG

FundamentALL Modern Single-Function 1.8 GPM Hand Shower

Finish: Brushed Gold

Qty: 1



Signature Hardware SH653PVC

Freestanding Tub Drain Rough In Kit for PVC Pipe

Finish: N/A

Qty: 1

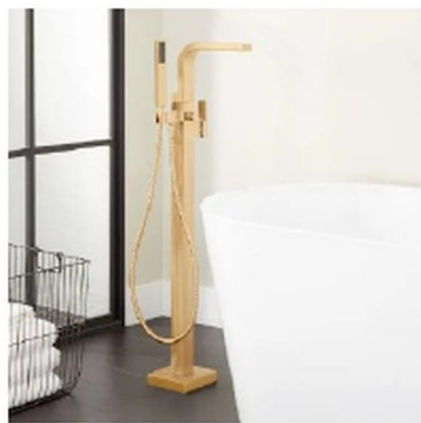


Signature Hardware SHHBFSOT5930AWH

Hibiscus 59" Oval Acrylic Soaking Freestanding Tub with Integrated Drain and Overflow

Finish: White

Qty: 1



Signature Hardware SIG561734

Hibiscus Freestanding Tub Faucet with Hand Shower and Rough-In Valve with Stops

Finish: Brushed Gold

Qty: 1



Signature Hardware SHK447376

Bradenton 1.28 GPF Two-Piece Skirted Elongated Toilet
- ADA Compliant, Seat Included

Finish: White
Qty: 1



Signature Hardware SH423BG

Bradenton Toilet Tank Lever

Finish: Brushed Gold
Qty: 1



Panasonic FV-0511VF1

WhisperFit DC 110 CFM 1.2 Sone Ceiling Mounted Bath
Exhaust Fan with Energy Star Rating

Finish: White
Qty: 1

POWDER ROOM

Signature Hardware — White

POWDER ROOM



Panasonic FV-0511VF1
WhisperFit DC 110 CFM 1.2 Sone Ceiling Mounted Bath Exhaust Fan with Energy Star Rating

Finish: White
Qty: 1



Signature Hardware SHK447376
Bradenton 1.28 GPF Two-Piece Skirted Elongated Toilet - ADA Compliant, Seat Included

Finish: White
Qty: 1

OFFICE BATH

Signature Hardware Lexia Collection — Polished Brass

OFFICE BATH - TUB



Signature Hardware SHWSCLE808PB

Lexia 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Assembly

Finish: Polished Brass

Qty: 1



Signature Hardware SHK497990

Lexia Pressure Balanced Shower System with Rainfall Shower Head, Hand Shower, Shower Arm, Hose, and Valve Trim - Accufit Rough-In Valve Included

Finish: Polished Brass

Qty: 1



Signature Hardware SHTS74PB

FundamentALL 7-1/16" Non-Diverter Tub Spout

Finish: Polished Brass

Qty: 1



Signature Hardware SHK447376

Bradenton 1.28 GPF Two-Piece Skirted Elongated Toilet - ADA Compliant, Seat Included

Finish: White

Qty: 1



Signature Hardware 400742

Traditional Reversible Mount Toilet Tank Lever

Finish: Polished Brass

Qty: 1



Panasonic FV-0511VF1

WhisperFit DC 110 CFM 1.2 Sonic Ceiling Mounted Bath Exhaust Fan with Energy Star Rating

Finish: White

Qty: 1

BATH 1, 2 & 3

Signature Hardware Lexia Collection — Matte Black

BATH 1



Signature Hardware
SHWSCLE808MB

Lexia 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Assembly

Finish: Matte Black
Qty: 1



Signature Hardware SHK483766

Lexia Pressure Balanced Shower System with Rainfall Shower Head, Hand Shower, Shower Arm, Hose, and Valve Trim - Accutit Rough-In Valve Included

Finish: Matte Black
Qty: 1



Signature Hardware SHK447376

Bradenton 1.28 CPF Two-Piece Skirted Elongated Toilet
- ADA Compliant, Seat Included

Finish: White
Qty: 1



Signature Hardware SH423MB

Bradenton Toilet Tank Lever

Finish: Matte Black
Qty: 1

BATH 2



Signature Hardware SHWSCLE808MB

Lexia 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Assembly

Finish: Matte Black

Qty: 1



Signature Hardware SHK483766

Lexia Pressure Balanced Shower System with Rainfall Shower Head, Hand Shower, Shower Arm, Hose, and Valve Trim - Accufit Rough-In Valve Included

Finish: Matte Black

Qty: 1



Signature Hardware SHK447376

Bradenton 1.28 GPF Two-Piece Skirted Elongated Toilet - ADA Compliant, Seat Included

Finish: White

Qty: 1



Signature Hardware SH423MB

Bradenton Toilet Tank Lever

Finish: Matte Black

Qty: 1

BATH 3



Signature Hardware SHWSCLE808MB

Lexia 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Assembly

Finish: Matte Black
Qty: 1



Signature Hardware SHK483766

Lexia Pressure Balanced Shower System with Rainfall Shower Head, Hand Shower, Shower Arm, Hose, and Valve Trim - Accufit Rough-In Valve Included

Finish: Matte Black
Qty: 1



Signature Hardware SHK447376

Bradenton 1.28 GPF Two-Piece Skirted Elongated Toilet - ADA Compliant, Seat Included

Finish: White
Qty: 1



Signature Hardware SH423MB

Bradenton Toilet Tank Lever

Finish: Matte Black
Qty: 1

BASEMENT BATH

Signature Hardware Lexia Collection — Chrome

BASEMENT BATH - TUB



Signature Hardware SHWSCLE808CP

Lexia 1.2 GPM Widespread Bathroom Faucet with Pop-Up Drain Assembly

Finish: Chrome

Qty: 1



Signature Hardware SHK483764

Lexia Pressure Balanced Shower System with Rainfall Shower Head, Hand Shower, Shower Arm, Hose, and Valve Trim - Accufit Rough-In Valve Included

Finish: Chrome

Qty: 1



Signature Hardware SHTS74CP

FundamentALL 7-1/16" Non-Diverter Tub Spout

Finish: Chrome

Qty: 1



Signature Hardware SHK447376

Bradenton 1.28 GPF Two-Piece Skirted Elongated Toilet - ADA Compliant, Seat Included

Finish: White

Qty: 1

BASEMENT BAR

Signature Hardware Ravenel — Matte Black

BASEMENT BAR



Signature Hardware SHXCRA137MB

Ravenel 1.75 GPM Single Hole Pull Down Bar Faucet - Includes Escutcheon

Finish: Matte Black
Qty: 1



Signature Hardware SH171MB

3-1/2" Basket Strainer for Sinks up to 1" Thick

Finish: Matte Black
Qty: 1



Signature Hardware SHGR1B1616BL

Totten 17" Drop In / Undermount Single Basin Granite Composite Prep Sink

Finish: Black
Qty: 1

LAUNDRY ROOM

Delta Nicoli — Matte Black

LAUNDRY



Delta 19867LF-BL
Nicoli 1.8 GPM Single Hole Pull Down Kitchen Faucet - Includes Escutcheon

Finish: Matte Black
Qty: 1



Signature Hardware SHGR1B332WH
Totten 33" Drop In / Undermount Single Basin Granite Composite Kitchen Sink

Finish: White
Qty: 1



Signature Hardware SH171WH
3-1/2" Basket Strainer for Sinks up to 1" Thick

Finish: White
Qty: 1

WRITTEN SPECIFICATIONS

Complete Material & Product Schedule

Vendor / Line	Eudora Frameless Full Overlay — Ferguson Home / Kith Kitchens
Door Style	Metro Maple MDF — 3/4" Thick Veneer Slab Door & Drawer Front; 6-Way Adjustable Concealed Cam
Box Construction	Plywood; Wood Dovetail Drawer Boxes; Natural Woodgrain Melamine Interior; Full-Extension Slow-Close Drawer Glides; Soft-Close Door Mechanisms; Exposed Ends Finished
Kitchen Bases	Finish: Seal Skin Paint (dark charcoal) — Full perimeter with island
Kitchen Uppers	Finish: Beige Paint — 12" deep wall cabinets; adjustable shelving; flat WM3CF crown molding
Dining Room Bar	Finish: Ebony Black Paint — 156" wide base run; integrated beverage cooler opening
Basement Bar	Finish: Midnight Paint — 120" wide; trash pull-out bases; soft-close mechanisms
Laundry Room	Finish: Basil Paint (forest green) — Wall and base cabinets flanking washer/dryer with sink base
Hardware	Cabinet knobs and pulls — Not included; to be selected separately by Owner
Countertops	Not included in cabinet contract — See countertop specification below

Countertops: Quartz or Natural Quartzite — Final material and slab selection by Owner at stone yard. Waterfall edge detail on island both ends. Undermount sink cutouts included. Templating occurs after cabinet installation; approx. 2-3 week lead time post-template.

Refrigerator	Thermador T48IT100NP — 48" Freedom French Door, 26.8 cu ft, Panel Ready, Energy Star
Range	Thermador PRG486WDH — 48" Pro Harmony Slide-In Gas Range, 6 Burners + Griddle, Stainless Steel
Range Hood	Thermador VCIN48GWS — 48" Professional Custom Insert Range Hood, Stainless Steel
Hood Blower	Thermador VTN2FZ — 1,000 CFM Integral Blower, Stainless Steel
Dishwasher	Thermador DWHD660EPR — 24" Sapphire Series, 16 Place Setting, Panel Ready, Star Dry (Qty: 2)
Speed Oven	Thermador MC30WP — 30" Professional Single Electric Speed Oven, Stainless Steel

Wine Cooler	Avallon AWC242DPRSRH — 24" 45-Bottle Dual Zone, Panel Ready Solid, Right Swing
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Wine & Bev.	Avallon AWBC242PRSRH — 24" 14-Bottle / 82-Can, Panel Ready Solid, Right Hinge
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Faucet	SH SHWSCHB807BG — Hibiscus 1.2 GPM Widespread, Pop-Up Drain (Qty: 2)
Shower System	SH SIG561740 — Hibiscus Pressure Balanced with Head, Arm, Valve Trim (Qty: 2)
Diverter	SH SIG561737 — Hibiscus In-Wall Shower Diverter with Valve (Qty: 2)
Rain Head	SH SHRS1225SBG — Modern 2.5 GPM 12" Single Function (Qty: 1)
Ceiling Arm	SH SHRSC120BG — FundamentALL 12" Ceiling-Mount Shower Arm (Qty: 1)
Hand Shower	SH SHHS4030GBG — FundamentALL 1.8 GPM (Qty: 1)
Hose	SH SHH1010BG — FundamentALL 60" Hand Shower Hose (Qty: 1)
Slide Bar	SH SHSB3040BG — FundamentALL 28" Slide Bar (Qty: 1)
Freestand. Tub	SH SHHBFSOT5930AWH — Hibiscus 59" Oval Acrylic Soaking Freestanding Tub, White
Tub Faucet	SH SIG561734 — Hibiscus Freestanding Tub Faucet with Hand Shower (Qty: 1)
Toilet	SH SHK447376 — Bradenton 1.28 GPF Skirted Elongated, White (Qty: 1)
Toilet Lever	SH SH423BG — Bradenton Tank Lever, Brushed Gold
Exhaust Fan	Panasonic FV-0511VF1 — WhisperFit DC 110 CFM, 1.2 Sone, Energy Star

Toilet	SH SHK447376 — Bradenton 1.28 GPF Skirted Elongated, White
Exhaust Fan	Panasonic FV-0511VF1 — WhisperFit DC 110 CFM

Faucet	SH SHWSCLE808PB — Lexia 1.2 GPM Widespread (Qty: 1)
Shower	SH SHK497990 — Lexia Pressure Balanced with Rainfall Head, Hand Shower, Arm, Hose
Tub Spout	SH SHTS74PB — FundamentALL 7-1/16" Non-Diverter
Toilet	SH SHK447376 — Bradenton 1.28 GPF Skirted Elongated, White
Toilet Lever	SH 400742 — Traditional Reversable Mount, Polished Brass

Exhaust Fan

Panasonic FV-0511VF1 — WhisperFit DC 110 CFM

Faucet (each)	SH SHWSCLE808MB — Lexia 1.2 GPM Widespread, Matte Black
Shower (each)	SH SHK483766 — Lexia Pressure Balanced with Rainfall Head, Hand Shower, Arm, Hose
Toilet (each)	SH SHK447376 — Bradenton 1.28 GPF Skirted Elongated, White
Lever (each)	SH SH423MB — Bradenton Tank Lever, Matte Black
Exhaust Fan	Panasonic FV-0511VF1 — WhisperFit DC 110 CFM (each bath)

Faucet	SH SHWSCLE808CP — Lexia 1.2 GPM Widespread, Chrome
Shower	SH SHK483764 — Lexia Pressure Balanced with Rainfall Head, Hand Shower, Arm, Hose
Tub Spout	SH SHTS74CP — FundamentALL 7-1/16" Non-Diverter, Chrome
Toilet	SH SHK447376 — Bradenton 1.28 GPF Skirted Elongated, White
Exhaust Fan	Panasonic FV-0511VF1 — WhisperFit DC 110 CFM

Bar Faucet	SH SHXCRA137MB — Ravenel 1.75 GPM Single Hole Pull-Down, Matte Black
Prep Sink	SH SHGR1B1616BL — Totten 17" Granite Composite, Black
Strainer	SH SH171MB — 3-1/2" Basket Strainer, Matte Black

Faucet	Delta 19867LF-BL — Nicoli 1.8 GPM Pull-Down, Matte Black
Sink	SH SHGR1B3322WH — Totten 33" Granite Composite Kitchen Sink, White
Strainer	SH SH171WH — 3-1/2" Basket Strainer, White

By signing below, the Owner confirms that all material selections documented in this presentation have been reviewed and approved. Mabna Construction is authorized to proceed with procurement and installation per the specifications outlined herein.

Owner Signature

Date

Printed Name

Project Address

Contractor Representative

Date

Ferguson Bath, Kitchen & Lighting Gallery · 5650-D General Washington Drive · 703-658-1000 · fergusonhome.com