How to Use This Book

FF&E Schedule, example, filled in, client copy

01

What is in it

Furniture, fixtures and equipment for one project: the floor plan and electrical plan, two mood boards, a material board, twelve schedules, attic stock and a budget summary. 21 pages follow this one.

02

How to fill it in

This copy is filled in completely from a finished project, the Cameo Road house, so you can see what goes on every page. For your own project, use the blank or fillable version.

03

Item numbers

Give each item one number, the number on its pin on the floor plan, and use it on every page. The plan, the schedules and the home record then match. A letter marks a second finish on the same item, such as 25A for the walls and 25B for the ceiling.

04

Studio and client copies

This is the client copy: care and reorder details take the place of suppliers and pricing. The studio copy, with supplier, cost and status, is the other example PDF.

05

Every format

At hubstone.com/designers: the example, blank and fillable PDFs, legal fold-outs, and a Google Sheets kit that adds up every schedule for you.

06

Keep it current

Paper goes stale. Hubstone holds the same record and keeps it current, and you choose who sees each page.

LANE & HART INTERIORS

Furniture, Fixtures and Equipment

Bennett Residence

5402 Cameo Road
Carpinteria, California

CLIENT COPY, INSTALLED MARCH 2025

MADE WITH HUBSTONE



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18 Countertop Schedule

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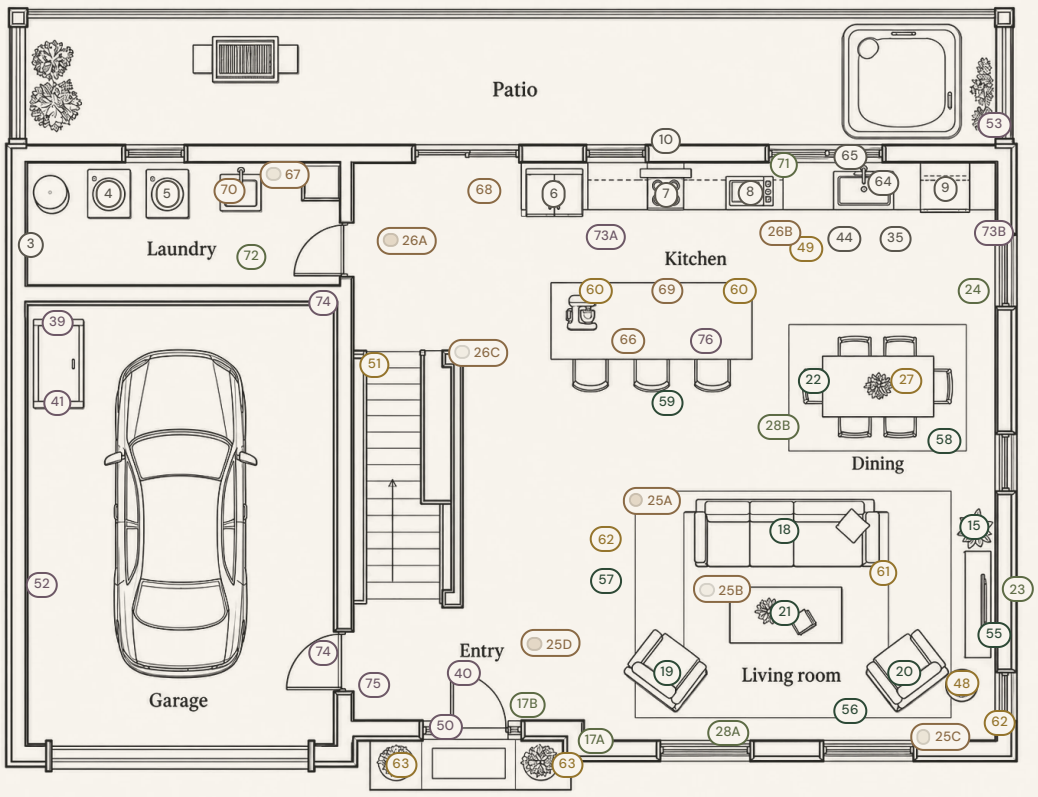
Floor Plan



PAINT

25A	Living room walls
25B	Living room ceiling
25C	Trim
25D	Entry walls
26A	Kitchen and dining walls
26C	Kitchen and dining ceiling

WALL FINISHES

17A	Baseboard
17B	Door and window casing
71	Backsplash tile

FLOOR FINISHES

28A	Engineered white oak floor, living room and entry
28B	Engineered white oak floor, kitchen and dining
72	Porcelain floor tile

WINDOW TREATMENTS

23	Pinch-pleat curtains
24	Flat Roman shade

FURNITURE

15	Potted plant
18	Sofa
19, 20	Lounge chairs
21	Coffee table
22	Dining table and six chairs
55	Media console
56	Area rug
57	Entry console
58	Dining rug
59	Counter stools

LIGHTING

27	Pendant over the dining table
48	Table lamp bulbs
49	Recessed lights, kitchen
51	Dimmer for the recessed lights
60	Island pendants
61	Recessed lights, living room
62	Table lamps
63	Porch lanterns

APPLIANCES

4	Washer
5	Dryer
6	Refrigerator
7	Range
8	Microwave
9	Dishwasher
10	Range hood

PLUMBING

3	Water heater
35	Kitchen sink drain
44	Garbage disposal
64	Kitchen sink
65	Kitchen faucet

CABINETS

26B	Kitchen cabinets
66	Kitchen island
67	Laundry cabinets

COUNTERTOPS

68	Perimeter countertops
69	Island countertop
70	Laundry counter

HARDWARE

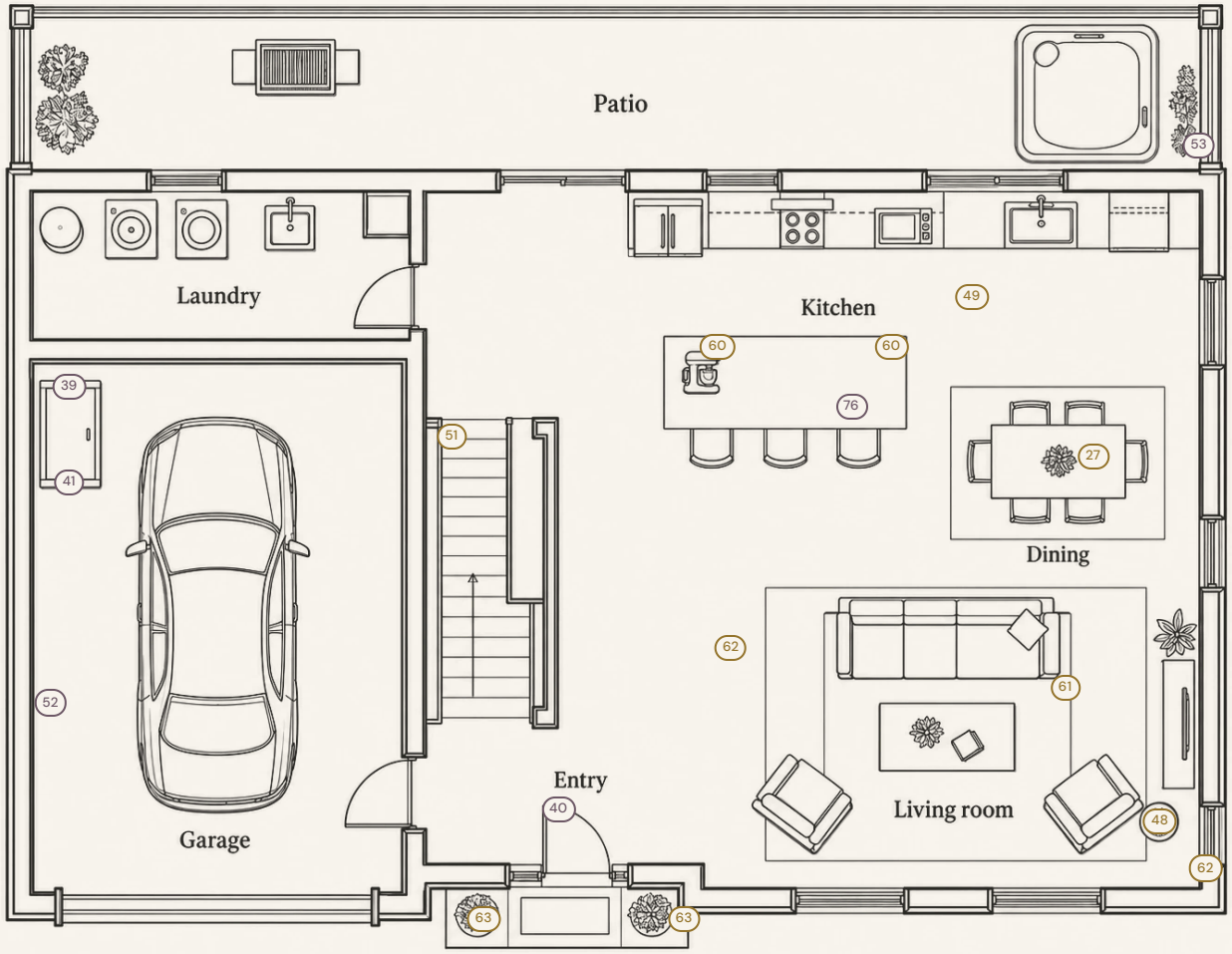
50	Entry handleset and deadbolt
73A	Cabinet knobs
73B	Drawer cup pulls
74	Interior door levers
75	Coat hooks

ELECTRICAL

39	GFCI reset outlet
40	Switch plate, three-gang
41	EV charger
52	Main electrical panel
53	Patio subpanel
76	Island receptacles

Numbers match the item pins on the Hubstone floor plan. A letter marks a second finish recorded on the same item.

Electrical and Lighting Plan



LIGHTING

27	Pendant over the dining table
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ELECTRICAL

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40	Switch plate, three-gang
41	EV charger
52	Main electrical panel
53	Patio subpanel
76	Island receptacles

Fixture counts and circuit routes are recorded only where an electrician has confirmed them. Have a licensed electrician verify before any work.

Mood Board: Living Room

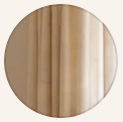




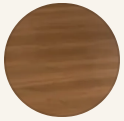
Warm Chalk HC-14
Walls, eggshell



Oatmeal basketweave
Sofa, LW-OAT-24



Warm ivory linen
Curtains, ND-IV-12



White oak, natural matte
Floor

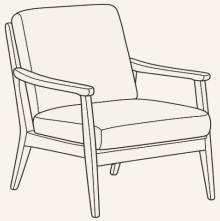


Serapi wool rug
Madder red and indigo

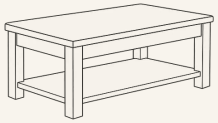
Soft White SW-02
Trim, satin



18 Sofa



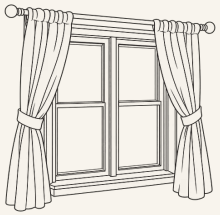
19, 20 Lounge chairs



21 Coffee table



55 Media console



23 Pinch-pleat curtains



62 Table lamps

Mood Board: Kitchen and Dining





Warm Chalk HC-14
Walls, satin

Quartz, Alabaster
Countertops, polished

Natural oak, clear satin
Cabinets and island

Chalk white tile
Backsplash, 4 × 4 in

Natural flax
Roman shades, ND-FL-08

Soft White SW-02
Trim, satin



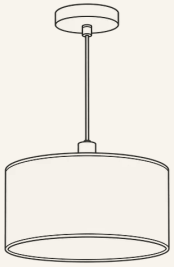
22 Dining table and six chairs



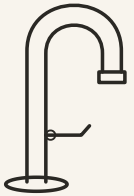
59 Counter stools



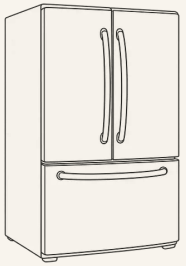
60 Island pendants



27 Pendant over the dining table



65 Kitchen faucet



6 Refrigerator

Material Board



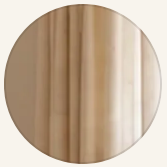
Warm Chalk HC-14
Walls. Eggshell in the living room, satin in the kitchen.
25A, 26A

Soft White SW-02
Trim, satin
25C

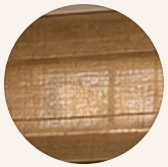
Ceiling White CW-01
Living room ceiling, flat
25B



Oatmeal basketweave
Sofa upholstery, memo LW-OAT-24
18



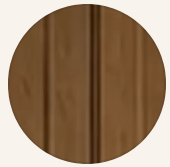
Warm ivory linen
Curtains, memo ND-IV-12, privacy lining
23



Natural flax
Roman shade, memo ND-FL-08, privacy lining
24



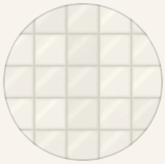
Engineered white oak
Floor, natural matte
28A



Natural oak, clear satin
Kitchen cabinets and island
26B, 66



Quartz, Alabaster
Countertops, polished
68, 69



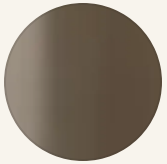
Chalk white tile
Backsplash, 4 × 4 in, gloss
71



Porcelain, Dune
Laundry floor, honed
72



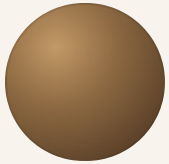
Serapi wool
Living room rug
56



Stainless steel
Appliances and sink
6, 7, 8, 9, 10, 64



Aged brass
Faucet, knobs, pulls and pendants
60, 65, 73A, 73B



Bronze
Pendant, curtain rings, lanterns
23, 27, 63



Satin nickel
Door handleset and levers
50, 74

Paint chips are a printed guide. Order paint by maker, color code, base, formula and sheen, never by a screen or printed color.

Paint Schedule

NO.	CHIP	ROOM AND SURFACE	COLOR	PRODUCT AND SHEEN	MAKER	CARE	REORDER BY
25A		**Walls** Living room	Warm Chalk HC-14	Interior acrylic, eggshell	Harbor Paint Studio	Dust with a soft dry cloth. Touch up from the labeled quart; an aged wall may need a full coat, corner to corner.	Harbor Paint Studio interior acrylic, eggshell; Warm Chalk HC-14, base 1, batch HP-250312
25B		**Ceiling** Living room	Ceiling White CW-01	Interior acrylic ceiling paint, flat	Harbor Paint Studio	Dust with a soft brush on a pole. Flat paint marks easily, so touch up rather than wash.	Harbor Paint Studio ceiling paint, flat; Ceiling White CW-01, batch HP-250309
25C		**Trim** Living room and kitchen	Soft White SW-02	Waterborne alkyd enamel, satin	Harbor Paint Studio	Wipe with a damp cloth and dry. The satin enamel takes gentle washing.	Harbor Paint Studio waterborne alkyd enamel, satin; Soft White SW-02, batch HP-250310
25D		**Walls** Entry	Warm Chalk HC-14	Interior acrylic, eggshell	Harbor Paint Studio	Dust with a soft dry cloth. The entry takes the most scuffs; touch up from the living room quart.	Harbor Paint Studio interior acrylic, eggshell; Warm Chalk HC-14, base 1, batch HP-250312
26A		**Walls** Kitchen and dining	Warm Chalk HC-14	Washable interior acrylic, satin	Harbor Paint Studio	Satin washes: a soft sponge, mild soap and a dry towel. Never an abrasive pad.	Harbor Paint Studio washable acrylic, satin; Warm Chalk HC-14, base 1, batch HP-250312
26C		**Ceiling** Kitchen and dining	Ceiling White CW-01	Interior acrylic ceiling paint, flat	Harbor Paint Studio	Dust with a soft brush on a pole. Run the range hood whenever you cook to keep the ceiling clean.	Harbor Paint Studio ceiling paint, flat; Ceiling White CW-01, batch HP-250309

TINT LABEL AND BATCH

Base 1, HC-14 formula label, batch HP-250312. Keep the can label with the record; never substitute a screen color for the formula.

APPLICATION

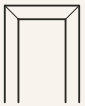
Two coats; 3/8 in nap roller; small angled brush at trim. Record wall repairs before the next coat.

SURFACES

Walls eggshell, kitchen satin, ceilings flat and trim satin enamel.

Open any item's record in Hubstone for the manual, warranty and full care history.

Wall Finishes Schedule

NO.	IMAGE	ITEM	PROFILE	FINISH	SIZE	CARE	REORDER BY
17A		**Baseboard** Living room	**Coast Millwork** Square-edge flat stock, primed poplar	Painted, Soft White SW-02, satin	5 1/2 × 3/4 in; 136 lin ft	Dust with a soft cloth; wipe with a damp cloth and dry. Fill and touch up chips with Soft White SW-02.	Coast Millwork profile CM-B512, primed poplar, 16 ft lengths; cut list on the record
17B		**Door and window casing** Living room	**Coast Millwork** Flat stock casing, primed poplar	Painted, Soft White SW-02, satin	3 1/2 × 3/4 in; 11 openings	Dust with a soft cloth; wipe with a damp cloth and dry. Fill and touch up chips with Soft White SW-02.	Coast Millwork profile CM-C312, primed poplar; 3/16 in reveal, mitered head
71		**Backsplash tile** Kitchen	**Saltmarsh Tile** Square ceramic tile, 4 × 4 in	Gloss glaze, Chalk white; Warm White grout	4 × 4 in, stacked; 46 sq ft	Wipe with a damp cloth and a pH-neutral cleaner. Reseal the grout once a year.	Saltmarsh Tile 4 × 4 in Chalk white gloss, lot ST-2502-07; Warm White grout, 1/16 in joints

PROFILES

Square-edge baseboard and flat casing throughout, no crown. Profile drawings CM-B512 and CM-C312 are on the record.

BACKSPLASH

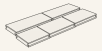
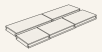
Counter to the underside of the wall cabinets, stacked, 1/16 in joints, ending on the window casing.

INSTALLATION

Coped inside corners and mitered outside corners, caulked and painted in place.

Open any item's record in Hubstone for the manual, warranty and full care history.

Floor Finishes Schedule

NO.	IMAGE	ITEM	MAKER AND PRODUCT	CONSTRUCTION	FINISH	SIZE	INSTALLATION	CARE	REORDER BY
28A		**Engineered white oak floor** Living room and entry	**Laurel Flooring** Engineered white oak	Engineered oak, 3 mm wear layer	Natural matte	7.5 in wide × 9/16 in thick; mixed lengths	Floating tongue-and-groove over approved underlay	Sweep or vacuum weekly and damp-mop with the Laurel oak cleaner. Felt pads under every leg.	Laurel Flooring engineered white oak, 7.5 in, natural matte, lot OAK-LR-25
28B		**Engineered white oak floor** Kitchen and dining	**Laurel Flooring** Engineered white oak	Engineered oak, 3 mm wear layer	Natural matte	7.5 in wide × 9/16 in thick; mixed lengths	Floating tongue-and-groove; runs unbroken from the living room	Sweep or vacuum weekly and damp-mop with the Laurel oak cleaner. Felt pads under every leg.	Laurel Flooring engineered white oak, 7.5 in, natural matte, lot OAK-LR-25
72		**Porcelain floor tile** Laundry	**Saltmarsh Tile** Porcelain, limestone look, Dune	Through-body porcelain, 10 mm	Honed	12 × 24 in; 64 sq ft	Thinset over an uncoupling membrane; 1/8 in joints, third offset	Sweep, then damp-mop with a pH-neutral cleaner. Wipe up water from the washer at once.	Saltmarsh Dune 12 × 24 in honed, lot SD-2502-11; Limestone grout, 1/8 in joints

SPARE FLOORING

Two sealed cartons in dry garage shelf, marked OAK-LR-25

UNDERLAY

Laurel QuietStep, 2 mm, with a vapor barrier; the label photo is on the record.

TRANSITIONS

The oak runs unbroken from the entry to the kitchen; a flush oak reducer meets the laundry tile.

Open any item's record in Hubstone for the manual, warranty and full care history.

Window Treatment Schedule

NO.	IMAGE	ITEM	MAKER AND PRODUCT	FABRIC AND LINING	MOUNT	SIZE	CARE	REORDER BY
23		**Pinch-pleat curtains** Living room	**Northline Drapery** Pinch-pleat pair	Warm ivory linen memo ND-IV-12; privacy lining; match lot	Outside mount; rod 92 in above floor	Two panels, each 48 in finished pleated width × 91 in finished drop	Vacuum with a brush attachment monthly. Professional cleaning only; the lining shrinks if washed.	Northline Drapery pinch-pleat pair, warm ivory linen ND-IV-12, privacy lining; two panels 48 × 91 in
24		**Flat Roman shade** Kitchen and dining	**Northline Drapery** Flat Roman shade	Natural flax memo ND-FL-08; privacy lining	Inside mount; brackets clear window handle	Opening 35.75 W × 47.5 H in	Dust with a soft brush and spot clean only. Raise the shade fully before cleaning the window.	Northline Drapery flat Roman shade, natural flax ND-FL-08, privacy lining, cordless lift

CURTAIN STACK

Split draw; 12 in stack allowance each side

SHADE SIZING

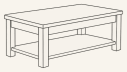
Made to the smallest of three widths, with the inside-mount deduction taken once, by Northline.

HEADRAIL

Supplied 35 1/4 in wide; brackets 2 in from each end, 2 1/2 in deep.

Open any item's record in Hubstone for the manual, warranty and full care history.

Furniture Schedule

NO.	IMAGE	ITEM	MAKER AND MODEL	FINISH	DIMENSIONS	CARE	REORDER BY
15		**Potted plant** Living room	**Fern & Field** Ficus elastica	Terracotta pot	38 in tall, 24 in canopy, 12 in pot	Water when the top inch of soil is dry and empty the saucer. Wipe the leaves monthly.	Fern & Field Ficus elastica in a 12 in terracotta pot with a glazed saucer
18		**Sofa** Living room	**Laurel Workshop** Alder 84 sofa	Oatmeal linen blend	84 W × 36 D × 33 H in	Vacuum weekly and turn the seat cushions monthly. Spot clean to the W/S code.	Laurel Workshop Alder 84 in oatmeal basketweave LW-OAT-24; 2 yd reserve in the laundry linen cabinet
19, 20		**Lounge chairs** Living room	**Laurel Workshop** Alder lounge chair	Natural oak, oatmeal	29 W × 32 D × 31 H in	Dust the oak with a dry cloth and vacuum the cushions. Keep out of direct afternoon sun.	Laurel Workshop Alder lounge chair, solid oak, clear matte; cushions in LW-OAT-24
21		**Coffee table** Living room	**Laurel Workshop** Rectangular oak 48	Natural oak	48 in long × 24 in wide × 16 in high	Coasters under drinks; wipe spills at once and dry. Dust with a dry cloth.	Laurel Workshop rectangular oak 48, natural oak, clear matte
55		**Media console** Living room	**Laurel Workshop** Alder media console, 72	Natural oak, clear matte	72 W × 18 D × 26 H in	Dust with a dry cloth. Leave 2 in behind it so the TV and sound equipment can breathe.	Laurel Workshop Alder 72 media console, natural oak, clear matte

Furniture Schedule, Continued

NO.	IMAGE	ITEM	MAKER AND MODEL	FINISH	DIMENSIONS	CARE	REORDER BY
LIVING ROOM							
56		**Area rug** Living room	**Harbor Loom** Hand-knotted wool, Serapi pattern	Madder red, indigo and ivory	9 × 12 ft	Vacuum weekly without the beater bar. Turn it end for end every six months.	Harbor Loom Serapi wool, 9 × 12 ft, madder red; rug pad 8 1/2 × 11 1/2 ft
KITCHEN AND DINING							
22		**Dining table and six chairs** Kitchen and dining	**Laurel Workshop** Gather six-seat table	Natural oak	Table 72 L × 36 W × 30 H in; chairs 19 W × 21 D × 32 H in	Wipe with a damp cloth and dry. Check the chair glides monthly for grit.	Laurel Workshop Gather six-seat table and chairs, natural oak, clear matte
58		**Dining rug** Kitchen and dining	**Harbor Loom** Hand-woven jute and wool	Natural, chunky loop	8 × 10 ft	Vacuum weekly. Blot spills at once; jute stains if it stays wet.	Harbor Loom jute and wool loop, natural, 8 × 10 ft
59		**Counter stools** Kitchen and dining	**Laurel Workshop** Bay counter stool	Natural oak; woven paper-cord seat	18 W × 15 D × 25 H in seat	Wipe the oak with a damp cloth. Vacuum the woven seats and keep them dry.	Laurel Workshop Bay counter stool, 25 in, natural oak, paper-cord seat
ENTRY							
57		**Entry console** Entry	**Laurel Workshop** Alder console, 48	Natural oak, clear matte	48 W × 14 D × 30 H in	Dust with a dry cloth. A tray under keys keeps the top from scratching.	Laurel Workshop Alder 48 console, natural oak, clear matte

UPHOLSTERY
Cedar Lane Upholstery, work order CL-2503-18, completed March 18, 2025

FABRIC RESERVE
2 yd from the installation dye lot, labeled and stored in the laundry linen cabinet

DELIVERY
23 in seat depth, 18 in seat height, allow 36 in delivery doorway

DINING CLEARANCE
36 in minimum working clearance planned around table

Open any item's record in Hubstone for the manual, warranty and full care history.

Lighting Schedule

NO.	IMAGE	FIXTURE	MAKER AND MODEL	SIZE AND FINISH	LAMP	CONTROL AND MOUNTING	CARE	REORDER BY
27		**Pendant over the dining table** Kitchen and dining	**Northline Lighting** Linen drum pendant	24 in shade diameter × 16 in high. Bronze, warm ivory	Three E26-base LED lamps; warm white 2700 K	Wall dimmer beside kitchen entry. Bottom of shade 32 in above tabletop	Dust the shade with a lint roller. Switch off and let the lamps cool before cleaning.	Northline Lighting linen drum pendant, 24 in, bronze; three E26 LED, 2700 K, dimmable
48		**Table lamp bulbs** Living room	**Northline Lighting** A19 LED, 2700 K	A19, E26 screw base. 2700 K warm white, frosted	A19, E26 screw base, 800 lumens	Dimmable LED. Table lamps	Change both lamps' bulbs together so the light matches. Two spares are in the laundry cabinet.	A19, E26 base, 800 lumens, 2700 K, frosted, dimmable
49		**Recessed lights** Kitchen	**Northline Lighting** RL6-30 LED retrofit	6 in aperture. White baffle trim	3000 K, 900 lumens, dimmable	Kitchen dimmer, 51. Recessed ceiling	Dust the trims with a dry cloth. Keep all six on the 3000 K setting so they match.	Northline RL6-30, 6 in, white baffle, 3000 K; selector photo on the record
51		**Dimmer for the recessed lights** Kitchen	**Northline Lighting** ND-600 LED dimmer	1-gang, Decora. White	Six recessed lights, 60 W LED	Single-pole LED dimmer. Kitchen entry, 48 in to center	The low end is trimmed to 12 percent so the lights never flicker. Wipe the paddle with a dry cloth.	Northline ND-600, white, single-pole; needs a neutral wire
60		**Island pendants** Kitchen	**Northline Lighting** Clear glass cone pendant	9 in cone × 12 in high. Aged brass stem and canopy	One E26 LED filament, 2700 K	Second dimmer beside the kitchen entry. Stem, 32 in above the countertop	Wash the glass cones in warm soapy water twice a year and dry before refitting.	Northline clear cone pendant, aged brass; ST64 E26 LED filament, 2700 K
61		**Recessed lights** Living room	**Northline Lighting** Slim wafer, 4 in	4 in aperture; 1/2 in deep. White baffle trim	2700 K, 700 lumens, dimmable	Entry switch, center, 40. Recessed ceiling, IC-rated	Dust the trims with a dry cloth. Keep the 2700 K setting so they match the lamps.	Northline 4 in slim wafer, white, 2700 K, IC-rated
62		**Table lamps** Living room	**Northline Lighting** Ceramic gourd lamp, 26 in	26 in high; 16 in shade. Stone glaze; ivory linen shade	One A19 LED, 2700 K, 48	Lamp outlet on the entry switch, 40. On the media console and the entry console	Dust the shades with a lint roller and wipe the bases with a damp cloth.	Northline ceramic gourd lamp, 26 in, stone glaze, ivory linen shade
63		**Porch lanterns** Entry	**Northline Lighting** Outdoor wall lantern, 14 in	14 H × 7 W in. Bronze; seeded glass	One E26 LED, 2700 K, wet-rated	Entry switch, left, 40. Each side of the front door, 66 in to center	Rinse the glass with a hose each season and wipe the bronze with a dry cloth.	Northline outdoor wall lantern, 14 in, bronze, seeded glass, wet-rated

PENDANT HEIGHT

Bottom of shade 32 in above tabletop

COLOR

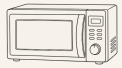
2700 K over the table, in the lamps and in the living room; 3000 K in the kitchen recessed lights.

DIMMER LOAD

Six recessed lights, 60 W of LED on a 600 W dimmer, low end trimmed to 12 percent.

Open any item's record in Hubstone for the manual, warranty and full care history.

Appliance Schedule

NO.	IMAGE	APPLIANCE	MAKER AND MODEL	TYPE	FINISH	DIMENSIONS	CARE	REORDER BY
4		**Washer** Laundry	**LG** WM4000HWA	4.5 cu ft, front-load washer	White	27 in W × 39 in H × 30 1/4 in D	Care for the door gasket, dispenser and drum using the LG cleaning instructions. Follow the drain-filter procedure carefully.	Use the full model suffix and serial for door seals, hoses and service parts. Confirm any stacking kit with both appliance models.
5		**Dryer** Laundry	**LG** DLEX4000W	7.4 cu ft, electric dryer	White	27 in W × 39 in H × 30 1/8 in D	Remove lint from the filter and accessible opening. Arrange exhaust-system cleaning per the manufacturer's guidance.	Match the lint filter, duct components and stacking kit to the exact model and installation instructions.
6		**Refrigerator** Kitchen	**GE** GNE27JYMFS	27.0 cu ft, French-door refrigerator	Stainless steel	35.75 in W × 69.875 in H × 35.875 in D	Wipe spills, shelves, drawers and door gaskets using the manufacturer's cleaning instructions.	Use GE's model-specific filter and parts finder. Confirm the installed filter number before purchasing a replacement.
7		**Range** Kitchen	**GE** JB735SPSS	30 in class, freestanding electric range	Stainless steel	29.875 in W × 47 in H × 28 in D	Allow surfaces to cool. Use the cooktop and oven cleaning methods specified in the model's manual.	Record the rack, bulb and compatible cleaning-product references from the model's parts documentation.
8		**Microwave** Kitchen	**GE** JES1109RRSS	1.0 cu ft, countertop combination oven	Stainless steel	20.6 in W × 11.875 in H × 16.60 in D	Wipe the cavity and door surfaces after cooling. Clean the turntable and supplied accessories as directed.	Match the turntable, support and cooking accessories to JES1109RRSS through GE parts.
9		**Dishwasher** Kitchen	**Bosch** SHPM65Z55N	24 in class, built-in dishwasher	Stainless steel	23 9/16 in W × 33 7/8 in H × 23 3/4 in D	Inspect and clean the filter assembly and spray arms according to the Bosch instructions.	Order using the full E-Nr, including its slash suffix, and FD number from the actual label.
10		**Range hood** Kitchen	**GE** JVW5301SJSS	30 in class, wall-mount chimney hood	Stainless steel	30 in W × 9.875 in H × 18.5 in D	Clean the grease filters and accessible surfaces using the manual's approved method.	Confirm grease-filter and lamp references by model. If recirculating, record the specified charcoal filter and replacement schedule.

REFRIGERATOR

Water shutoff is inside the cabinet to the left. Spare filter is in the laundry cabinet.

RANGE HOOD

Ducted through the east wall. Turn it on before starting to cook.

FIT

Measure the cabinet opening, hinges, handles, door swing and delivery path. Overall size is not the required installation opening.

Open any item's record in Hubstone for the manual, warranty and full care history.

Plumbing Fixture Schedule

NO.	IMAGE	ITEM	MAKER AND MODEL	TYPE	DIMENSIONS	MEASURE BEFORE ORDERING	CARE	REORDER BY
3		**Water heater** Laundry	**Rheem** XE50T06ST45U1	50 US gal, tall electric tank	64 in H × 21.63 in D	3/4 in water connections; 240 V, 30 A; 24 in clear in front	Keep the area clear and dry. Follow the linked Rheem manual for sediment removal; do not improvise draining or valve procedures.	Match heating elements, thermostats and anode to the complete model, serial and rating plate before ordering.
35		**Kitchen sink drain** Kitchen	**Laurel Plumbing & Heating** 1 1/2 in PVC P-trap with disposal tee	Sink, disposal and dishwasher into one trap	1 1/2 in trap; 4 in tailpiece	1 1/2 in slip joints; trap arm 17 in above the floor	Look under the sink each month for drips. Run hot water after greasy washing up.	1 1/2 in PVC P-trap with slip joints; dishwasher branch tailpiece
44		**Garbage disposal** Kitchen	**Tidewell** TW-750, 3/4 HP	Continuous feed, countertop air switch	13.6 in high × 8.1 in diameter	Quick-lock mount; outlet 6.3 in below the sink flange	Run cold water before, during and for 15 seconds after. The reset button is on the base.	Tidewell TW-750, 3/4 HP, quick-lock mount; air switch AS-2 in aged brass
64		**Kitchen sink** Kitchen	**Tidewell** TW-3219U undermount	Single bowl, undermount	32 × 19 × 10 in	36 in sink base; 1/8 in reveal; template from the sink	Rinse and wipe dry after use. Use the bottom grid; no steel wool or bleach.	Tidewell TW-3219U, 32 in, 16 gauge; bottom grid TW-G32
65		**Kitchen faucet** Kitchen	**Tidewell** Arden gooseneck, single handle	Single handle, high-arc spout	16 in high; 9 in reach	One 1 3/8 in hole; deck up to 2 in thick	Wipe with a soft damp cloth and dry. No acidic or abrasive cleaners on the brass.	Tidewell Arden gooseneck, aged brass; cartridge TW-C40

SINK

Undermount on clips and silicone, with the faucet centered on the bowl.

SHUTOFFS

Quarter-turn stops under the sink. The main water shutoff is item 29 on the plan.

WATER HEATER

Annual inspection completed; replacement planning begins this year.

Open any item's record in Hubstone for the manual, warranty and full care history.

Cabinet Schedule

NO.	IMAGE	ITEM	MAKER AND MODEL	FINISH	NOTES	CARE	REORDER BY
26B		**Kitchen cabinets** Kitchen	**Coast Cabinetry** Shaker doors, white oak	Natural oak with clear satin cabinet finish	Original boxes kept; doors and frames refinished in clear satin	Wipe with a damp soft cloth and dry. No oil soaps, sprays or abrasive pads.	Coast Cabinetry clear satin CS-12 over natural white oak; a spare door is in the garage
66		**Kitchen island** Kitchen	**Coast Cabinetry** Shaker island base, white oak	Natural oak with clear satin cabinet finish	96 × 42 in; seats three; two drawer stacks and a waste pull-out	Wipe with a damp soft cloth and dry. No oil soaps, sprays or abrasive pads.	Coast Cabinetry Shaker, rift white oak, clear satin CS-12
67		**Laundry cabinets** Laundry	**Coast Cabinetry** Shaker wall cabinets	Painted Soft White SW-02, satin	Three wall cabinets over the washer and dryer; the spares shelf is here	Wipe with a damp cloth and dry. Keep the paint, bulb and fabric spares on the labeled shelf.	Coast Cabinetry Shaker wall cabinet, 30 × 30 in; Soft White SW-02, satin

FINISH

Natural oak with clear satin cabinet finish

DOORS

Shaker, rift white oak, soft-close hinges: 34 doors and 16 drawers.

ISLAND

Seats three on the dining side, with two drawer stacks and a waste pull-out.

Open any item's record in Hubstone for the manual, warranty and full care history.

Countertop Schedule

NO.	IMAGE	ITEM	MATERIAL	THICKNESS AND EDGE	FABRICATOR	CARE	REORDER BY
68		**Perimeter countertops** Kitchen	Quartz, Alabaster, polished; slabs QA-2411-03 and 04	3 cm; eased edge, 1/8 in radius	Cliffside Stone Works	Wipe with warm water and mild soap. Trivets under hot pans; no bleach or oven cleaner.	Cliffside Stone Works quartz Alabaster, lot QA-2411; a remnant is on the garage shelf
69		**Island countertop** Kitchen	Quartz, Alabaster, polished; slab QA-2411-05	1 1/2 in mitered edge; 12 in seating overhang	Cliffside Stone Works	Wipe with warm water and mild soap. Trivets under hot pans; no bleach or oven cleaner.	Cliffside Stone Works quartz Alabaster, slab QA-2411-05; mitered edge drawing on the record
70		**Laundry counter** Laundry	Solid white oak, clear matte oil	1 1/2 in; eased edge	Coast Cabinetry	Wipe up water at once. Re-oil the top once a year with the clear matte oil.	Coast Cabinetry white oak top, 1 1/2 in, clear matte; 64 × 25 in

STONE

Quartz Alabaster, polished, all from lot QA-2411; seams kept away from the sink and range.

CARE

No sealing needed. Trivets under hot pans; no bleach or oven cleaner.

REMNANT

24 × 36 in, wrapped on the garage shelf for repairs.

Open any item's record in Hubstone for the manual, warranty and full care history.

Hardware Schedule

NO.	IMAGE	ITEM	FUNCTION	FINISH	MEASURE BEFORE ORDERING	CARE	REORDER BY
50		**Entry handleset and deadbolt** Entry	Keyed entry deadbolt and lever	Satin nickel	2 3/8 in backset; 1 3/4 in door; 2 1/8 in bore; left-hand inswing	Wipe with a dry cloth. Graphite in the keyway once a year; key codes stay private.	Harbor Hardware HH-210, satin nickel, left hand; strike with 1 in radius corners
73A		**Cabinet knobs** Kitchen	Door knobs, 34 doors	Aged brass	8-32 × 1 in screws; 2 1/2 in down from the door top	Wipe with a dry cloth. The aged brass darkens where hands touch it; that is intended.	Harbor Hardware HH-114, 1 1/4 in, aged brass; four spares in the laundry cabinet
73B		**Drawer cup pulls** Kitchen	Drawer pulls, 16 drawers	Aged brass	3 in (76 mm) centers; 8-32 × 1 in screws	Wipe with a dry cloth. The aged brass darkens where hands touch it; that is intended.	Harbor Hardware HH-330, 3 in, aged brass; two spares in the laundry cabinet
74		**Interior door levers** Laundry and garage	Passage levers at the laundry and garage doors	Satin nickel	2 3/8 in backset; 1 3/8 in doors; 2 1/8 in bore	Wipe with a dry cloth. Tighten the set screw if a lever works loose.	Harbor Hardware HH-120 passage lever, satin nickel
75		**Coat hooks** Entry	Coats and bags by the front door	Aged brass	Two screws, 2 in centers, into studs; 64 in to the top	Wipe with a dry cloth. Hang heavy bags from the lower arm.	Harbor Hardware HH-402 double hook, aged brass

KEYS AND CODES

Keyway and locksmith reference; key codes and access codes stay private

DOOR FIT

Front door 1 3/4 in, left-hand inswing; interior doors 1 3/8 in.

SWITCHES

From left to right: porch lights, living room overhead lights and the switched lamp outlet.

Open any item's record in Hubstone for the manual, warranty and full care history.

Electrical Schedule

NO.	IMAGE	ITEM	LOCATION	SERVES	RECORD BEFORE SERVICE	CARE	REORDER BY
39		**GFCI reset outlet** Garage	Garage wall beside the workbench	Garage outlets and the patio outlet by the grill	20 A self-test GFCI, white; tested March 2025	Press TEST, then RESET, each month. If it will not reset, call the electrician.	20 A self-test GFCI receptacle, tamper-resistant, white
40		**Switch plate, three-gang** Entry	Inside the front entry, beside the door	Porch lights, living room overhead, lamp outlet	3-gang, 4.56 × 6.37 in; Decora devices, 15 A	Left: porch lanterns. Center: living room recessed lights. Right: the lamp outlet.	Northline SP-3W screwless plate, white; Decora 15 A switches
41		**EV charger** Garage	Garage	Level 2 charging; J1772 connector; 40 A circuit	48 A unit set to 32 A output; 24 ft cable	Coil the cable on its hook after each use and check the connector before charging.	Charger model, serial and the installer's circuit details are on the record
52		**Main electrical panel** Garage	Garage west wall	200 A service; 30 circuits; directory dated March 2025	Breakers of the panel maker's series only, sized by the electrician	Keep 36 in clear in front of the panel. Update the directory after any change.	Panel label photo and the March 2025 circuit directory are on the record
53		**Patio subpanel** Patio	Patio, beside the hot tub	Hot tub and patio outlets; 60 A feeder from the main panel	Outdoor-rated breakers of the same series, sized by the electrician	Keep the cover closed and the area dry. Test the spa breaker as the spa manual directs.	Label photo, feeder size and circuit list are on the record
76		**Island receptacles** Kitchen	Both ends of the island	Small-appliance circuit; two 20 A GFCI receptacles	Tamper-resistant, self-test; set into the oak end panels	Press TEST, then RESET, each month. Keep cords clear of the stool legs.	20 A self-test GFCI, tamper-resistant, white; plates in natural oak

PANEL

Garage west wall; keep a readable circuit directory with the panel record.

GFCI

Find the reset point before a maintenance visit.

EV CHARGER

Charging record for visiting plug-in vehicles. The household RAV4 Hybrid does not plug in.

Open any item's record in Hubstone for the manual, warranty and full care history.

Attic Stock and Spares

NO.	ITEM	WHAT WAS KEPT, AND WHERE
25A	Living room paint	One labeled quart in climate-controlled laundry cabinet
26A	Kitchen paint	Labeled kitchen quart in laundry cabinet
28A	White oak flooring	Two sealed cartons in dry garage shelf, marked OAK-LR-25
18	Sofa fabric	2 yd from the installation dye lot, labeled and stored in the laundry linen cabinet
48	Lamp bulbs	Two lamps; replacement package kept in laundry cabinet
6	Refrigerator water filter	Spare filter is in the laundry cabinet
71	Backsplash tile	One box, 12 tiles, lot ST-2502-07, on the garage shelf
72	Laundry floor tile	Four tiles, lot SD-2502-11, on the garage shelf
68	Quartz remnant	24 × 36 in, lot QA-2411, wrapped on the garage shelf
26B	Cabinet door	One refinished spare door, wrapped, in the garage
73A	Knobs and cup pulls	Four knobs and two cup pulls in the laundry cabinet

Why it matters

Leftover paint, flooring from the same lot and fabric from the same dye lot are the only sure way to make an invisible repair. Label each spare with its item number from this book.

