



Interior Finish Schedule (Design Intent & Budget Assumptions)

Item	Finish	Notes
Flooring	Polished/sealed concrete	Finished structural concrete slab. Typical level polish and seal with grey-beige weathered color. Low-satin finish. Continuous flooring throughout.
Walls	Warm soft white, eggshell	Painted drywall throughout interior partition walls.
Ceiling/Frame Exterior Doors	Yurt wood, Douglas fir	Exposed yurt rafters and dome, wood lattice, and framing. Install as supplied. No additional finishes.
Interior Doors	Light Wood or Paint	Stock knotty pine doors for living spaces and bedrooms. Paint-grade doors for bathroom, utility, storage, and mechanical room doors.
Door Hardware	Dark bronze doorknobs	Standard door knob hardware
Trim/Baseboard	Paint grade	Stock paint-grade baseboard trim to match wall color.
Kitchen Cabinetry	Shaker Cabinets	Mid-range stock shaker cabinetry. Hampton Bay Avalon Series.
Cabinet Hardware	None	Integrated finger-pull/none, or brass/gold color cabinet pulls tbd.
Countertops	Warm cream quartz	Mid-range counter material, 'quartz look' with subtle movement and minimal veining. Durable, low maintenance.
Backsplash	None	Tbd, owner install after occupancy.
Kitchen Sink	Stainless	18-gauge double-basin stainless sink. Undermount. Kohler Toccata.



Item	Finish	Notes
Kitchen Faucet	Stainless	Single-handle faucet.
Kitchen Appliances	Fingerprint-resistant stainless steel	Mid-range stock appliance package with stainless/black finish.
Range Hood	Stainless	Vent hood with lighting. No exterior venting required.
Bathroom Fixtures	Brushed nickel/gold	Standard residential fixtures. Selected vanity and possible lighted mirror above the sink.
Lighting Fixtures	Warm contemporary	Simple fixtures.
Stair Handrail	Wood	Code-compliant simple wood handrail. Decorative owner-built railing planned as a future upgrade.

Design Intent: Use durable, budget-conscious, readily available residential products wherever practical to achieve a cohesive, designer appearance. Prioritize selections that are durable and easy to clean.