

ABEL DOORS & TRIM × CHESMAR HOMES

PREPARED FOR

David Samson · VP Purchasing

SPEC BASIS

Bel Air Villa · Level-1 · Satin Nickel

DATE

June 2026

PLANS

Charleston · Houston · Portland

1 Component Gallery

The actual doors, trim, and hardware specified for the Bel Air Villa Level-1 package — one card per component, with the spec line that ships.

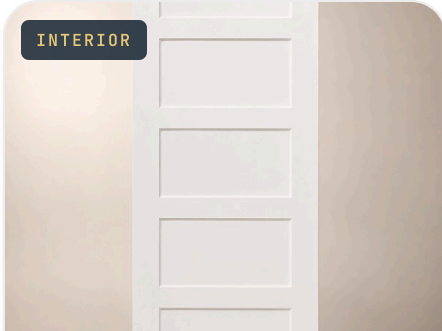
INTERIOR



2-Panel Square Top

6'8" hollow-core · molded panel · one of three interior style choices

INTERIOR



Riverside

6'8" hollow-core · molded panel · one of three interior style choices

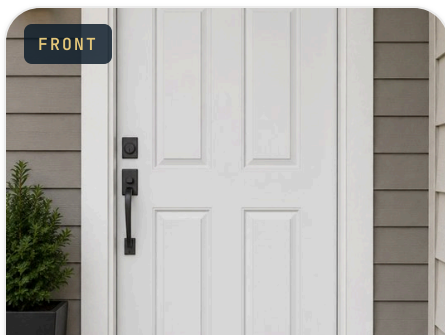
INTERIOR



Roman Arch

6'8" hollow-core · arch-top panel · one of three interior style choices

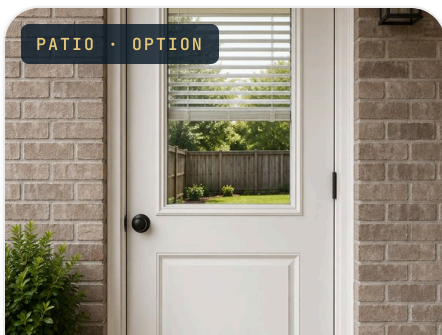
FRONT



Fiberglass Front, 6-Panel

3080 complete opening · primed · handleset & deadbolt

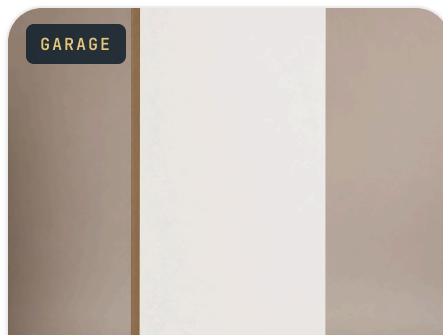
PATIO · OPTION



Patio, 1/2-Lite w/ Blind

Integral blind between glass · available by name on request

GARAGE



Garage-to-House

Solid-core · 20-min fire-rated · self-closing service door

TRIM



Base, B-322

3-1/4" primed · runs throughout · square-edge profile

TRIM



Casing, C-322

2-1/2" primed · door & window casing · matched to base

TRIM



Window Stool

MDF with ogee · stool & apron · no crown in package

CLOSET



Closet Shelving

12" bullnose · stained full-round rod · set per plan

ATTIC



Attic Stair

25×54 aluminum, insulated · 9' · 300 lb rating · set & trimmed

HARDWARE



Sure-Loc — Recommended

Satin nickel · the package the turnkey pricing is built on · Bloomfield-tier

HARDWARE



Kwikset Hancock — Current

Satin nickel · Chesmar's current spec · the comparison baseline

HARDWARE



Kwikset Cove — Value

Satin nickel · value-tier lever package · transitional style

HARDWARE



Bath Hardware

Satin nickel · towel bar, ring, paper holder, robe hook · matched per package

FINISHES All hardware shown is **satin nickel**, the Level-1 finish. Interior doors ship in the chosen style across the plan; the three interior styles above are selectable per community.

2 Interior Doors

Bel Air Villa Level-1 interior door specification.

6'8" HEIGHT

HOLLOW-CORE

3 STYLE CHOICES

SATIN NICKEL

 Interior Door Assembly FIRM SPEC • SHIPS AS DRAWN	
LEAF	6'8" hollow-core molded panel
STYLE CHOICES	2-Panel Square Top, Riverside, or Roman Arch — one style carried across the community
JAMB	FJ AWP (finger-joint primed) jamb, pre-machined
HINGES	Painted to match, hung in shop
HARDWARE BORE	Bored in shop to the selected hardware package
UPGRADE OPTION	Solid-core interior available per opening, called out by name on the order

NOTE

Hollow-core is the Level-1 interior standard. Solid-core is offered as a per-opening upgrade and is the standard only on the garage service door and the attic-stair door.

3 Exterior & Front

Front entry, patio option, and the garage-to-house service door.



Front Entry

COMPLETE OPENING

DOOR

Fiberglass 6-panel, 3080

OPENING

Complete opening, primed, ready for paint

HARDWARE

Handleset + deadbolt, satin nickel, per selected package



Patio Door

OPTION • AVAILABLE BY NAME ON REQUEST

CONFIGURATION

1/2-lite with integral blind between the glass

AVAILABILITY

Offered as a named option on the order, not folded into the base package



Garage-to-House

SERVICE DOOR • CODE ASSEMBLY

DOOR

Solid-core

RATING

20-minute fire-rated

OPERATION

Self-closing

4 Trim

Base, casing, and window stool. No crown in the Level-1 package.

 Trim Package FIRM PROFILES • PRIMED	
BASE	B-322 , 3-1/4", primed — runs throughout
CASING	C-322 , 2-1/2", primed — door & window, matched to base
WINDOW STOOL	MDF with ogee , stool & apron
CROWN	None in the Level-1 package

5 Closets

Shelving and rod, set per plan.

 Closet Build-Out BULLNOSE SHELVING	
SHELVING	12" bullnose (particle), set at standard height
ROD	Stained full-round rod
SCOPE	Set per plan layout, per the takeoff

6 Hardware

Satin nickel throughout. Four packages available; Sure-Loc is the recommended package the turnkey pricing is built on.

- SATIN NICKEL
- 4 PACKAGES
- BATH SETS PER FULL BATH
- SURE-LOC RECOMMENDED

**Hardware Package**
FINISH • SATIN NICKEL

FINISH	Satin nickel, all openings
PACKAGES	Kwikset Cove (value), Kwikset Hancock, Sure-Loc (recommended), and Pamex (available on request)
FRONT	Handleset + deadbolt
INTERIOR	Passage & privacy sets as required by room
BATH	Matched bath sets per full bath
DEADBOLT	Base is a standard single-cylinder deadbolt; a smart deadbolt is offered as an upgrade

RECOMMENDED

Sure-Loc is the package the enclosed turnkey pricing is built on — satin nickel, Bloomfield-tier quality, the same line Bloomfield specs across its tiers.

7 Attic Stair

Pull-down stair, set and trimmed in-house.

A Attic Stair ALUMINUM · INSULATED	
UNIT	25×54 aluminum, insulated
HEIGHT	9' ceiling
RATING	300 lb
INSTALL	Set and trimmed by Abel's in-house crew