Modern Apartment Living Room Spec Pack (2026)

Product data sheets • Certifications • QA/QC procedures
(Procurement-ready templates for multifamily / apartments)

Prepared for: Project Team (Developer / Procurement / GC / Designer)
Date: December 24, 2025
Brand: ChinaBestBuy

What this pack includes

1) Procurement-ready product data sheet templates (10 categories)
2) Compliance matrix (IAQ / fire / electrical / acoustics)
3) QA/QC SOPs (PPI / DUPRO / PSI, AQL sampling, packaging checks)
4) RFQ + submittal checklists and logs

How to use this pack

Use this document as a **fill-in spec pack**. Replace bracketed fields, attach supplier datasheets, and keep the compliance + QA/QC sections intact as your project baseline.

1. Project overview & unit typing

Fill the fields below. Keep this page as the front sheet of your procurement binder.

Project name	[_____]
Project address / market	[_____]
Developer / Owner	[_____]
GC / Installer	[_____]
Designer / Architect	[_____]
Target certification / framework	WELL / LEED / Local code / [_____]
Unit count	[_____] units
Unit mix (types)	Studio / 1BR / 2BR / 3BR / [_____]
Turnover rate assumption	[_____]% annual
Budget range (FF&E + finishes)	USD [_____] / unit (or per sq ft)
Schedule	Design freeze [date]; Mockup [date]; Ship window [date]; Install [date]

Unit classes (for standardization)

Unit class	Use case	Key constraints	Notes
A	Base units	Durability / easy maintenance	[_____]
B	Upgraded units	Higher perceived value	[_____]
C	Model / premium	Statement pieces allowed	[_____]

2. Finish & material schedule snapshot (10 ideas)

This is a one-page snapshot aligned to the article's 10 ideas. Use it for internal reviews and RFQ bundling.

#	Package / element	Core spec (baseline)	Key compliance / tests	QC focus
1	Warm wood tones (veneers/laminates)	Engineered veneer or HPL; low-VOC coat; E0/E1 substrate	IAQ: UL GREENGUARD Gold or equivalent; CDPH v1.2 reporting	Color lot control; edge quality; adhesive emissions docs
2	Sintered stone surfaces	Large-format slabs; reinforced substrate; miter edges	Adhesive low-emission screening; installation method statement	Crating; breakage rate; edge chip control
3	SPC/LVP + acoustic underlay	Wear layer [___]mm; IIC/STC targets; locking tolerance	VOC compliance for underlay/adhesives; jurisdiction sound criteria	Plank tolerance; color consistency; moisture packaging
4	Modular curved seating	Contract-grade frames; replaceable cushion cores	IAQ: foam/fabric emissions documentation	Pilling; sag test; module stability
5	Layered dimmable lighting	UL/CE fixtures; smart-ready drivers; warm-white spec	Electrical listing (UL/CE); driver compatibility validation	Flicker/dimming test; CCT binning; batch match
6	Acoustic panels + soft goods	ASTM E84 Class A panels; rug/drape layering	Fire: ASTM E84; soft goods per local code (if applicable)	Mounting hardware; fabric stain resistance
7	Performance textiles	Martindale [___]; stain resistance; removable covers	IAQ screening; restricted substances policy	Colorfastness; seam strength; abrasion/pilling
8	Metal accents (PVD)	PVD brushed bronze/black trims/hardware	Durability tests; salt-spray target	Tone drift; fingerprint behavior; spare parts
9	Biophilic composites	Bamboo veneer; rattan-look composites; coatings	IAQ: adhesive/varnish documentation; moisture checks	UV yellowing; swelling; fraying
10	Media walls + concealed power	Raceways, ventilation; UL-listed outlets/power strips	Electrical code compliance (UL/NEC or CE/EN)	Overheat risk; anchorage; access panel retention

3. Product data sheet templates

Duplicate these pages per SKU. Attach supplier PDF datasheets, lab reports, and installation manuals behind each sheet.

3.1 Warm wood tones - Engineered veneers & laminates

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[__]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[____]

Core specifications	Notes / attachments
- Substrate (MDF/ply): [_____] - Formaldehyde class (E0/E1): [_____] - Surface (veneer/HPL): [_____] - Finish (sheen, VOC): [_____] - Edge banding: [_____] - Panel thickness: [_____] - Fire rating (if required): [_____]	Attach: supplier datasheet / drawings / install method / maintenance guide Photos: [insert links or file names]

Required certifications / reports	QC checkpoints
- UL GREENGUARD Gold / equivalent (if targeted) - CDPH v1.2 VOC emission documentation - Material safety / restricted substances statement	- Color master + lot control - Edge chip/scratch inspection - Adhesive/finish batch traceability - Moisture conditioning verification

Packaging / marking
Carton size: [____] • Net/Gross weight: [____] • Protection: [foam/corner/film] • Palletization: [____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

3.2 Large-format sintered stone surfaces

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[__]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[____]

Core specifications	Notes / attachments
- Slab size & thickness: [_____] - Finish (matte/polished): [_____] - Edge detail (miter/radius): [_____] - Reinforcement/substrate: [_____] - Mounting method (vertical/horizontal): [_____] - Seam plan: [_____]	Attach: supplier datasheet / drawings / install method / maintenance guide Photos: [insert links or file names]

Required certifications / reports	QC checkpoints
- Adhesive/mastic low-emission compliance evidence - Supplier slab technical data (absorption, hardness)	- Crate integrity check - Edge protection confirmation - Visual veining consistency - Breakage allowance tracking

Packaging / marking

Carton size: [____] • Net/Gross weight: [____] • Protection: [foam/corner/film] • Palletization: [____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

3.3 SPC/LVP flooring + acoustic underlayment

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[__]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[_____]

Core specifications	Notes / attachments
- Plank size: [_____] - Wear layer thickness: [_____] - Core type (SPC/LVP): [_____] - Locking profile: [_____] - Underlayment type & thickness: [_____] - Sound targets (IIC/STC): [_____] - Slip/stain resistance: [_____]	Attach: supplier datasheet / drawings / install method / maintenance guide Photos: [insert links or file names]

Required certifications / reports	QC checkpoints
- VOC compliance for underlay/adhesives (jurisdiction) - Sound test reports (if available) - Tariff classification / landed cost assumptions (project internal)	- Dimensional tolerance (plank) - Click-lock fit test - Color shade check per lot - Moisture-proof packaging check

Packaging / marking
Carton size: [_____] • Net/Gross weight: [_____] • Protection: [foam/corner/film] • Palletization: [_____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

3.4 Modular curved seating systems

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[___]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[_____]

Core specifications	Notes / attachments
- Frame material: [_____] - Module library: [_____] - Seat depth/height: [_____] - Cushion core spec: [_____] - Upholstery fabric spec: [_____] - Replaceable covers (Y/N): [_____] - Feet/glides: [_____]	Attach: supplier datasheet / drawings / install method / maintenance guide Photos: [insert links or file names]

Required certifications / reports	QC checkpoints
- Foam/fabric emissions documentation (if targeted) - Flammability per market (if required) - Fabric performance report (Martindale, pilling)	- Seam strength check - Pilling spot test - Sag test / load test - Module stability + connector fit

Packaging / marking
Carton size: [_____] • Net/Gross weight: [_____] • Protection: [foam/corner/film] • Palletization: [_____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

3.5 Layered dimmable lighting + drivers

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[__]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[_____]

Core specifications	Notes / attachments
- Fixture type: [_____] - CCT range: [_____] - CRI: [_____] - Wattage: [_____] - Dimming protocol: [_____] - Driver model: [_____] - Voltage: [_____] - Mounting method: [_____]	Attach: supplier datasheet / drawings / install method / maintenance guide Photos: [insert links or file names]

Required certifications / reports	QC checkpoints
- UL/ETL listing (US) or CE compliance (EU) - Relevant standard (UL 1598 / EN-IEC 60598) - Test reports (flicker, safety)	- Dimmer/driver compatibility test - CCT binning verification - Visual finish consistency - 100% functional burn-in sampling

Packaging / marking
Carton size: [_____] • Net/Gross weight: [_____] • Protection: [foam/corner/film] • Palletization: [_____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

3.6 Acoustic wall panels & soft goods

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[__]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[_____]

Core specifications	Notes / attachments
- Panel size: [_____] - Core material: [_____] - NRC target: [_____] - Fabric wrap spec: [_____] - Mounting hardware: [_____] - Edge detail: [_____] - Cleaning method: [_____]	Attach: supplier datasheet / drawings / install method / maintenance guide Photos: [insert links or file names]

Required certifications / reports	QC checkpoints
- ASTM E84 Class A documentation - Supplier acoustic test (NRC) report - Soft goods fire compliance (if applicable)	- Mounting pull test - Fabric stain resistance - Panel squareness/warp check - Labeling by room type

Packaging / marking

Carton size: [_____] • Net/Gross weight: [_____] • Protection: [foam/corner/film] • Palletization: [_____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

3.7 Performance textiles (boucle/chenille look)

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[__]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[_____]

Core specifications	Notes / attachments
- Fiber blend: [_____] - Weight (gsm): [_____] - Abrasion (Martindale): [_____] - Pilling grade: [_____] - Stain resistance: [_____] - Colorfastness: [_____] - Cleaning code: [_____]	Attach: supplier datasheet / drawings / install method / maintenance guide Photos: [insert links or file names]

Required certifications / reports	QC checkpoints
- Restricted substances declaration - IAQ/emissions evidence (if targeted) - Third-party textile performance report	- Shade band check - Seam slip test - Crocking/color rub test - Wash test for removable covers

Packaging / marking
Carton size: [_____] • Net/Gross weight: [_____] • Protection: [foam/corner/film] • Palletization: [_____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

3.8 Statement metal accents (PVD)

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[__]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[____]

Core specifications	Notes / attachments
- Base metal: [_____] - PVD finish code: [_____] - Gloss level: [_____] - Thickness: [_____] - Hardware series: [_____] - Fasteners: [_____] - Spare parts: [_____]	Attach: supplier datasheet / drawings / install method / maintenance guide Photos: [insert links or file names]

Required certifications / reports	QC checkpoints
- Salt-spray test report (target hours) - Abrasion test report (if available)	- Tone drift check vs master - Fingerprint visibility assessment - Fit test with mating parts - Spare parts labeling

Packaging / marking
Carton size: [____] • Net/Gross weight: [____] • Protection: [foam/corner/film] • Palletization: [____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

3.9 Biophilic elements & natural fiber composites

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[___]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[_____]

Core specifications	Notes / attachments
- Material type (bamboo/composite): [_____] - Coating system: [_____] - Moisture tolerance: [_____] - UV stability: [_____] - Edge treatment: [_____] - Mounting: [_____]	Attach: supplier datasheet / drawings / install method / maintenance guide Photos: [insert links or file names]

Required certifications / reports	QC checkpoints
- Adhesive/varnish emission documentation (if targeted) - Moisture test evidence (as applicable)	- UV yellowing spot check (accelerated if available) - Swelling/warp check - Fiber fray inspection - Coating adhesion spot test

Packaging / marking
Carton size: [_____] • Net/Gross weight: [_____] • Protection: [foam/corner/film] • Palletization: [_____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

3.10 Media walls & concealed power

Item / SKU	[_____]	Supplier / Factory	[_____]
Model / Finish	[_____]	Unit class (A/B/C)	[__]
Intended locations	[Living room / media wall / etc.]	Quantity (total)	[_____]

Core specifications

- Module dimensions: [_____]
- Raceway routing: [_____]
- Ventilation slots: [_____]
- Power components: [_____]
- Cable management: [_____]
- Soft-close hardware: [_____]

Notes / attachments

Attach: supplier datasheet / drawings / install method / maintenance guide
Photos: [insert links or file names]

Required certifications / reports

- UL listing for electrical components (US) or CE (EU)
- Installer method statement + clearances
- Heat/ventilation requirement sheet

QC checkpoints

- Overheat/clearance verification
- Anchorage points check
- Access panel retention test
- Functional power test per batch

Packaging / marking

Carton size: [_____] • Net/Gross weight: [_____] • Protection: [foam/corner/film] • Palletization: [_____] • Carton marks: [project / building / unit / room] • Spare parts included: [yes/no]

4. Certifications & compliance matrix

Use this matrix to align stakeholders early and avoid late rework. Mark what is required vs. preferred.

Area	Common references	Applies to	Project requirement (Req/Pref/N/A)	Notes / evidence
IAQ / VOC emissions	UL GREENGUARD Gold; CDPH v1.2	Panels, adhesives, furnishings, coatings	[__]	Attach certificates + test summaries
Fire performance	ASTM E84 (Class A); local soft goods code	Acoustic panels, textiles (as required)	[__]	Attach lab report + scope
Electrical safety	UL/ETL; NEC (US) / CE + EN/IEC (EU)	Luminaires, power strips, outlets	[__]	Listing files + labeling photos
Acoustics	IIC/STC targets; NRC for panels	Floors + underlay; acoustic treatments	[__]	Test reports + installation build-up
Durability / wear	Martindale; pilling; scratch/abrasion; salt-spray	Textiles, metals, finishes	[__]	Define thresholds per unit class
Sustainability (optional)	FSC/PEFC; recycled content	Wood products, packaging	[__]	Only if owner requires

Document set required per SKU (minimum)

- Supplier product datasheet (dimensions, materials, finish, installation)
- Test reports / certificates required by the matrix (IAQ / fire / electrical / acoustics)
- Packing specification (carton, pallet, protection, carton mark artwork)
- Care & maintenance instructions (tenant-friendly, damage prevention)
- Spare parts list and replacement policy (warranty, lead times)

5. QA/QC procedures (SOP)

These procedures are designed for apartment-scale rollouts: consistent lots, fewer failures, faster installs.

5.1 Quality gates

Gate	When	Purpose	Deliverables
Design Freeze	Before PO	Lock specs and compliance needs	Signed spec sheets + compliance matrix
Control Sample	Pre-production	Set color/finish master	Approved golden sample + photos
PPI (Pre-Production Inspection)	Start of production	Verify materials/parts before mass build	PPI report + deviations list
DUPRO (During Production)	20-60% complete	Catch drift early	DUPRO report + corrective actions
PSI (Pre-Shipment)	80-100% complete	Final quality + packaging	PSI report + pass/fail + rework proof
Loading Supervision (optional)	Container stuffing	Prevent damage/mix-ups	Loading photos + seal record

5.2 Sampling approach (typical)

Severity	Suggested AQL	Use for	Notes
Critical	0	Safety, electrical, fire-labeling, sharp edges	Any critical defect = fail
Major	2.5	Function, fit, visible finish issues	Rework or replacement plan required
Minor	4.0	Small cosmetic issues not visible at 1m	Acceptable within threshold

5.3 Packaging QC checklist (apartment delivery friendly)

- Corner protection present; fragile edges protected (stone, laminates, metal trims)
- Carton drop resistance verified (project-defined); no internal movement
- Moisture barriers for flooring; desiccant where needed
- Carton marks correct: project / building / floor / unit / room / SKU / qty
- Spare parts bag labeled and packed per carton
- Photo record for each pallet/crate; seal number recorded (if container)

5.4 Color/finish control (avoid lot drift)

- Approve a golden sample (physical) + controlled photos under defined lighting (CCT/CRI).
- Require production batching by lot and keep lot mapping by unit group.
- For textiles and wood tones: approve shade bands; define acceptable delta and visual tolerance.
- For metal PVD: set finish code + gloss band; request durability evidence when available.

5.5 Installation mockup protocol

- Build 1 mockup living room (or representative bay) before mass install.
- Verify: glare, driver-dimmer behavior, acoustic targets, seam placement, cable management, maintenance access.
- Sign-off: designer + owner + GC; record deviations and freeze corrections.

6. RFQ & submittal checklist

Use this checklist to ensure vendors quote apples-to-apples and documentation arrives before production.

RFQ must include	Yes/No	Notes
Unit counts and unit class split (A/B/C)	[ ]	
Drawings / elevations for millwork + media walls	[ ]	
Finish codes + gloss bands + color master process	[ ]	
Compliance matrix marked Req/Pref	[ ]	
Packaging and carton mark artwork	[ ]	
Spare parts list + replacement lead time	[ ]	
Inspection plan: PPI/DUPRO/PSI + AQL levels	[ ]	
Shipping plan: Incoterms, consolidation point, delivery constraints (elevators)	[ ]	

Appendix A. Inspection report template

Copy this page for each inspection gate. Attach photos and defect lists.

Project	[_____]	Supplier	[_____]
Factory address	[_____]	Date	[____-__-__]
Inspection type	PPI / DUPRO / PSI	Lot size	[____]
Sampling plan	AQL 0/2.5/4.0	Sample size	[____]
Result	PASS / FAIL / HOLD	Re-inspection required	Yes / No

Defect summary
Critical defects: [__] • Major defects: [__] • Minor defects: [__] Top issues: [_____] Corrective actions + due dates: [_____]

Photo log: [insert file names or links]

Appendix B. Submittal log template

Track what has been received, reviewed, and approved.

SKU / item	Submittal type	Submitted	Reviewed	Status	Notes
[_____]	Datasheet / Certificate / Drawing	[date]	[date]	Approved / Revise	
[_____]	Datasheet / Certificate / Drawing	[date]	[date]	Approved / Revise	
[_____]	Datasheet / Certificate / Drawing	[date]	[date]	Approved / Revise	
[_____]	Datasheet / Certificate / Drawing	[date]	[date]	Approved / Revise	
[_____]	Datasheet / Certificate / Drawing	[date]	[date]	Approved / Revise	

Appendix C. Packaging & marking guide

Standardize packaging to reduce site damage, mis-delivery, and install delays.

Carton marking standard (example)

PROJECT: [NAME] BUILDING: [A/B] FLOOR: [__] UNIT: [____] ROOM: LIVING ROOM SKU: [____] QTY: [__] BOX: [1/3]

Category	Packaging must include	Notes
Stone slabs	Rigid crate + edge protection + shock indicators (optional)	Separate fragile lanes in truck / elevator
Flooring	Moisture barrier + flat pallets + corner protection	Store flat; acclimation rules
Seating	Module-per-carton if elevator constrained; leg/glide protection	Label modules clearly (L/R/Corner)
Lighting	Inner box per fixture + driver protection + spare screws	Label voltage/plug and dimming type

Appendix D. Risk register starter list

Use this as a starter list. Add project-specific risks and owners.

Risk	Where it shows up	Mitigation	Owner
Color/finish lot drift	Wood tones, textiles, metals	Golden sample + lot mapping + batch approvals	[_____]
Driver/dimmer incompatibility	Lighting	Bench test with actual dimmers; mockup approval	[_____]
Breakage in transit	Sintered stone, glass, trims	Crates + handling SOP + buffer qty	[_____]
Acoustic target miss	Floors, wall panels	Confirm build-up + test evidence; mockup measurement	[_____]
Off-gassing documentation gaps	Panels, adhesives, coatings	Collect IAQ certificates early; hold PO until complete	[_____]
Site damage during install	All	Staging rules + protection films + punch process	[_____]