

336 Newtonville Ave Spec List

Foundation:

10" poured concrete walls on concrete footing with 3000 psi mix, 4" concrete floors, moisture proofed with foundation sealer

Framing:

2x6 Exterior wall with ½" zip system sheathing. ¾" dryguard subfloor.

Roof:

5/8" zip sheathing, architectural fiberglass shingles, lifetime warranty, ridge and soffit vents

Insulation:

Roof line, Gable and Basement walls R38 Open Cell Foam

Exterior Walls R20 UF Fiberglass Batts W/POLY (Vapor Barrier)

Interior Ceilings:

5/8" Blue board with smooth plaster with 2 coats ceiling white paint

Paint Colors – to be requested from our painter at end of job.

Interior Walls:

1/2" Blue board with smooth plaster with 2 coats paint, white or off-white throughout.

Paint Colors – to be requested from our painter at end of job.

Trim: 7-1/4 base boards, 5-5/8 crown molding, 3-1/2" Windsor casing.

Doors Solid Interior Doors with Andersen Windows

Heat/Air: Heat is Gas-Fired Forced Hot air with Electric Central Air Conditioning

Hot Water: Gas Fired Hot Water Tank

Electric: New 200 AMP Overhead service

Fireplace: Unit 1 Novus 36' Direct Vent Gas Fireplace

Unit 2 Slimline-7 36" Direct Vent fireplace

Unit 3 Slimline-7 36" Direct Vent fireplace

Unit 4 Slimline-7 36" Direct Vent fireplace

Cabinets: The kitchen will be a soft contemporary design with painted cabinets

Either quartz or Countertops in Kitchen and on Bathroom Vanities

Appliances: Jennair Brand gas range, range hood, dishwasher, refrigerator, microwave and disposal

Flooring: 3 ¼" Red Oak Select Flooring with 3 coats of polyurethane.

Bathrooms have Ceramic Tile on floors and walls

Information is provided by Seller without further verification. Prospective Buyers are advised to verify this data.