

858-860 Watertown Street

Specification Sheet

Infrastructure Exterior:

- **Foundation** — Field Stone foundation
- **Framing** — Existing 2x4 exterior and interior with existing substrate - red cedar shingle stained blue
- **Roof** — Tyvek existing sheeting with new Architectural fiberglass shingles, lifetime warranty
- **Insulation** — Close Cell Foam
- **Electrical** — New 200 AMP Overhead service
- **Water/Sewer** — 1½" new copper waterline & relined PVC sewer - both to street
- **HVAC** — Gas Heat Fired Forced Hot Air and Central Air Conditioning - Viessmann system Hot Water Viessmann system - Tankless
- **Front Porch** — Composite - Azek or similar
- **Back Decks** — Pressure treated lumber

Interior Finishes:

- **Interior Ceilings** — 5/8" Blueboard with 2 coats smooth plaster finished with 2 coats white ceiling paint
- **Interior Walls** — 1/2" Blueboard with smooth plaster finish & 2 coats paint
- **Molding** — Trim-5¼" baseboards; Crown Molding 4 5/8"; Stratford Casing 3 1/2"
- **Doors & Windows** — All solid doors & all new Simonton Windows
- **Flooring** — 3¼" Red Oak Select Flooring with 3 coats of water-based polyurethane throughout
- **Kitchen:** —
 - Cabinets** — White shaker style
 - Counters** — Quartz counters with waterfall edge-Calacatta Lago & Calacatta origin Faucets
 - Appliances** — Samsung gas range, range hood, dishwasher, french door refrigerator, microwave and Badger ¾ garbage disposal
- **Bathrooms:** —
 - Tile** — Ceramic tile throughout
 - Counters** — Quartz counters-Calacatta Lago & Calacatta origin Faucets
 - Jacuzzi**