

**165 Berkeley St
Developers 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 RV38 Open Cell Foam

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

Interior Ceilings:

½" Blue board with smooth plaster with 2 coats ceiling white paint

Paint Colors chosen from Builders samples

Interior Walls:

½" Blue board with smooth plaster with 2 coats paint, white or off-white throughout.

Paint Colors chosen from Builders samples

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

Doors Jeld Wen solid Interior Doors with Jeld Wen Windows

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

Hot Water: Navien HW Tanks

Electric: New 200 AMP Overhead service

Fireplace: Mezzo48 – 48" Direct Vent Gas Fireplace

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

Quartz Countertops in Kitchen and on Bathroom Vanities – Calacata laz quartz.

Fireplace is colonial cream and Jacuzzi Bianco Goya

Appliances: Thermador Brand gas range, range hood, dishwasher, refrigerator, microwave and disposal with Frigidaire wine cooler

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

Bathrooms will have Ceramic Tile on floors and walls

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