



## Interior Specifications

### **KITCHEN:**

Merrilat maple cabinets - recessed panel doors  
Laminate square edge counter and bar top  
Dayton top mount stainless steel sink 6"  
Moen single handle faucet with sprayer (chrome)  
Appliances – Whirlpool *Carriage Package* (black or white): Gas Range, Microwave, Dishwasher and 1/4 Hp disposal  
Pendant lights (2) over breakfast bar  
Recessed lights (4)

### **BATHROOMS:**

#### **Master:**

60" Kohler Sterling shower (white)  
Moen Positemp tub faucet (chrome)  
Kohler Wellworth round front toilet (white)  
60" Merrilat maple vanity recessed panel doors (2 drawers, 4 doors)  
Post form laminate counter selections  
Mansfield white oval drop in sink  
Moen single handle chrome lavatory faucet.  
40" x 58" sheet glass mirror

#### **Main:**

60" Kohler sterling tub/shower combo (white)  
Moen Positemp shower faucet (chrome)  
Kohler Wellworth round front toilet (white)  
30" Merrilat maple vanity recessed panel doors (2 doors)  
Post form laminate counter  
Mansfield white oval drop in sink  
Moen chrome single handle faucet

30" x 40" sheet glass mirror

### **FLOORING:**

Foyer, Entry Hall and Dining Room: Carpet – wide range of styles and color selections from Shaw- Cohagen (carpeting pad 6 lb)  
Kitchen: Linoleum-several selections from Armstrong, Congoleum and Tarkett  
Living Room and Bedrooms: Carpet – wide range of styles and color selections from Shaw- Cohagen (carpeting pad 6 lb)  
Bathrooms and Laundry: Linoleum – several selections from Armstrong, Congoleum and Tarkett

### **INTERIOR DOORS/TRIM:**

Interior Doors: Roman arch smooth finish hollow core 2 panel  
Door trim: 2-1/2" paint grade Windsor casing  
Window trim: 3-1/2" paint grade Windsor casing (picture framed)  
Baseboard: 5-1/4" Speed base

10" Fiberglass columns in Living Room

**DRYWALL:**

Walls: 5/8" sheetrock taped and floated

Ceiling: Knock down texture

**FINISHES:**

Walls: Sanded, primed and painted with 1 coat flat finish

Bathroom walls: Sanded, primed and painted with 1 coat eggshell finish

Doors/trim: primed and painted 2 coats semi gloss

**HEAT/ HOT WATER/AC:**

***First Floor:***

Radiant heat in floor, one zone

Heat/Hot water Plant: High efficiency 65 gallon direct vent Bradford White Hydrojet

A/C: Central American Standard Exchanger 13 seer condenser

Insulated ductwork

***Second Floor:***

Forced hot air, one zone

Heat Plant: American Standard 90+ ENERGY STAR rated high efficiency FHA

Hot Water: Rinnia instantaneous water heater R85

A/C: Central American Standard Exchanger 13 seer condenser

Insulated ductwork

**PLUMBING:**

Supply lines: PVC and Aquapex

Drains: PVC

**FIRE PROTECTION:**

Sprinkler system throughout building

Common hall smoke and heat detectors with direct radio transmitter to Manchester Fire Dept.

Common area enunciator panel

Individual unit smoke detectors as per codes

90 minute rated unit fire doors – one hour rated assembly between units

**FOUNDATION:**

Walls: 10" Poured concrete with #5 rebar – 2" foam insulation 4' down

Slab: 4" Poured concrete with 10 ml vapor barrier – 2" foam insulation 8' perimeter

**FRAMING:**

Walls: 2" x 6" wood studs 2' on center – 1/2" plywood or oriented strand board sheathing

Floor trusses: 24" engineered open web trusses 2' on center

Floor decking: 3/4" OSB

Roof: engineered trusses – 5/8" oriented strand board

**ROOF:**

Mineralized ice belt at all eaves, hips and valleys,  
30 year architectural fiberglass shingles

**SIDING:**

Alcoa insulated vinyl  
Vinyl shakes  
PVC frieze, mud, ribbons, fascia and crown board

**INSULATION:**

Exterior walls: R-21 blown cellulose and R-4 exterior siding (Total R-25)  
Floor: R-11 sound batting and sound deadening channel  
Sound: Interior parting walls blown cellulose – 1" gypcrete floor decking  
Second floor Master Bedroom walls blown cellulose and 1/2" soundboard (in addition to 5/8" sheetrock)  
Attic: R-40 blown cellulose

**WINDOWS/DOORS:**

Stanley vinyl ENERGY STAR rated windows, with low E argon gas  
Internal grids, tilt in sashes and double security locks  
Unit entry doors: 90 minute fire rated doors with steel jambs  
Building entry doors: Insulated fiberglass with PVC trim jambs  
Unit mechanical doors: 6 panel insulated steel with wood jambs  
Sliders: 6'- 8" x 7' vinyl with low E argon gas

**GARAGES:**

Detached: 23' x 11' with 9' doors and 1/3 hp. Liftmaster Professional door openers

(remote and keypad entry)

*\*\*We reserve the right to substitute equivalent products and to make changes without prior notice*