

**Montgomery Crossing
Stacked Townhomes**

Standard Features

STRUCTURAL

Roof Trusses
Open Web Floor Trusses
3/4" T&G Fir Flooring, glued & nailed
OSB walls
1/2" plywood on roofs with clips

DOORS & WINDOWS

Entry Doors Thermatru SmoothStar
Windows - Single Hung Andersen 100 Series Single Hung, black exterior, white interior
Windows - Casement/Picture Andersen 100 Series, black exterior, white interior
Sliding Glass Doors Andersen 100 Series, Gliding Patio Door, black exterior, white interior

INTERIOR STAIRS & RAILS

Main Stairs Oak treads with pine risers
Interior Railing

GARAGES & DRIVEWAY

Entry Rear
Door Style Haas Model 661, Sandstone Color (at rest of job), short recessed panel, 4 pane inserts at top
Door Operator Chamberlain B4613T Ultra-Quiet Wi-Fi Battery Backup Garage Door Opener with wireless keypad
Driveways Asphalt driveways - 3" asphalt base, 1- 1/2" top course

PLUMBING

Faucets Manufactured by Proflo
Faucet Color Chrome
Fixture Color White
Water Supply Piping Pex as approved by builder
Trunk and Branch system
Drain Piping PVC schedule 40
Water Heater AO Smith PNL-50
Water Heater Pan Required
Range / Cooktop Hook-Up Standard gas hook up, installed by plumber
Dishwasher Hook-Up Standard, installed by plumber
Dryer Hook-Up Standard gas hook up
Washer Hook-Up Recessed outlet box with knife valve
Icemaker Line Icemaker line with recessed box
Condensate/Over Flow Drains Per plan

Faucets/Fixtures

Water Closets American Standard Cadet Pro Right Height Elongated 215AB.104.020-white w/ quiet close seat
Vanity Sinks Cultured marble tops
Vanity Faucets Proflo Orrs Single Handle Monoblock in Chrome, PFWSC8852CP
Bath Tub Sterling Performa 7104111-0 w/ceramic tile walls
Bath Tub Faucet Proflo Orrs One Handle Single Function in Chrome, PF8830GCP
Master Bath Shower Pan Sterling Ensemble 60" x 34" pan 72131100-0 with tile walls
Master Bath Shower Faucet Proflo Orrs One Handle Single Function in Chrome, PF8820GCP
Kitchen Sink Legacy LS-78 or equal, Undermount Single Bowl Stainless Steel supplied by granite company
Kitchen Faucet Proflo Tecopa Single Handle Pull Down in Chrome, PFXC9011CP

ELECTRICAL

Service Panel - Units 125 AMP underground service, location TBD

Devices - Outlets	Decora in white
Devices - Switches, kitchen backsplash & vanity outlets	Decora in white
Recessed Look Lights	Juno Wafer 6" LED Regressed Wafer Switchable Downlight 950 lumens
	Garage: Progress P730000-030-30
	Bathroom Vanity: Progress P730000-030-30
	Under Cabinet Lighting: GMLighting LTR-P Professional Series LTR-P-12V-1.5W-30K
	Kitchen Pendants: Progress P500065-009-30
Fixture Package	Fan/Light Combo: Panasonic FV-0511VFL1
	Exterior Entry Door: Progress P5644-31 with P860047-031 and LED bulbs
	Exterior Balcony: Progress P5644-31 with P860047-031 and LED bulbs
	Exterior Garage: Progress P5644-31 with P860047-031 and LED bulbs
Light Bulbs	LED bulbs in standard light fixtures
Ceiling Fan Pre-Wire (no light)	DO NOT INCLUDE
Bath Fan	50-110 CFM fan
Water Heater	Standard electric hook up
Range / Cooktop Hook-Up	Standard gas hook up
Dishwasher Hook-Up	Standard electric hook up and installation
Dryer Hook-Up	Standard gas hook up
Microwave	Standard electric hook up and installation
USB Receptacle	SB/C charger receptacles with USB/C ports standard located in kitchen & each bedroom
Telephone/Internet - Pre Wire	CAT6a Standard, one each located in living room and each bedroom

HEATING & AIR CONDITIONING

Furnace Equipment	Goodman (or approved equal) High Efficiency, 96% AFUE Direct Vent, Gas Forced Warm Air
A/C Equipment	Goodman (or approved equal) High Efficiency, 16 SEER
Condensate Drain	Gravity drain to floor drain
Bath Fan	Panasonic FV-05-11VKS1, fan set to speed indicated on drawings (supply & install)
Exhaust Vents at Wall	Xvent Box Model - DHEB-44-SDHEB-64-S/4SEB-S/6SEB-s per duct sizing
	Coordinate location with exterior finishes, install level and consistently, vent through roof
Dryer Vent Box	Dryerbox Model 350 for 2x4 wall, Model 425 for 2x6 wall
Kitchen Exhaust	Microwave above range vented to exterior
Thermostat	Honeywell T6 Pro Smart TH6220WF2006/U wifi 7 day programmable touchscreen

EXTERIOR FINISHES

INSULATION

DRYWALL

Tenant Separation Walls	5/8" Type X, field screwed, perimeter nailed, 3 coats of joint compound, sanded
Ceilings	(2) layers of 1/2" Type 'C' on resilient channel, 3 coats of joint compound, sanded
Shower/Tub Walls	Supply and install DensShield acrylic coated tile backer board, min. 7' high

INTERIOR TRIM & HARDWARE

Interior Doors	2 Panel Logan Series Factory primed, Masonite Heritage, smooth painted finish. 7'
Interior Handsets	Schlage LaSalle Brushed Nickel Lever
Entry Door Handsets	Schlage Barcelona Brushed Nickel single cylinder deadbolts and locksets
Door Casing - interiors	3-1/4" flat stock casing
Window Casing	3-1/4" flat stock casing
Base Molding	5-1/4" flat stock molding

Shoe Molding	Quarter round style accent shoe trim at all non-carpet finished floor surfaces
Door Stops	Base board type, white (hinge stop if required)

PAINTING

Interior Walls	Flat latex prime coat, flat latex finish coat - Shell White by Sherwin Williams
Ceilings	Flat latex prime coat, flat latex finish coat - Shell White by Sherwin Williams
Interior Doors/Trim	Flat latex prime coat, semi-gloss latex finish coat - Extra White by Sherwin Williams

FLOORING / WALLS

Carpet	Mohawk Seismic in all bedrooms and upstairs loft/hall
LVT	Mohawk Arbor Heights PC201 Laminate Collection (include laundry and powder rooms)
Bathroom Floors	12" square ceramic floor tiles installed on 1/4" HardieBacker with Moldblock technology underlayment (where applicable)
Bathroom Base	Wood to match throughout
Bathroom Shower/Tub Walls	6" square ceramic wall tiles installed on Denshield acrylic coated underlayment backer board, tiled to ceiling
Corner Shelf	1 Color coordinated wall mounted corner shelf with tub and shower

KITCHEN CABINETS & VANITIES

Kitchen & Vanities	Wolf Classic Insight Series Hanover Flat Panel - Maple - Grey Stain or White Paint Dovetail drawers and slow close doors/drawers included
Kitchen Wall Cabinet Height	42" high
Vanity Height	Tall vanities in all baths, 36" high
Cabinet Hardware	Standard satin nickel knob
Kitchen Counter Tops	Granite, Blanco Leblon including sink and 4" backsplash
Vanity Counter Tops	Virgina Marble, Rynone (or equal) tops with rectangular bowls, 4" centers & sidesplashes - White

BATH ACCESSORIES & SHELVING

Bathroom Vanity Mirror	42" high frameless mirror, sized to cultured marble top minus 1"
Shower Enclosure	
Tub/Shower Enclosure	Curved curtain rod - chrome
Towel Bar, Paper Holder, per bath	Moen Mason Series - Chrome - 24" towel bar, paper holder
Closet Shelving	Standard ClosetMaid Ventilated Wire Shelving (White) Hi/low row of shelf and rod at predetermined locations (1 wall per WIC) 5 rows of 16" close mesh wire shelf in kitchen pantry (where possible) 5 rows of 16" deep linen shelving in linen (where possible) 1 row of shelf and rod above washer/dryer

APPLIANCES

Standard Appliance Package	KDTE204KPS KITCHEN AID Built In Dishwasher KFGG500ESS KITCHEN AID 5 Burner Gas Range KMHS120ESS KITCHEN AID 30" Micro Hood Model numbers may change
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