

Berkshire Standard Specifications

The following construction and design features are offered as standards for the Berkshire Floor Plan:

Site Improvements:

- Patios are concrete
- Soil treated to prevent termites
- Sod, trees, shrubs and irrigation system

Foundations:

- 3000 PSI concrete footings and slab per IRC code
- Monolithic Slab on grade
- Garage to receive smooth finish

Framing:

- Engineered Roof Truss
- I-joist Floor system
- 9' ceilings are the standard on the main level
- OSB for Exterior sheathing
- Pre-fabricated Engineered Stairs
- 2x4 walls at exterior
- Floor Decking - ¾" T&G Weyerhaeuser Edge gold

Exterior Façade:

- Housewrap
- Siding/Board and Batten – James Hardie or equivalent fiber cementitious product (per plan)
- Siding will have a 7" reveal
- Beams – Wrapped with James Hardie or equivalent fiber cementitious product
- Soffit and Frieze – James Hardie or equivalent fiber cementitious product
- Columns – 8" fiber cement wrapped box columns
- Shutterland Composite Board/Batten Shutters; Color to be black
- Gable vents (where applicable) are vinyl
- Meridian Brick; Sandy Creek modular; Augusta Collection
- Mortar to be #200 Ivory Buff
- Builder/Developer will have final say on all exterior colors

Roofing:

- Certaineed Premium Landmark Architectural Shingles; Color is Weathered Wood
- 2 Year Workmanship warranty
- Roof venting system – Shingle over style ridge vent
- Synthetic Underlayment
- Ice and water shield in all valleys, black aluminum flashing
- Metal drip edge at all eaves and rakes, sized per code
- Pre-finished aluminum gutters to match Fascia



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Exterior Doors and Windows:

- Garage Entry Door 3’ x 0” Steel, 6 panel, fire rated
- Front Door
 - Manufacturer Masonite
 - Type VistaGrande Fir Textured
 - Finish Painted (door is also stainable)
 - Size 3’0” x 6’8”
 - Glass 1 Panel; ¾ Lite
Clear
LoE
4 Lite SDL (Simulated Divided Lite)
- Double Door to Covered Porch
 - Manufacturer Masonite
 - Type MHD Premium Steel, smooth
 - Finish Painted
 - Size 5’0” x 6’8” Double Door
 - Glass Full Glass Insert
No GBG or SDL
- Windows
 - Type MI 3500 Series, Vinyl, Single Hung
 - Color Black exterior, white interior
 - Glass Clear
LoE
Double Pain Insulated
GBG on top sash only (Grills between the Glass)
 - Hardware White
 - Screens On all operable windows

Garage Door:

- Manufacturer Amarr; Classica Collection
- Type Northampton, Un-Insulated, no windows
- Size 16’ x 8’
- Opener 1/2hp, chain opener with 2 remotes

Insulation:

- Pre-insulate at tubs per code
- Attic – R30 Blown
- Baffles – 24” o.c.
- Exterior Walls/Knee Walls – R19 Unfaced Batt
- Garage Ceiling – R19 Unfaced Batts
- Foam air sealing and Draftstopping at windows, doors, penetrations

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Fireplace:

- 36" Firebox Heatilator; NDV4236i
Direct Vent
Gas Logs
"Simon" Black Front
Electronic Ignition
Wall switch and remote
- Facing & Hearth Black Slate
- Mantle "Kenwood" Painted Mantle by Fireside Furnishings

Drywall:

- Level 4 Drywall Finish
- Walls and ceilings to have smooth finish
- ½" drywall at walls and ceilings
- Square Corners
- Garage is dry-walled, finished and painted

Paint:

- All exterior siding & trim is painted with exterior latex paint
- Interior walls will receive one prime coat and two finish coats of latex FLAT paint. All bedroom closet and linen closet walls will be painted the same color as the ceilings.
- Interior ceilings will receive one prime coat and two finish coats of latex FLAT paint.
- Interior wood trim will receive one prime coat and two finish coats of SEMI-GLOSS
- All paints will be SHERWIN WILLIAMS and will be standard colors with an LRV of 60 or above

Interior Doors:

- Size 6' – 8" Tall throughout
- Manufacturer Masonite
- Style "Riverside", 5-panel
- Finish Smooth finish
- All main level bedrooms, office and bathroom doors will be solid core
- All closets, laundry and pantry doors will be hollow core

Door Hardware:

- Front Door Handleset BHG; Tiburon Handleset with keyed Deadbolt and interior lever
- Covered Porch Door BHG; Pacifica Lever with keyed Deadbolt
- Finish Polished Chrome
- Bedrooms/Bathrooms BHP; Pacifica Lever; Privacy
- Bedroom Closets BHP; Pacifica Lever, Passage
- Dummy knobs and catches as required in other door locations

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Interior Trim:

- Baseboards 1"x6" square edge Primed MDF
- Door Casing 1"x4" square edge Primed MDF with #280 back band (11/16"x 1-1/16")
- Window Casing 1"x4" square edge Primed MDF with #280 back band (11/16"x 1-1/16")
- Window Stool 1"x6" square edge Primed MDF
- Crown Moulding #519 11/16" x 4-1/4" primed MDF
 - Note: Crown Moulding to be installed in main living area only (Entry, kitchen, living room, dining, hallways)

Cabinets

- Kith Kitchens Cabinetry
 - Choice of 6 door styles
 - Premium Finish (paint OR stain)
 - Dovetail, Full Extension, Soft close doors and drawers
- Kitchen Cabinets include the following:
 - 42" Wall Cabinets
 - 36" tall base cabinets
 - Double garbage pull-out next to sink
 - Drawer stack in island as well as drawer stack in the base cabinets along wall
 - Cabinet knobs and pulls
- Bathroom Cabinets:
 - 36" tall base cabinets in main floor bathrooms
 - 34 1/2" tall vanity at upstairs bathroom
 - Drawer stack in master bathroom

Countertops & Sinks:

- Kitchen & Island Level 1 Granite, 3 cm with standard eased edges
18 ga stainless steel Undermount sink
Choice of 50/50, 60/40 or single bowl sink
- Bathrooms Choice of Cultured Marble or Level 1 granite, 1/4" beveled edges
Oval or rectangular, porcelain Undermount sinks

Appliances:

Frigidaire - Stainless

- | | | |
|----------------|--------------|----------------------------|
| • Range | FFGF3054TS | 30" Freestanding Gas Range |
| • Dishwasher | FGID2468UF | 24" Built-in |
| • Microwave | FFMV1846VS | 30" Over-the-range |
| • Refrigerator | NOT INCLUDED | |

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Floor Coverings:

- Locations as follows:
 - Entry/Hallways LVP or Engineered Wood
 - Kitchen/Dining/Living Room LVP or Engineered Wood
 - Pantry/Laundry/Back Hallway LVP or Engineered Wood
 - Bathrooms (including upstairs) Ceramic/Porcelain Tile
 - Master Bedroom/WIC Carpet
 - Bedrooms #2 & 3 Carpet
 - Stairway Carpet
 - Throughout Upstairs Carpet

- Standard Tile:
 - Manufacturer Shaw
 - Style Prism or Serenity
 - Sizes Choice of 13"x13", 17"x17" or 12"x24"
 - Finish Matte finish on floor, glossy finish on wall tile
- Standard Carpet:
 - Manufacturer Shaw
 - Style Highland Charm or Graceful Finesse
 - Carpet Pad 6 lb
- Standard Engineered Wood or LVP
 - Manufacturer Shaw
 - Styles Delray (engineered wood) OR Polaris (LVP)
 - Board Width Varies

Shower Stalls & Tubs:

- Master Bathroom:
 - Bathtub None
 - Shower Floor Recessed (with shower curb); mosaic tile floor
 - Shower Walls Glossy tile with (1) standard shower niche
 - Shower Door Frameless; Polished Chrome hardware
- Guest bathrooms: Fiberglass tub/shower insert

Shelving:

- Closet shelving is ventilated, vinyl coated wire shelving
- Coat closets/Bedroom Closets (1) Shelf with Rod
- Linen closets/Pantry (5) 12" shelves

Mirrors:

- Mirrors included above all bathroom vanities
- ¼" Plate glass mirrors in bathrooms, 42" high

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Plumbing:

- 50 gallon gas water heater
- Ice maker connection in Kitchen
- 1/2 hp garbage disposal, BADGER5, Insinkerator
- (2) exterior hose bibs, located per plan
- Shut-offs on all fixtures
- Water piping is Pex tubing

Plumbing Fixtures:

- All plumbing fixtures are by Delta Faucet Company in a Chrome Finish
- Kitchen Faucet Coranto; Pull-Down Faucet, Model #9179-DST
- Kitchen Sink Undermount 8" stainless sink with choice of 50/50, 60/40, single sink
- Master Bathroom Sink Faucets Ashlyn Widespread Faucet, Model #3564-MPU-DST
- Guest Bathroom Sink Faucets Ashlyn Single Handle Faucet, Model #564-MPU-DST
- Master Shower Trim Ashlyn Shower Trim, Model #T14264
- Guest Bath Shower Trim Ashlyn Tub/Shower Trim, Model #T14464
- Commodes Gerber 17" ADA Elongated Toilet, white
- Guest Bath Tub/Shower Builders choice 60" x 32" fiberglass tub/shower, white

Electrical System:

- 200 Amp main service panel
- GFI receptacles where required by code
- (6) lines of either TV (RG6) &/or Data (CAT6) throughout the home
- One floor outlet located in Family room
- Kitchen under cabinet lighting is trimmed out
- Interior and Exterior Lighting Package, mixed finishes

HVAC:

- Sizes and equipment specifications will be determined by engineered design and local industry standards
- 14 SEER or better
- Heating units are NATURAL GAS
- Standard pleated air filter at unit
- Digital/programmable Thermostat provided for each zone and/or unit
- Exhaust fans will all be vented to the exterior
- All supply and return vents will be sealed with caulk

**Please note that features and specifications are subject to change without notice.

EXCLUDED:

- Window Treatments/Blinds; Refrigerator; Accessories package; Fences; Sidewalks