

## Wharton Street Townhomes Specification Summary

- **Walls**
  - Finish: drywall
  - Paint: Painted with 1 color per unit for walls. Color: Chantilly Lace or customer selection, Benjamin Moore or equal, Eggshell finish.
    - Trim: Chantilly Lace or white, semi-gloss.
    - Ceiling: Chantilly Lace, Flat/matte.
  - Primer: One prime coat at all drywall. Pref. S-W ProMar 200, B30-2600 Series, zero VOC or equivalent
    - Intermediate and topcoats. Pref S-W ProMar 200, B20-2600 Series or equivalent.
- **Insulation**
  - Exterior Walls: Mineral wool in cavity. Class A1 fire resistant with thermal and sound insulation. Knauf or equal brand. Rigid continuous insulation on frame exterior side.
  - Duplex common/shared wall: R8 mineral wool. Soundproofing is optional.
  - Attic & 3<sup>rd</sup> floor ceiling: R50 mineral wool
  - Garage ceiling: R30 mineral wool
  - Upgrade: Bathrooms walls and floor cavity sound insulation is optional – upgrade for soundproofing between floors
- **Doors, Moldings, Hardware, Glass, and Shelving**
  - Entry Door: Fiberglass Masonite door.
  - Interior Doors: Typical Interior door: 1 3/8" 1 panel hollow core Masonite Lincoln Park 80" high, painted semi-gloss finish, with semi-gloss painted wood casing.
    - Upgrade: Flush panel solid core wood
  - Moldings:
    - Painted wood base board, semi-gloss finish, flat profile with eased edges, 4" tall, 1/2" max thick.
      - Stained hardwood base is an upgrade.
    - 2,5" paint grade wood casings on doors, semi-gloss finish.
      - 4" Stained hardwood casing is upgrade.
    - Door Hardware: Schlage Solstice lever with decorative Collins Trim, J10SOL, Matte Black or similar
  - Closet Shelving:
    - Painted wood in master bedroom closet, wire shelves in other closets.
      - Upgrade: Painted wood in other closets and in dining room
      - Upgrade: Stained Cedar available as an upgrade in bedroom closets.

- **Electrical**
  - Switches: White, Levitron Décora or Legrand Brand or equal. Provide dimmers on level 2 (kitchen, living, dining).
    - Upgrade All rooms with dimmers on all lights or partial,
  - Outlets to be identical brand and color to switches.
    - Upgrade: electrical car charge outlet in garage
  - Phone and cable in living room, and one wifi connection min per floor.
    - Upgrade: Any additional data outlet (functions for wifi, camera or speaker)
    - Upgrade: Provide USB outlet in kitchen (island or counter) and at master bedroom nightstand outlet or any additional usb outlet.
  - Exhaust fans in all full bathroom: Louvered with insect screen
    - Upgrade: Garbage disposal in kitchen
  
- **Lighting Fixtures:**
  - Recessed exterior LED lighting at the following locations: 1. Entry door soffit, 2. Master bedroom balcony (2) soffit at 3<sup>rd</sup> floor. 3. Kitchen balcony soffit at 2<sup>nd</sup> floor (2). 4", 3000 Kelvin, Finish: Matte Black. Lithonia or similar.
  - Rooftop stair (2): Sconce – downlight Kichler, SKU: 9234BK Independence 1 light 7" black outdoor light.
  - Recessed interior LED 4" round can lights throughout. White trim. 2700 Kelvin.
    - Upgrade: Any additional recess lights
  - Kitchen pendants: Per finish package (note – item was discontinued in silver, replacement pendant TBD). **TM to find a replacement for these**
  - Dining Chandelier: 36" wide, by Weisshouse per finish package.
  - Base: Recessed lighting at kitchen cabinets
    - Upgrade: recessed lighting at Dining Room bookshelf
    - Upgrade: recessed lighting at Master bedroom cove ceiling
    - Upgrade: vertical recessed lighting in Living room
  
- **Heating and Air conditioning**
  - Heating and AC System: gas ducted forced air. Goodman or equal. Minimum 14 seer and between 5 and 10 year warranty part replacement when registered. Energy Star Certified.
  - Fireplace: electric, recessed in living room with built in lower mantle. Buyer may opt out of fireplace.
    - Upgrade: Electric fireplace in master bedroom
  
- **Plumbing**
  - Water Heater: 40 gallon gas tank heater, between 5 and 10 year warranty part replacement when registered. Energy Star Certified.
    - Upgrade: Add tank capacity
  - Bathtub at 3<sup>rd</sup> floor guest bedroom: Kohler or equal, Acrylic.
    - Upgrade: Jetted tub or stand-up shower
  - Toilets: elongated with elongated seats —w/ soft closing. Floor mounted. Provide Kohler Santa Rosa, Archer, or similar
    - Upgrade: Bidet toilet, electric or non-electric and remote control
  - Master Bathroom showerheads/controls: Standard: Kohler Awaken

collection, Matte Black.

- Upgrade: ceiling and wall mount showerheads.
  - Upgrade: Jetted tub with showerhead to match
  - o Typical bathroom showerheads: Kohler 22169-G-CP Forte Showerhead, Black or Chrome.
    - Upgrade: custom cabinet and countertop and faucets
  - o Master bathroom faucets and control: Delta Trainsic, 2 hole, Backsplash wall mounted, matte black or chrome
    - Upgrade: custom cabinet and countertop and faucets
  - o Matching accessories in each bath/powder room: Towel bars, towel rings, robe hook
  - o Typical Bathroom faucets:  
Standard: Delta Geist handle 3 hole 35864LF or equal.
  - o Kitchen Faucet:-Kohler Simplice, 2 hole, K-647
  - o Kitchen sink: Kohler under mount stainless steel, single bowl.
  - o Ice maker in refrigerator – w/plumbing hook up
  - o Laundry-hook up for electric washer and electric dryer.
  - **Kitchen and Bath Cabinets and vanities**
    - o Standard kitchen cabinets, full overlay doors
      - Wood doors: in finish options —single panel Shaker type pre-painted. Drawings to be submitted to TM. *-Client will coordinate with Lowes kitchen for desired color within their limited range of options (3 typ). Gray is default-*
      - 36” upper soft close
      - Upgrade: Customer selected paint finish.
      - Upgrade: inset or flush panel, stained wood cabinets
      - Upgrade: 42 inch or higher upper w/crown molding
    - o Dovetail drawer construction with soft close drawers
    - o Standard matte black, satin nickel or wood knobs, pulls at cabinet drawers.
      - Upgrade: built in trash cabinet option and any other custom design
  - **Kitchen and Bath Countertops:** Quartz Caesarstone, Frosty Carrina 5141 or Black Tempal 5810 or similar. Leathered black quartz optional. Subway backsplash.
    - o Upgrade: Kitchen island waterfall ends.
    - o Upgrade: quartz full backsplash wall or Carrara marble subway tiles.
  - **Kitchen Sink and Faucet:**
    - —Kohler Stainless Steel Undermount sink, single bowl
    - —Kohler Simplice Stainless Single Handle Pull-down Kitchen Faucet with Sprayer Function (spec in plumbing section above)
  - o Mirrors: Frame match cabinets in bathrooms.
    - Upgrade: Full wall frameless mirror in any bathroom
    - Upgrade: Medicine cabinets upon buyer request.
  - o Bathroom Hardware: towel bars, rings and/or holders: Color/finish to match bathroom faucets
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- **Appliances**

- o Refrigerator: Stainless 25 cu ft French door refrigerator Energy Star, LG, or Whirlpool or equal in standard
  - Upgrade: Fingerprint resistant stainless Samsung 27.4 cu side-by-side w/ice maker, Energy Star, Model #RS27T5200SR
- o Dishwasher: Stainless steel 24", built in, LG or equal
  - Upgrade: Samsung, stainless- 24" top control\_built-in dishwasher, energy star, Model # DW80R2031US
- o Microwave: Stainless 1.1 cu stainless 1000 watt countertop microwave, (to be installed in island cabinet shelf), Samsung model #MG11H2020CT
- o Gas range and oven: Stainless 30" freestanding gas range with 4-elements in stainless steel, Whirlpool or equal in standard.
  - Upgrade: Samsung Stainless 30" self cleaning slide-in gas range with 5-elements in fingerprint resistant stainless steel, 6.0 cu ft oven capacity front glass touch control, wifi control and voice enabled, Model #NX60T8111SS
  - Range vent: Wall mounted range hood, 30" convertible stainless steel. 3 high speed setting, Winflo Model #LRW03C30
  - Upgrade to Bosch appliances available at owner's request
- **Flooring —follow up architectural chart for standard and upgrades in optional**
  - o Typical Flooring: 5" Oak Hardwood (engineered) in all areas. Mohawk City Vogue or similar color options
    - Upgrade options: Mohawk Coastal Couture, Beachwood Oak, 7" width
    - Mohawk Local Legacy/brand plank, Steel Maple
    - Upgrade: 5" or 7" oak solid wood in all areas
  - o Upgrade/Alternate Carpet Flooring Option – Carpet and pad in bedrooms and stair runner on level 2-3 by Weisshouse. Or custom throw rugs. Upgrade for bedrooms depends on carpet selection.
  - o Master Bathroom floor: (floor and shower floor). 24x48 large format or 4x21 in White, Gray, or Dark Gray allen&roth or equal
    - Advised Upgrade: New Rock, owner to select size and pattern, 24x48 large format, 4x21 chevron, or 3" hexagonal. White, Fumo Gray, or Fossil Dark Gray
      - Upgrade: Buyer requested tile
      - Upgrade: Underfloor heating
  - o Typical Bathroom floor:
    - 12"x24" matte stone look porcelain floor tile, Fordham brand or equal , white, grey or black allen&roth or equal
    - Upgrade: 6" porcelain hexagon tile, Sasha Hex, multiple colors available
  - o Bathroom Wall tiles (shower and bath surround) : 6X12 allen&roth or equal same color as floor
    - Advised upgrade Master Bathroom: White Carrara Marble tiles, 6"x12", sealed honed finish or New Rock porcelain tile (same types available as floor).
    - Upgrade: 1"x3" White Carrara Marble herringbone, polished finish.

- Typical Bathrooms: 3"x8" ceramic subway tile, allen&roth or equal
  - Advised upgrade : 3"x8" glazed ceramic subway tile, glazed, with speckled handcrafted look, Portmore Collection. Choose from various colors.
- **Railings:** Interior  
Standard: Baluster options as shown below.



Upgrade: Wood screen at stairs is upgrade.



Upgrade: solid wood covered Metal steps and metal blusters and metal screen at stairs is upgrade.



- o Railings: Exterior metal railing
- **Exterior Flooring**
  - o Balconies to be composite wood
    - Roof floor upgrade: IPE wood or Composite wood.
- **Upgrade: Exterior Planter Boxes**
  - o Veradeck: [metallic span planter– Veradek](#)
  - o Vita, Mezza Parklette Planter: [MEZZA Large Parklette Planter \(wearevita.com\)](http://wearevita.com)