

## The Moorings Specifications

### Exterior

<b>Siding:</b>	Allure. Building wrap in lieu of liquid applied product.
<b>Tabby:</b>	Tabby as shown on plans
<b>Garage ceilings:</b>	MR drywall as per plans
<b>Windows and sliders:</b>	YKK impact rated
<b>Exterior Paint:</b>	Sherwin Williams A-100
<b>Front door:</b>	Smooth fiberglass, paintable, craftsman style, by Thermatru
<b>Front door hardware:</b>	By Callan, levered handles Oil Rubbed Bronze or Brushed Nickel
<b>Porch ceilings:</b>	Vinyl
<b>Roof:</b>	30-year architectural shingles, Owens Corning or equal TPO Or equal roofing on flat areas of A and B buildings
<b>Railing:</b>	Aluminum as per plans.
<b>Porches:</b>	Concrete

### Interior

<b>Trim package:</b>	Currently as per plans (larger base boards & chair railings). Kitchen Barn Door as an Option Crown Molding as an Option.
<b>Insulation:</b>	As per plans and specifications
<b>Flooring sound proof:</b>	1" Gypcrete with acoustic mat thru out.
<b>Walls and ceilings:</b>	Drywall
<b>Ceiling finish:</b>	Painted flat ceilings
<b>Interior wall paint:</b>	Sherwin Williams Flat Washable
<b>Interior trim paint:</b>	Sherwin Williams Semi-Gloss
<b>Door hardware:</b>	Quikset or equal
<b>Interior doors:</b>	Solid Core Masonite

<b>Shelving:</b>	Wire shelving in all closets except master closet. Master closet to be one wood shelve with hanging rod standard. Master built-ins will be an upgrade option.
<b>Shower doors:</b>	1/4" frameless with Oil Rubbed Bronze or Brushed Nickel hardware (Master Bathroom Only).
<b>Cabinetry:</b>	Custom built with doors and finish (selections to be made by buyers). Soft close drawer slides.
<b>Cabinet hardware:</b>	By Elements
<b>Counter tops:</b>	Group 1 Granite in Kitchen and Master Bathroom White Cultured Marble in secondary bathrooms.
<b>Back splash:</b>	3x6 Subway Tile
<b>Flooring:</b>	Hybrid Vinyl Plank flooring standard - 7" x 48" planks with raised embossing texture to provide the natural look of wood plank flooring. Carpet - Solution dyed polyester, 30-35oz. Tile – 12 x 24 Porcelain
<b>Plumbing fixture:</b>	By Peerless
<b>Toilets:</b>	Sterling by Kohler, elongated standard height.
<b>Appliances:</b>	Whirlpool all electric.
<b>Lighting:</b>	By Nuvo or Progress Lighting, Color as selected by buyer.
<b>Bath accessories:</b>	Oil Rubbed Bronze or Brushed Nickel
<b>Mirrors:</b>	Beveled glass, wood framed, vanity mirrors to match lighting package selections.
<b>Elevator:</b>	Otis or Equal