


Materials specifications - Unit 2

2018.08.27

Item	Description
Exterior envelope	
Siding	Stained cedar siding, tongue and groove, square edges
Stucco	Hard coat, integral color stucco
Decking	Composite, low maintenance.
Roof	60 mil EPDM.
Gutters and downspouts	Pre finished, black, box style
Front door	Clad wood door, paint grade interior
Windows	Windsor, aluminum clad wood windows, paint grade interior - or equal
Sliding doors	Windsor, aluminum clad wood windows, paint grade interior - or equal
House numbers	Brushed aluminum, raised, modern font
Interiors	
Floors	
1st floor, stairs, upper halls	Engineered, white oak, satin finish
Bedrooms	Carpet - wool
Bathrooms	Designer tiles - walls, floors
Showers	Poured in place pan with designer tile
Walls & ceilings	
Paint	Low VOC paint
Other	
1st floor stair	Open riser steel, framed landing (storage underneath), engineered wood treads, horizontal steel rails, painted.
Doors	Solid core, paint grade, polished chrome hardware
Door hardware	Polished chrome
Kitchen	
Cabinets	Custom cabinets
Appliance - Range	Thermador 36" gas range, 6 burner, pro handle
Appliance - Fridge	Thermador 36" fridge / freezer, pro handle
Appliance - Hood	Thermador 36" hood
Appliance - Dishwasher	Thermador 24" dishwasher
Appliance - Microwave	Thermador microwave

Item	Description
Appliance - Wine refrigerator	Edgestar or equivalent
Counter tops	Ceaserstone raw white "concrete"
Backsplash	White terrazzo
Sink	Blanko Silgranit
Faucet	Hans Grohe
Disposal	1/2 HP
Plumbing	
Toilets	Kohler
Shower / bath controls	Hans Grohe shower pipe
Master bath sink / counter	Under mount sinks, solid surface counter top, custom wall hung cabinets
Powder room sinks	Under mount sinks, solid surface counter top, custom wall hung cabinets
Secondary baths	Delta fixtures throughout, polished chrome finish
Lighting	
Interior lighting	Recessed LED
Vanity fixtures	George Kovacs (or equal)
Dining room	Pendant, rough in provided; fixture by owner
Exterior lighting at grade	Recessed LED - ceiling
Exterior lighting at patio	Recessed LED
Exterior lighting at decks	Recessed LED - wall mount "step light"
Mechanical	
Heating and cooling	High efficiency, mini split system, electric.
Bath vents	High efficiency, constant operation, Exhaust energy recovery system equipped.
Storage	
Crawlspace	5' clear height, matching area of unit's first floor, steel trowel finish concrete. Perimeter drain at exterior walls.
Energy efficiency	
	Will meet current City of Boulder energy code. Rough in for optional owner installed PV system provided.
Utilities	
Electric	Individually metered - Xcel
Gas	Individually metered - Xcel
Water + sewer	Individually metered - City of Boulder
Communications	Lines pulled into unit; service to be provided by Comcast, or Century Link
Site utilities (electric, water)	Separately metered common area administered by HOA. Included in monthly dues
Site characteristics	

Item	Description
Hardscape	Common area concrete walks and drive surfaces. Permeable paver car court.
Softscape	Trees per city codes. Front yards, sod with irrigation system. Rear yard, 8'-6"x16' concrete patio, irrigation system. Balance of landscape for yard by buyer. Common area landscape by seller.
Lighting	Wall mount sconce downlight to meet building code requirements
Fencing	Stained cedar
Trash enclosure	Stained cedar, open to sky. Service provider for trash, recycle, compost, TBD by HOA.