

Berkshire DW Standards Factory Select

FLOORS/PLUMBING

- 10" I beam – BS24603B
- 12" I beam – BS24684B
- 8" Tow bar
- Removable hitch
- Straight pex plumbing - plumbing shutoffs at toilets only
- Plastic Tub w/Surround Master & Guest bath
- Plastic Sinks & Faucet w/ Dual Acrylic Knobs – Both Baths
- Plastic Chrome Dual Handle Faucet w/ J-Spout in Kitchen
- 30 gal water heater

CABINET SHOP

- Open plumbing in kitchen and bath cabinets
- No shelves in base cabinets
- OSB raw in all cabinets including shelf material
- No lined cabinets
- Both lavs built out of 1 x 2's and luan
- Box built around wires in cabinets for electrical outlet
- Zargon Drawer System
- Mystic Oak Slab Doors w/ Face Mounted Hinges no knobs
- Crown molding on top of kitchen cabinets

WALLS

- 8 Ft. Flat Ceilings T/O
- VOG in Closets and Pantry(No Batten in Closets)
- No access panels with U channel – leave wall panel at access point removable – screw up batten strips
- Factory Select VOG walls T/O
- 2 Feature walls (dining room and master bedroom)
- R22-11-11

ELECTRICAL

- Jelly jar fitter and globe
- 6" O/H glass fixture T/O

EXTERIOR

- 34" x 80" 6 Panel Steel Rear door
- 38" x 80" 6 Panel Steel Front door w/ Storm
- Thermal star backer board
- Vinyl Low E Thermal Windows
- Shutters standard FDS

TRIM

- Wall color 1" Battens around all windows
- Wall color 1" Battens at floor line
- 1" Battens for crown T/O – Mystic Oak
- Mirror clips top and bottom no trim
- White 2 panel interior doors

FINAL

- No toilet paper, towel bars, shower rods or shower curtain
- No escutcheon anywhere with exception of toilet
- Straight edge mirrors 24" x 32"
- Black electric coil range and 18 CF refer
- Factory AC installed (Check card for tonnage)
- Wood valances in LR, DR, FR and kitchen
- Carpet bars standard
- Arena carpet with tacks strips
 - (carpet std. in Family room)
- Stick on wall mounted door stops
- Mini Blinds STD T/O