

Product Specifications for 20 Isabella Street #2, Boston MA 02116

*The developer reserves the right to make modifications in materials and specifications

Exterior & Infrastructure Improvements:

The façade will be repainted. The ground floor door opening will be sealed closed. The two original ground floor windows below the original lentils will be reopened with 5' tall Jeld Wen Custom Wood windows. The copper bays will be delivered as is to retain the patina. The front garden will be recreated utilizing the two original wrought iron posts. A new concrete sidewalk will be installed. Preliminary landscaping with a water spigot will be installed in the front garden. *Please Note: above noted items will be completed in accordance with the City of Boston Landmarks and DPW requirements and guidelines.

Front Doors	Custom Wood to Match Historical Existing
Front Door Hardware	Baldwin or Schlage TBD smartphone Compatible
Front Windows	Jen Weld Custom Wood double hung 2-over-2 panes insulated glass w/ tilt-in cleaning
Rear Windows	Jen Weld Custom Clad double hung 2-over-2 panes insulated glass w/ tilt-in cleaning
Rear Doors	Jen Weld Sitrine Custom Clad insulated glass
Rear Sliding Glass Doors	Jen Weld Sitrine Custom Clad insulated glass

New EPDM rubber roof membrane has been installed with code compliant insulation underneath. Newly constructed headhouse will be covered with copper, insulated with spray foam, with 4 glass skylights and a new copper downspout. New copper gutter and downspout to be installed on rear of build.

All floor and stair assemblies between shall be (2) layers of blue board, plaster, resilient channel, 3 1/2" batt insulation, 3/4" underlayment, and 3/4" wood flooring. Each assembly shall meet a Sound Transmission Rating of 50 or greater.

All wall assemblies between units shall be (2) layers blue board, plaster, resilient channel, 3 1/2" batt insulation. Each assembly shall meet a sound transmission rating of 50 or greater.

Rain water discharge system will be installed as required by the City of Boston ISD. Perimeter drain has been installed +-12 inches beneath the concrete slab on the ground floor. Sump pump located outside underneath the paved garden.

A Fire suppressant sprinkler system to be installed throughout all units and common area. Hard-wired Smoke/Carbon combination detectors be installed throughout all units and common area.

Common Areas:

Foyer Flooring	2 ¼" American white oak quarter sawn
Mailboxes	TBD in accordance of the City of Boston Landmarks
Heating Source:	TBD

Smart Technology:

Compatibility	All smart tech to be compatible with smartphones, tablets, laptop and desktops
Intercom System/Doorbell	Nest doorbell and intercom system
Alarm System	TBD To cover front door, ground and 1 st floor windows, rear facing sliding glass doors, 1 st floor balcony and windows and, roof deck headhouse
TV, Cable & Internet	All major rooms will be cable ready with Provide HDMI from TV to Closet. Provide Recessed Outlet at TV Location. Provide additional outlet at closet for cable box, etc.
Speakers	All major rooms will be wired for sound with Russ In-Ceiling Speakers will be in Kitchen/Living/Dining and 1 speaker in each bedroom. All speakers wired back to closet.
Thermostats	Nest Thermostats

Interior Finishes:

Trim/Millwork	MDF Composite Boards for crown moldings and window and door casings
Trim/Millwork	Grade A Pine Wood Boards for all window sills and baseboard moldings
Walls	Blue board and full skim coat plaster
Flooring	2 ¼" American white oak quarter sawn
Wall Paint	Benjamin Moore Paper White in Egg Shell
Trim	Benjamin Moore Designer White semi-gloss
Ceiling Paint	Benjamin Moore Ceiling White
Recessed Lighting	4" Dimmable LED Warm White in all main rooms, hallway, full bath, ½ bath
Recessed Lighting	Sufficient to light the entire unit at night without the use of lamps
Bedroom Closets	All closets will have a shelf with a pole and recessed lighting

Interior Doors:

Interior Unit Entry Door	7'-0" True Stile Single Panel
Door Hardware	Emtek American Heritage Egg Knob, Rectangular Rosette, Satin Nickel
Interior Doors:	1-3/8" PR-11S: 1 Panel Stile & Rail with Square Sticking, Satin Nickel True Stile Hinges

Kitchen Cabinets & Hardware:

Cabinets	Luxor Reflections Line in White Acrylic solid birch frameless base cabinets, doors & drawers with soft-close doors & drawers, dovetailed drawers
Center Island	84" Luxor Reflections Line in White Acrylic including sides of island
Countertops	White Quartz
Backsplash	White Frosted Glass Subway Tile
Kitchen Sink	Undermount Houzer SS Kitchen Sink "D" Shape with garbage disposal
Kitchen Faucet	Handsprohe Talis SS
Under Counter Lighting	Ultra Bright flexible LED strip lighting
Island Pendant Lighting	TBD Brushed Nickel allowance \$200 per light 3 in total
Cabinet Hardware	TBD Brushed Nickel allowance \$10 per cabinet/draw

Appliances:

30" Gas stove cook top	Bosch Stainless Steel NGM8056UC Masterpiece 5 burner gas cooktop
30" Wall Oven and Microwave	Bosch Stainless Steel NGM8056UC electric wall oven and Microwave
30" Stove Exhaust Cover	SS T-Box wall stove hood w/ blower RH00830AS
30" Single Door Fridge	Bosch B301B800SP with integrated cover & ice maker
24" Stainless dishwasher	Bosch SHV878WD3N 800 DLX with integrated cover
24" Washer	Whirlpool WFW5090GW Front Load Washer – 2.3 Cu. Ft.
24" Dryer	Whirlpool WED7990FW Front Load Electric Hydrocare Ventless Dryer - 7.4 Cu. Ft.

Full Bathroom:

Vanity	TBD Custom 48" wood vanity in white, frameless base cabinets, doors & drawers with soft-close doors & drawers, dovetailed drawers
Vanity Top	Carrara Marble
Flooring	Carrara Marble 12" Tile
Shower Walls	Carrara Marble Subway Tile
Shower Door	Custom Glass with White custom trim frame
Sinks Dual	Toto LT577I Under Mount White Dual Sinks
Sink Faucets	Hans Grohe 1-hole Metropol 74506821
Toilet	Toto 1 PC Toilet White MS604114CEFG
Shower Head	Sigma 6"x7" 1810027 Sq. Hat Head Brushed Nickel
Shower Arm	Sigma 19" 90-degree Shower Arm 18-10142
Shower Hand Held	Mountain Plumbing Sq Hand Shower MT11HS/BRN
Accessories	TBD Matching Towel Bar & Robe Hook

Half Bathroom

Flooring	2 1/4" White Oak Floor Quarter Sawn
Sink	Decolav wall mounted sink 148
Sink Faucet	Hansgrohe Metropol 110 Brushed Nickel
Toilet	Toto 1 PC Toilet White MS604114CEFG

Mechanicals

HVAC System	Hydro Air FirstCO Model# 18HBXB-HW Tankless
A/C Compressor	Heil Model# H4A318GkF
Thermostat	Nest Learning Thermostat
Fireplace	Kozy Heat 34" Gas Fireplace w/ Remote

Rear Deck & Roof Deck

Decking	TBD Trex or Azek (or equal) Composite Decking
Rear Deck Railing	Custom Iron Panels with Painted Mesh
Rear Deck Utilities	Designated gas lone, water spigot and electric outlet

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