

Preliminary Description of Materials & Finishes

Finish selections for all units have been made by the Developer & will be installed as specified.

All information furnished in the specifications is subject to change based on site conditions, construction tolerances or other conditions without notice. In the case of discrepancies between specifications and the field, the field shall govern.

Please note due to the supply chain shortages, longer production and shipping times, the Developer is experiencing challenges with material and fixtures and reserves the right to make replacements of like kind & quality for any item that may be back ordered, out of stock or discontinued.

Buyer selection options include Kitchen Backsplash, and Paint for first and second floor units, as listed below. third floor units have been painted.

KITCHEN

FINISHES

Cabinetry	Flat Panel style cabinetry, Matte Black finish on wall cabinets, Oak textured laminate finish on island & back island panel. Island has extended side panels.
Cabinet Hardware	Matte Black Edge pulls
Countertop	1¼" Quartz options with square polished edge, 10-12" Breakfast Bar overhang at island.
Backsplash	Buyer's choice of Developer's included backsplash tile, installed from the countertop to the bottom of the upper cabinets and the hood cabinet.

PLUMBING FIXTURES & AMENITIES

Faucet	Delta Trinsic, single handle with pull-down spray, Matte Black finish, Model 9159-BL-DST
Sink	Single bowl, rectangular under mount, Stainless Steel.
Disposal	1/2 HP garbage disposal.
Under Cabinet Lighting	LED strip lighting installed under upper cabinets.

APPLIANCES

Refrigerator Duplexes	Thermador, 36", Freedom Collection Panel Ready With Bottom Freezer, Model T36BB925SS, Cabinet Door Panels, Matching Wall Cabinets.
Refrigerator Simplexes	Thermador, 36", Freedom Collection Panel Ready With Bottom Freezer, Model T36BB925SS, Stainless Steel Door Panels.
Range	Thermador 36" Pro Harmony (6) Burner Gas Range, Model PRG366WHSS, Stainless Steel.
Hood	Best 28" Built In Range Hood, Model P1952MS70SB
Dishwasher	Thermador Emerald Built-In Dishwasher with Pro Handles, Model DWHD650WFPSS, Stainless Steel.

Microwave	Thermador 24" Masterpiece & Professional Series Micro Drawer, Model MD24WSS
Beverage Center 3E, 3W, 3N	Azure 24" Beverage Center, Stainless Steel with Glass Door, Model A124BEV-S

LAUNDRY

Washer	LG, White Front Loading Ultra Large Washer, Model #WM4000HWH.
Dryer	LG, White Front Loading Ultra Large Dryer, Model #DLGX4001WH.

PRIMARY BATH

FINISHES

Double Floating Vanity	Flat Panel style vanity cabinet, Matte White Finish
Cabinet Hardware	Developer's included pulls with cupboard handles, Brushed Brass finish.
Countertop	1 1/4" Quartz options with square polished edge. No backsplash
Sink	Rectangular white vessel sink

TILE

*Tile selections specified by Developer, installed at shower walls to ceiling, shower ceiling, shower bench, shower niche, shower floor, & bathroom floor.

**PLUMBING
FIXTURES &
AMENITIES**

Faucets	(2) Vigo Norfolk single hole faucet, Model VG03027BN, Brushed Nickel finish
Sink	Rectangular white vessel sink
Shower	Walk in Steam Shower with built in bench and shower niche.
Shower Fixtures	Gerber Amalfi temperature valve trim, Model D510430BNTC, Gerber Amalfi diverter valve trim, Model D560930BNT, Gerber Parma, 5 function handshower with Versa 30" slide bar, Model D461728BN, Gerber Drench 8" rain showerhead, Model D46006, Brush Nickel finish
Shower Door	3/8" frameless clear glass door, approximately 7' in height, installed with glass header to the ceiling.
Toilet	2 piece, White.
Mirror	(2) Uttermost 28" Alexo square mirror, Brushed Gold finish
Lighting	Per lighting section
Heated Floors	Heated floors included in Primary bath, excludes shower base and area under vanity cabinet and toilet.

Bath Accessories Toilet paper holder, towel bars not included.

GUEST BATH

FINISHES

Single Vanity Flat Panel style vanity cabinet, Matte Black Finish

Cabinet Hardware Developer's included pulls with cupboard handles, Brushed Brass finish.

Countertop 1 1/4" Quartz options with square polished edge. No backsplash

TILE

*Tile selections specified by Developer, installed standard height at tub walls, & on bathroom floor.

PLUMBING FIXTURES & AMENITIES

Faucet (1) Vigo Norfolk single hole faucet, Model VG03027BN, Brushed Nickel finish

Sink Rectangular white vessel sink

Tub Built in tub with white apron front.

Tub Fixtures Gerber Amalfi tub & showerhead, diverter valve trim and tub filler, Model D512030BNTC, Brushed Nickel finish

Toilet 2 piece, White.

Mirror 24" - 28" Round mirror, Black finish

Lighting Per lighting section.

Bath Accessories Toilet paper holder, towel bars not included.

POWDER ROOM

FINISHES

Single Floating Vanity Flat Panel style vanity cabinet, Oak Textured Laminate Finish

Cabinet Hardware Developer's included pulls with cupboard handles, Matte Black finish.

Countertop 1 1/4" Quartz options with square polished edge. No backsplash

PLUMBING FIXTURES & AMENITIES

Faucet (1) Vigo Norfolk single hole faucet, Model VG03027BN, Brushed Nickel finish

Sink Rectangular white vessel sink

Toilet 2 piece, White.

Mirror Savina 36" x 18" Modern & Contemporary Rectangular mirror, Black finish

Lighting	Per lighting section.
Bath Accessories	Toilet paper holder, towel bars not included.

FLOORING

Hardwood	Boen 5 -7/16" wide plank Oak pre finished hardwood flooring, Warm Gray Oak finish. Installed throughout all units less the lower level . Excludes bathrooms, laundry and mechanical closets.
Heated Floors Duplex Down Units	Electric heated floors included in duplex down units. Heated floors are separated in 3 different zones, Primary Bed/ Bath Suite (1 zone), Guest Bath (1 zone), Family Room & Hallway (1 zone).
Lower Level Duplex Down Units	Oversized Porcelain tile to be installed in the lower level family room and lower level hallway. Carpet to be installed in the lower level bedrooms.
Laundry & Mechanical Closets	Developer's selected tile.

PAINT

Color Options	First and second levels only- Buyer's choice of up to 3 paint colors from the included off white Sherwin Williams colors, One color per room. Walls, flat finish throughout, except bathrooms. Bathrooms, eggshell finish, Doors and trim, and ceilings, Developer's included White. Trim, semi gloss finish, ceilings, flat finish.
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CLOSETS

Primary Bedroom	Developer provided custom closet organizers.
Guest Beds & Coat Closets	Melamine Shelf and rod installation.

LIGHTING

RECESSED CANS

Locations	Recessed can lighting installed in: Kitchen, Living Room Hallways, Primary Bedroom, Primary Bath, Guest Bath, Family Room of Duplex Units.
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SURFACE MOUNTED

Kitchen Island	(1) Modern Minimalist 10-Light Glass Globe Shade Kitchen Island Light, Black finish
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Primary Bathroom	(2) RH Ultaire Funnel Shade Double Sconces, Burnished Brass finish
Guest Bath	(1) Hinley Seeded Glass, 3 Light Vanity light, Polished Nickel & Black finish
Powder Room	(2) Tara Wall Sconces, Model H116101-AGB, Aged Brass finish
Guest Bedrooms	(1) Progress Lighting Inspire, 13" flush mount drum ceiling fixture, Model P350130-009, Brushed Nickel finish
Stairwell Sconces	(2-3) Tara Wall Sconces, Model H116101-OB, Old Bronze finish, at the interior stairwells of the duplex units.
Junction Box for Future Use	(1) ceiling mounted junction box provided for future use in Primary Bedroom.

DOORS

Bldg Main Entry	Full lite commercial grade glass door
Front Unit Entry Doors	Flat Panel steel, painted white
Rear Unit Entry Doors	Per plan
Balcony & Roof Access Doors	Schuco, full lite glass door with black frame
Interior Doors	7'-6" Solid core single panel, Shaker Style, painted white. Mechanical doors will be vented
Interior Door Hardware	Single lever handles, Brushed Nickel finish on handles and hinges

TRIM

Door & Window Casing	3 1/4" flat profile casing, painted white
Baseboards	5 1/4" flat profile base trim, painted white

WINDOWS

Front, Side and Rear	Vinyl, commercial grade Schüco windows, black on the exterior and on the interior.
Screens	Fiberglass mesh screen included on all operable windows only. Custom glass doors are not fabricated with screens.

AUDIOVISUAL

SPEAKER WIRING

Prewire only. Speakers & volume control hardware not included.

Main Level Living Room First Floor Units	(5) ceiling points, for 5.1 surround, no volume control
Lower Level Family Room First Floor Units	(5) ceiling points, for 5.1 surround, no volume control
Living Room 2nd & 3rd Floor Units	(5) ceiling points, for 5.1 surround, no volume control
Primary Bedroom	(2) ceiling points, with volume control shared with Primary bathroom
Primary Bathroom	(1) dual ceiling point volume control shared with Primary bedroom (located in Primary bedroom)

NETWORK & CABLE WIRING

Living Room	(1) cable point and (1) electrical outlet installed at elevated wall mount height.
Primary Bedroom	(1) cable point and (1) electrical outlet installed at elevated wall mount height
Family Room 1st Floor Units	(1) cable point and (1) electrical outlet installed at elevated wall mount height
Family Room 3rd Floor Units	(1) cable point installed at baseboard height
Guest Bedrooms	(1) cable point installed at baseboard height
Terraces Duplex Units	(1) cable point and (1) electrical outlet installed at elevated wall mount height

ELECTRICAL

Wiring	All electrical wiring shall be in accordance with the City of Chicago Building Code. Equipped with individual circuits.
Smoke & Carbon Detectors	Hardwired and installed in accordance with the City of Chicago Building Code

MECHANICALS

Furnace	Rheem or comparable 90+ high efficiency gas furnace with humidifier
Dual Zones 1st Floor Units	1N, 1E, and 1W has dual zoned heating and cooling.

Water Heater	Duplex units, 50 gallon gas hot water heater, Simplex units, tankless water heater.
Thermostat	Nest, Ecobee or comparable
Compressor Locations	At roof level, per plan
Plumbing Service	New 4" water service and sewer from building to main line. All rough plumbing combination of Copper and PVC
Sprinkler System	Sprinkler system, as installed.
Optional Fireplace	All duplexes have gas lines and prepped for optional fireplaces. Price and details, provided upon request.

DRYWALL/ INSULATION

Drywall

To be 5/8" U.S Gypsum or equal on all interior walls and ceilings. Perimeters of all demising partitions to be caulked. Double Drywall between unit ceilings.

Insulation

Exterior Walls: combination of Closed 2" Foam Spray + Batt insulation.

Between Units: Sound Proof R38 Blown In

Roof: Foam, R49

Sound Proofing

1 layer of 1/8" thick, noise coat and noise barrier membrane

1/2 sheet of sound deadening board

Acoustical putty for ceilings and wall penetrations for electrical outlets.

Heavy duty pipe wrap sound insulation for plumbing stacks

Sound insulation and 2" x 4" batt insulation in all bathrooms and mechanical closets.

INTERCOM

Smart Intercom

Dial in intercom system rings to cell phone and provides access to main building entry door.

EXTERIOR/ COMMON AREAS

Building Exterior Finishes

Front Facade: Modular brick.

Side & Rear Elevations: Utility brick.

Terraces	Finished with composite decking with steel railings, and equipped with an electrical outlet and gas.
Roof Deck	Exclusive to Units 3E, 3W, 3N, per plan, built out in pressure treated lumber, 4 foot pressure treated lumber divider fencing between units, and equipped with a cable out, electrical outlet, gas and water.
Garage Roof Deck	Exclusive to Units 1N & 2N, per plan, built out in pressure treated lumber, 4 foot pressure treated lumber divider fencing between units, and equipped with an electrical outlet.
Roofing	Four millimeter modified bitumen roof

PARKING

Garage	Each unit includes (1) space in garage with remote garage door opener.
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GENERAL

Wood doors are subject to movement because of the natural characteristics of wood. Seller's Responsibility for movement of wood doors shall be governed by the standards of the door manufacturer.

Every building is constantly on the move. On a cold, dry day a building will contract. On a hot, moist day a building actually expands. The reason is that cold and dryness cause some materials to contract, while heat and moisture can cause some materials to expand. A building can swell during rain and shrink during a dry spell. SUCH MOVEMENT CHARACTERIZES ALL BUILDINGS AND IS NORMAL AND SHOULD BE EXPECTED. It is possible that movement will have an effect on the walls, ceilings, floors and framing system of your home. It may cause cracking and nail popping in the drywall. The same problem may occur in the flooring system. THEREFORE, WE ARE UNABLE TO GUARANTEE THAT SETTLING, NAIL POPS, CRACKING OF WALLS AND CERAMIC TILE FLOOR WILL NOT APPEAR.

All samples for selection are of actual materials used at 2345 N. Elston Ct. Because of the natural characteristics, production lots, and other circumstances beyond our control, there may be color shade, hue or texture differences between the sample displayed and the materials supplied or installed in your unit. All construction will conform to and meet the building code requirements of the City of Chicago. Certain changes may be dictated by the City's code. Purchaser's signature appearing in these Specifications shall constitute approval and acceptance of all work, if any, already completed as of this date. Acceptance of keys to the building by Purchaser shall constitute formal acceptance and approval of the completed building. Specifications and brand names herein shall be adhered to as closely as possible.

However, substitutions may be made by the seller at its sole discretion. Such substitutions shall be of equal or like kind.