

**Home Style and Details** – Per attached plans

**Underground Services**

- Town Water, Sewer, Electrical, Propane Gas, Communications
- Sewer Distribution: Subsurface force main distribution system meeting all state and local regulations (maintained by Condo Trust)

**Foundation**

- Footings: 10” by 24” poured concrete, rated at 3,000 PSI
- Walls 4’ crawl space: 8” poured concrete, water sealed below grade and rated at 3,000 PSI.
- Floor: 4” slab concrete floor will be poured placed on top of a 6-mil poly vapor barrier which will be placed over 4” of crushed stone
- Access to crawl space via the garage.

**Frame and Insulation**

- Lumber grade will be #2 or better and kiln dried
- 2” x 6” exterior wall sheathed 7/16” OSB wall sheathing with house wrap system, or equivalent system.
- Sills constructed of pressure-treated lumber.
- First floor joists sized to plan, carrying beam supported by concrete-filled steel lally columns.
- Second floor and roof rafters sized per plan.
- Subflooring is ¾” Engineered plywood or equivalent, nailed and glued.
- First and second floor ceiling heights are approximately 8’
- Exterior walls insulated with 6” fiberglass (R21). Basement ceilings insulated with fiberglass (R30). Attic insulation is blown in (R38). House is insulated and sealed to meet Energy FIVE STAR standards.
- All other frame elements meet or exceed state building codes.

**Exterior Siding / Roofing**

- Homex Bristol Bay Vinyl siding from Developer's color offerings
  - Homex Bristol Bay Siding carry’s a lifetime limited warranty
- Exterior trim and soffit white aluminum
- Roof sheathing is 3/4” OSB sheathing
- IKO Harvard Slate shingles carry a Lifetime Limited Transferable Warranty against manufacturing defects on residential applications warrant

- Drip Edge and Ice and Water Shield installed in critical areas
- Continuous roof and soffit vents to ensure proper ventilation

## **Windows**

- Jackson Lumber vinyl windows, Manufacturer Harvey Building Products, 3/4"insulated glass with Low-E Energy Star rated tilt-in windows supplied with screens (excluding non-opening feature windows) and integrated grills (excluding casement windows).

## **Exterior Doors**

- Painted Insulated fiberglass. Builder selects exterior color. Interior color is a semi-gloss white.

## **Interior Woodwork**

- 1"x 4" window and door casings and 1" x 6" baseboards in "Cottage Style" finish.
- Vinyl-coated shelving in all closets

## **Walls and Ceilings**

- Drywall, mudded and taped interior ceilings with one coat primer and one coat of builder's choice flat white paint on walls.
  - Additional paint colors or textures are optional and will be quoted upon request. Walls are painted with a flat finish, doors and trim are painted with a semi-gloss finish and ceilings are painted with a flat finish.

## **Smoke and Carbon Monoxide Detectors**

- Installed by builder per code requirements.

## **Flooring**

- Living Room, Kitchen, will be 3.25" red oak hardwood with wood sealer.
- Bathrooms and Mudroom/Laundry Room, where applicable, will be tile from builder's selection.
- All other flooring is carpet from builder's selection.

## Appliances

- Builder will supply and install General Electric, or equivalent, stainless steel electric range, dishwasher, OTR microwave.
- Any additional appliances or specialty appliances, ordered only through the builder to be installed at an extra charge will be quoted upon request.
- Washer and dryer (Electric is standard; Propane Gas is optional) hook-up provided; buyer responsible for appliance purchase and installation

## Cabinetry /Countertops

- Contractor's Choice, 36" stained cabinetry, with dovetail, soft-close drawer; hardware from builder's selection.
- Granite countertops with a 4" granite backsplash from builder's selection.

## Plumbing

- Designed in compliance with state and local building codes.
- Faucets are Moen or equivalent from builder's standard selection.
- Kitchen and bath sinks to be under-mount style from builder's standard selection.
- Half baths include a pedestal sink.
- 40 gallon electric hot water heater.
- All master baths include a fiberglass shower. All secondary full baths include fiberglass showers/bath units and 48" vanity cabinet with single sink.
- Exterior spigot (s) will confirm to code.

## Electrical

- Outlets, switches and lighting provisions are designed to comply with all local and state building codes.
- 100 amp underground service, circuit breakers provided.
- Switches and outlets are conventional style in white.

## Electrical Detail

- \$1,100 lighting fixture allowance will be offered towards fixtures from Builder's Lighting Suppliers
- Three (3) phone jacks with Cat 5
- Four coax cable outlets
- Front doorbell and chime
- Dimmer switch in dining room
- Overhead lighting in walk-in closets
- Ceiling lights and fans (vented to outside) in all bathrooms
- Exterior entryway and exterior garage light fixtures provided by builder
- GFI outlets in all bathrooms, kitchen counters, garage and exterior receptacles

## Heating and Cooling

- Heating and central air conditioning (optional) supplied by high- efficiency Heil (or equivalent), one-zone, forced hot air system fired by gas, 60,000 BTU, propane gas 95.5% efficient furnace.
  - A/C and additional zones are optional and will be quoted upon request.

## Bath Accessories

- All bath accessories (towel racks, toilet paper holders, etc.) are responsibility of buyer.

## Landscape

- Lawns/Plantings are selected and installed by the builder. Walkway to front door supplied by builder.

## Driveway

- Paved, with sub-base of 12-inch processed gravel, 2-inch modified binder coat. Builder determines driveway layout. Any additional paving will be at additional cost, quoted upon request.

## Garage

- Drywall, mudded and taped interior walls, fire-rated between garage and living area.
- One electrical outlet and one overhead light included. Garage doors are fully insulated.
- Builder's choice of garage door openers with remote included.

## Porch/Deck

- Front porches and railings: Composite decking and Vinyl railing if applicable.
- 100 ± Rear deck and railings: Pressure treated wood or Patios, Boston paver or equivalent (where applicable)
- Larger decks and patios (where applicable) available; quoted upon request.

## Energy Rated

- Advanced insulation and air sealing techniques applied.
- Low-E windows, Energy Star Rated appliances.



# SPECIFICATIONS

## Extra Items

- Meet with our Personal Design Consultant to personalize your cottage.
- Any items not included in this agreement and requested after the signing of the Purchase and Sale agreement will be quoted upon request, must be paid in full at the time of order, and are non-refundable.

## General

- All materials are supplied by vendors that have been selected by the builder.
- No substitutions of vendors, suppliers or subcontractors are allowed.
- Any manufacturer's rebates will be credited to the builder, not the buyer.

## **Builder reserves the right to make substitutions on brand names with equivalent product.**

Homes under construction, prior to contract, may have had material, selection or plan changes. Any changes made supersede specifications and marketing information.

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