

FOUNDATION & GARAGE

- Concrete footings and poured concrete walls
- Basement floors to be 4" poured concrete
- All units include a one car garage located on the lower level with garage door opener

FRAME & ROOF

- Exterior wall construction 2"x6" wood studs
- Roof sheathing with architectural shingles
- Ice and water shield per building code
- Exterior is vinyl siding and trim with varying architectural details
- Front and rear porches/decks shall be maintenance free rails and decking

EXTERIOR DOORS & WINDOWS

- Front door will be a 3' wide Craftsman style insulated door
- Door to Deck is a full lite ENERGY STAR rated glass door
- All exterior windows are ENERGY STAR rated; most are double hung with insulated Low E glass and screens

INSULATION

- R 21 batt insulation on exterior walls
- R30 batt insulation on basement ceiling
- R 38 insulation on second floor ceiling

INTERIORS WALLS & TRIM

- Ceiling height is approximately 8'0" on 1st and 2nd levels
- All interior walls will receive one coat primer and one coat flat latex paint from Builder's samples
- All doors and trim will be paint grade and will receive one coat primer and one coat semi-gloss white paint
- One paint color throughout standard
- Architecturally appropriate Craftsman Style trim package
- Stair handrail and trim will receive two coats clear polyurethane
- Direct vent gas fireplace with mantle per Builder in Living Room

CABINETS & COUNTERTOPS

- Standard Kitchen and bath cabinets will be Maple in choice of stain finishes from J&K Boston Cabinets
- Countertops in Kitchen and Baths will be granite from Builder Standards with under mount sinks

APPLIANCES & PLUMBING

- Appliances including dishwasher, gas range/oven and microwave/hood in Stainless Steel finish
- Forced hot air heating system by propane gas
- ENERGY EFFICIENT Tank less Hot Water Heater by propane gas
- Two exterior water spigots
- Laundry hook-up as located on plan with dryer vent
- All plumbing to be completed in accordance with state and local regulations
- Plumbing Fixtures per Builder Selections
- Tub & Shower to be fiberglass
- Shower Doors are not provided

ELECTRICAL & UTILITIES

- 200 AMP service to home with circuit breaker panel
- Central Air Conditioning
- 220V plug for dryer
- 4 Recessed lights and two pendants in kitchen
- USB outlets provided in 4 locations
- Smoke detectors and CO2 detectors as required by code
- Exterior outlet by front porch and rear deck
- Pre-wiring for one telephone outlet and four CATV outlets
- Wall switches shall control outlets on wall for room lighting
- Lighting Fixtures per Builder Selections
- Municipal Water & Sewer Service

FLOORING

- Oak Hardwood floors (3 ¼ inch min) on Stairs from Lower Level to 1st Level, First Floor Living Areas, Kitchen and Lower Level entry from garage
- Ceramic Tile from Builders samples in Bathrooms & Laundry Room
- Carpeting in all other areas

SHELVING & MIRRORS

- All bedrooms, linen and laundry areas will have white epoxy coated steel shelving
- All bathrooms will have individual mirrors over sink/vanity areas
- Bathroom hardware (toilet paper holders or towels bars) are not provided or installed

LANDSCAPING

- Over Landscape design per Builder