

Specifications

Foundation

- Concrete footings, lally column pads and 10" poured concrete walls

Basement

- Full unfinished basement with exposed concrete walls (some basements may be walkouts instead of full basements)
- All walkouts would be of wood frame constructions
- Poured concrete floor 4" thick over gravel or crushed stone
- Perimeter drains to day light or connected to drainage system
- Door and window(s) with walkout basement to be located as determined by builder

Garage

- Approximately 22' x 22' 2- car garage with two (2) 9' by 7' doors. Some units shall have a single 12' x 22' car garage
- Garage doors to be white steel with vinyl backer interior
- Poured concrete floor
- Walls will be plastered without finished trim around windows when available

Roof

- CDX plywood fir sheathing will be covered by color coordinated 25-year architectural shingles
- Metal drip edges above all soffits
- Ice and water shield barrier extending three feet up from all soffits and in all valleys
- Continuous soffits and ridge vent on all roof soffits and ridges

Exterior Walls & Finish

- 2"x4" wood studs on center with OSB plywood
- James Hardi Hardiplank with Color Plus Technology fiber cement lap siding with painted white pine freeze, skirt and corner board trim

Exterior Doors & Windows

- Front door will be a 3' wide six panel steel frame insulated door
- Door to deck will be 6' vinyl sliding patio door with screen
- All exterior windows will be double hung vinyl with insulated glass and screens
- Both top and bottom windows will be operable and tip in for easy cleaning
- Fixed picture windows are not operable and do not have screens where available

Insulation

- R 13 batt insulation on exterior walls
- R 19 batt insulation on basement ceiling



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Insulation (continued)

- R 30 insulation on second floor ceiling
- All heated walls will be insulated

Interior Walls & Ceilings

- Closets and ceilings will have a textured finish and will not be painted
- First and Second floor ceiling height approximately 7'6"- 8'0" ; All living rooms to have Cathedral ceilings
- All interior walls will receive one coat primer and one coat flat latex paint from Builder's samples
- One paint color throughout standard
- Plaster finished ceilings are textured and not painted
- Plaster finished closets are textured and not painted

Interior Doors & Trim

- All interior room and closet doors will be six panel hollow core masonite
- Colonial style trim for all baseboard, window and door casings
- All doors and trim will be paint grade and will receive one coat primer and one coat semi-gloss white paint
- Oak trim on stair handrail will receive two coats clear polyurethane

Fireplace

- Direct vent gas fireplace by gas
- Gas fire log kit

Cabinets & Countertops

- Standard Kitchen and bath cabinets will be a recessed panel oak "Branford" in honey finish
- Countertops in Kitchen and baths shall be a post formed laminate with back splash (i.e. Formica, Wilsonart, Pionite, etc. brand)
- Countertop colors to be selected by Buyer from Builders samples

Appliances

- Appliances include gas range, range hood and dishwasher.

Plumbing

- Forced hot air heating system by gas
- 40 Gallon gas hot water heater
- One exterior water spigot
- Laundry hook-up as located on plan
- Dryer vent outlet (connections by others)
- Half bath features one water closet and one vanity sink or pedestal (pedestal is optional)
- Full bath features one water closet, one sink and one fiberglass tub/shower



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Plumbing (continued)

- Master bath features one water closet, one sink, and a fiberglass tub/shower (The Chestnut units may have a whirlpool along with 80 gallon hot water heater as a standard feature)
- Stainless Steel drop-in and single-bowl sink in Kitchen
- All plumbing to be completed in accordance with state and local regulations

Electrical Service

- 200 AMP service to home with circuit breaker panel located in basement
- All units are individually metered
- 220V plugs for range and dryer (gas connection for range is standard in homes serviced with gas)
- Smoke detectors as required by code
- Exterior outlet by front and rear deck
- Pre-wiring for two telephone outlets and two CATV outlets
- Wall switches shall control outlets on wall for room lighting

Flooring

- Ceramic tile from Builder samples at front entry of home
- Carpeting is 28 ounce over a 6 lb. pad installed throughout home except for kitchen, baths and laundry where linoleum is standard
- Standard one color carpeting and linoleum selections will be made from Builder's samples
- Additional colors available as an option

Shelving

- All bedrooms, linen and laundry areas will have white epoxy coated steel shelving

Mirrors

- All bathrooms will have a flush mounted mirror the approximate width of the vanity cabinets

Deck

- A 10'x12' deck located per plans typically from dining or living area
- Height to be determined by lot conditions, one stair system to grade
- Pressure treated lumber used for railings, posts, balusters, decking, joists and stair stringers

Driveway

- Construction: 2 coats of bituminous asphalt gravel: 2" binder course and 1" finish course
- Layout: Approximately width of at garage door openings. See updated site plan for specific layout

Utilities

- Town water and sewer service



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Utilities (continued)

- Telephone, CATV, and electric utilities from street will run underground to units

Landscaping

- All disturbed areas to be re-graded to ensure proper drainage run-off
- Areas around home will receive 4" of loam and will be seeded
- Plants, shrubs and trees shall be planted to enhance the surroundings
- Brick walkway from front porch to driveway

Warranty

In addition to any warranty for materials and labor given by manufacturers of the various components of the homes, Builder shall warrant all materials and labor as further described in the Limited warranty and Service Policy attached to the Purchase and Sales Agreement.

Building Specifications are subject to change without notice. Building Specifications are also subject to product availability. Builder reserves the right to substitute any of the above products with materials of similar or greater quality. If certain product and material specifications require clarification, inquires should be made with the builder's representative for details. The construction specifications will be limited strictly to those features outlined above, the Building Specifications. If a feature is not listed in the Building Specifications, it may be available as an option at an extra cost.



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