



SPECIFICATIONS

FOUNDATION

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

GARAGE

- Approximately 21' x 22' car garage with two (2) doors. Some units shall have a single car garage approximately 11' 6" x 22'
- Garage doors to be white steel with vinyl backed interior
- Walls will be plastered, not painted, with finished trim around windows when available

FRAME & ROOF

- 2" x 4" wood studs with OSB plywood sheathing with Hardi Plank siding and painted white freeze board, skirt board and corner board trim
- 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 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 by ANDERSON 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
- 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 8'0"; Living rooms feature 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

INTERIOR DOORS & TRIM

- 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
- All interior room and closet doors will be six panel masonite
- Oak trim on stair handrail will receive two coats clear polyurethane

FIREPLACE

- Direct vent gas fireplace with custom built mantle
- Gas fire log kit



SPECIFICATIONS

CABINETS & COUNTERTOPS

- Standard Kitchen and bath cabinets will be Oak finish "Branford" in choice of finishes
- Countertops in Kitchen and Bathroom shall be laminate
- Countertop colors to be selected by Buyer from Builders samples

APPLIANCES

- Appliances including dishwasher, gas range/oven and microwave in white or black

PLUMBING

- Forced hot air heating system by gas
- 40 Gallon hot water heater by gas
- Two exterior water spigots
- Laundry hook-up as located on plan with dryer vent
- Stainless Steel under mount, single bowl, kitchen sink
- All plumbing to be completed in accordance with states and local regulations

ELECTRICAL & UTILITIES

- 200 AMP service to home with circuit breaker panel located in garage
- Central Air Conditioning
- 220V plug for dryer
- Smoke detectors and CO2 detectors as required by code
- Exterior outlet by front and rear deck
- Lighting Package by Builder
- Pre-wiring for three telephone outlets and three CATV outlets
- Wall switches shall control outlets on wall for room lighting
- Town water and on site community septic system.

FLOORING

- Ceramic Tile from Builders Samples in Front Entry foyer
- Carpeting is 28 oz over a 6 oz pad throughout living areas and bedrooms
- Kitchen, Baths & Laundry Areas to be linoleum
- Standard one color carpeting and linoleum from Builder's samples

SHELVING & MIRRORS

- All bedrooms, linen and laundry areas will have white epoxy coated steel shelving
- All bathrooms will have individual mirrors over sink/vanity area
- Bathroom Accessories are not provided

DECK

- A 10'x12' deck located per plans typically from dining or living area
- Carver plan often features an optional Sunroom, if installed there is no deck (optional patio can be added)
- 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



SPECIFICATIONS

DRIVEWAY & LANDSCAPING

- Construction: 2 coats of bituminous asphalt gravel: 2" binder course and 1" finish course
- Layout: Approximately width of garage door openings. See site plan for specific layout
- 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 for a period of one (1) year from the date of closing as further described in the Limited warranty and Service Policy which shall be attached to the Purchase and Sale 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.