

FOUNDATION

10" Poured Concrete

BASEMENT FLOOR

4" Poured concrete

FRAME

2x6 Walls

2x10 Ceiling Joists

2x10 Rafters

Walkup Attic with ¾ Advantech Flooring

SUBFLOORING

¾" Advantech

SHEATHING

½" Plywood for roof sheathing

½" OSB for walls

ROOF

30 Years architectural

Gutters with Stormtech system

WINDOWS

Vinyl Clad Tilt out

EXTERIOR DOORS

Fiberglass insulated

GARAGE

Three car garage, openers

FIREPLACE

Zero clearance, gas, fan

SIDING

Vinyl – color Castle Stone

Stone veneer @ front door bumpout

1st floor window bumpouts Azek shadow boxes

INTERIOR TRIM

3-1/2" Colonial Casing (painted white)

5-1/2" Colonial Casing (painted white)

Crown molding and shadow boxes in dining/foyer

Black metal balusters

Chevron shiplap fireplace surround

KITCHEN CABINETS

Soft close hardware, white shaker style, blue island

White shaker vanities in bathrooms

Laundry vanity excluded

APPLIANCES

Stainless Steel

BOSCH 800 Series 36" Range – HGS8655UC

BOSCH 800 Series 36" Ref. – B36CT80SNS

BOSCH 100 Series 24" Dish. – SHX3AR75UC

BOSCH 800 Series 24" Micro – HMD8451UC

NOVA PRO 36" Range Hood – NOPR36SSV

GRANITE

Quartz countertops throughout

PAINTING

Interior trim – painted white

Interior doors – painted white

Interior walls – Stonington Gray - BM

FLOORS

Kitchen – hardwood

Bathrooms, mudroom, & laundry tile -

Foyer – hardwood

Dining Room – hardwood

Study – hardwood

Stairs/upper hall – hardwood

Family room – hardwood

Bedrooms – hardwood

HARDWOOD SELECTION: WHITE OAK 3-1/2"

HARDWOOD FINISH – SATIN or SEMI GLOSS, water based polyurethane

DECKS

12x16, Trex with PVC railings

6 Foot slider

INSULATION

R-23 in walls

R-28 in ceilings

HEATING & AIR CONDITIONING

95% Plus Gas FHA, AC, 2 zones

ELECTRIC

200 Amp Service Circuit Breaker Protected
Outlets for bidet seats in bathrooms
EV ready
Ceiling fans all bedrooms
Undercabinet lighting included
Light fixtures as installed throughout
Recessed cans throughout 1st floor and hallways

SMOKE, HEAT, & CO DETECTORS

According to Code

PLUMBING

Rinnai tankless hot water heater
2 outside spigots
Kohler Chrome fixtures or equal
Undermount sinks in all baths
1 undermount kitchen sink
Rough plumbing for future laundry vanity
Rough plumbing for future basement half bath
Standard shower head, rain head, & handheld in master shower
Fiberglass shower/tub in full bath
Double vanities in upstairs bathrooms
2nd meter for irrigation

WALLS

Skim coat plaster, including basement mudroom
Closets/pantry textured finished
Attic walkup textured finish

CEILINGS

Skim coat plaster, smooth finish

INTERIOR CLOSET SHELVEING

Master bedroom full melamine closet system
Pantry butcher block counters with melamine storage
White Vinyl coated shelves all other locations

INTERIOR DOORS

2 panel hard board doors, hollow core, painted white
Schlage hardware, black levers/hinges

TELEPHONE & CABLE

Coax & cat6 cable homeruns to Family room, living room, sun room, master bedroom, bedrooms #2-4, office/study

SEWER

Public sewer system

WATER

Public water supply

DRIVEWAY, WALK

3" asphalt driveway, 1-1/2" binder and 1-1/2" topcoat (top coat done at roadway finish)
4' Walkway from front steps to fieldstone wall
Fieldstone retaining wall front of driveway w/ granite tread steps to driveway
Fieldstone retaining wall back of driveway

LANDSCAPING

Lot graded
Sod front & side yards, hydroseed backyard
Bushes, black mulch, irrigation
Granite Light Post

MISCELLANEOUS

Finished mudroom in basement – see floor and wall spec
Tile shower in master including shower floor, stone bench, niche w/ stone shelf, recessed lights, glass shower door chrome finish
Tile backsplash included, including accent wall with granite shelves in kitchen
No back patio

NOTE:

Builder reserves the right to substitute and make changes as conditions may require with equal or better quality substitutions.

No changes, upgrades, additions, substitutions etc. to be directed by the Customer unless accepted by the Builder AND to be paid upfront in full

This specification sheet is subject to change reflecting items installed in the house as construction progresses prior to purchase and sale agreement.