



CONSTRUCTION SPECIFICATIONS

FOUNDATION

- Compacted ¾" crushed stone base;
- Poured concrete footings and 10" concrete walls;
- Interior lally column support;
- Water-proofing on exterior concrete wall areas below grade;
- Exterior perimeter drain.

BASEMENT/GARAGE FLOORS

- 4" thick poured concrete slab; expansion joints;
- Moisture vapor barrier between stone base and concrete floors;
- Garage floor pitched toward garage door;
- Heated garage.

FRAME

- Structure framed with conventional & engineered lumber, per plan;
- Roof truss system
- 2"x 6" wood stud walls;
- 5/8" ZIP system roof sheathing by Advantech;
- ½" ZIP system wall sheathing by Advantech;
- ¾" tongue and groove sub-flooring by Advantech.

ROOF

- Architectural-style 30-year asphalt shingles;
- Felt paper layer between shingles and roof deck;
- Ice and water shield along eaves, valleys, and first 3' of perimeter;
- Aluminum drip edge along the perimeter;
- White aluminum gutters, downspouts to conduit piping to daylight.

EXTERIOR DOORS

- Exterior doors combination of wood, glass, fiberglass;
- Schlage lock sets with deadbolts for all exterior doors;
- Insulated steel and/or fiberglass doors for garage;
- Custom-built garage doors & Lift-master automatic openers,

WINDOWS

- Window sizes and location per plan; Screens for all operable windows;

SIDING/EXTERIOR TRIM

- Premium color cedar lap siding ; 4" reveal;
- Pine trim board for soffits, rakes, trim, windows

HEATING/AIR CONDITIONING/VENTILATION

- Forced hot air gas furnaces located in basement and attic;
- Central air conditioning single-zone condenser units;
- Bathroom exhaust fans and dryer vent, vented to outside;
- Attic ventilation provided by roof ridge and perimeter soffit vents.

PLUMBING

- Town water & sewer;
- Interior Vega-Pex water lines color-coded red & blue;
- 75 gallon hot water tank;
- 3 exterior frost-free water spigots;
- Washer hook-up and overflow drain including floor drain;
- Gas dryer hook-up;

ELECTRICAL

- 200 Amp service with circuit breakers;
- Recessed light fixtures;
- Under-cabinet lighting in kitchen;
- Electrical switches, outlets, and covers are white;
- Phone jacks (category 5 wiring) and cable TV prewired in kitchen, family room, and all bedrooms;
- Alarm system;

INSULATION

- Per current energy code.

INTERIOR WALLS/CEILINGS

- ½" blueboard with skimcoat plaster- smooth walls and ceilings.

INTERIOR FINISH / TRIM

- 7 and 5 ¼" baseboards;
- 3 ½" pine door and window casings;
- 2-piece pine crown molding in dining and living rooms;
- Chair rail and shadow box wainscoting in dining and living rooms;
- Ceiling medallion in dining room;
- Masonite structure-core interior doors (all closet doors to be hollow-core);
- Oak stairway treads, handrails, and newel posts;
- Poplar stairway risers and skirt boards;
- Pre-primed pine balusters;
- Closet ventilated shelving.

CABINETRY

- Custom kitchen cabinets and solid-surface counter tops;
- Custom bathroom vanities and solid-surface counter tops;

PAINTING

- Interior walls: 1 coat of latex-based primer and 2 coats of latex-based paint;
- Interior trim: 1 coat of oil-based primer and 2 coats of oil-based paint;
- Choice of Benjamin Moore or Sherwin William colors (4 choices).

FIREPLACE

- Gas fireplace(s) with wood mantle and raised hearth;

FLOORINGS

- Ceramic Tile: All bathrooms; mudroom; and laundry room;
- Hardwood: All bedrooms, kitchen, family room, living room, dining room, foyer, and upstairs hall.
- Carpeting: basement

APPLIANCES

- Thermador appliance package

MISCELLANEOUS

- Central vacuum system, inlets provide full coverage with 30' hose, carpet brush attachment, and tool kit;
- Bathroom accessories including vanity mirrors, toilet/towel bars, and shower door (master bath only)

SITWORK

- Asphalt driveway with turn-around (2 coarses);
- Minimum 4-6" of screened loam;
- Hydro-seeded all disturbed areas;
- Professional landscape package including shrubs; plantings; mulch beds; stone walls; front walkway; and rear yard patio.

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