



DESIGNER SPECIFICATIONS & FEATURES

FOUNDATION

- 8' Poured concrete with anchor bolts or straps
- Basement floor to be poured concrete with wire mesh
- Waterproofing to include exterior concrete walls painted, water plug tie holes, and an exterior perimeter drain of 4" perforated pipe laid in stone

EXTERIOR WALLS

- 2"x6" #2 or better studs spaced 16" OC
- Zip System sheathing and tape
- Vinyl clapboard siding (Monogram, or equal)
- Corners to be vinyl
- Vinyl Shakes as pictured (front of home only)
- Soffit and gable trim wrapped
- Vinyl shakes as pictured (front of home only)

ROOF

- 2"x10" /2"x12" Rafters (per code) with 2"x12" Ridge
- 5/8" OSB sheathing
- Ice and water shield 3' up and at valley's
- Asphalt roof shingles (Slate color IKO Cambridge Architectural / Builders Selection)
- Perforated vinyl soffit
- Continuous ridge vent (or comparable)

FLOOR

- 2"x10" /2"x12" floor joists 16" OC
- Bridging where needed
- ¾" Advantech T&G board, glued and nailed to joists

UPPER FLOOR / CEILINGS

- 2"x8" joists 16" OC
- Wood strapping and ½" drywall
- Smooth flat finish - standard

INSULATION

- Exterior walls to be fiberglass or per city requirement (per code) R-21+
- Shed roofs R-38
- Upper floor ceiling – Blown-in insulation (R-49)
- Fiberglass insulation in stairwells (basement)

WINDOWS

- Silverline (or equal) double hung vinyl exterior insulated windows with screens and 6 over 1 grill pattern
- Shutters as pictured (front of home only)

EXTERIOR DOORS

- Front door – (1) 3' ThermaTru or equal Insulated fiberglass with hardwood/ metal sill
- Side entrance – (1) 2'-8" 9 lite insulated fiberglass with hardwood/metal sill
- Walkout entry in basement (if applicable) (1) 2'-8" fiberglass or metal bulkhead unit (to be determined by contractor per site)
- Overhead insulated steel garage doors with openers

FOR MARKETING PURPOSES ONLY – SUBJECT TO CHANGE WITHOUT NOTICE
BUILDER RESERVES THE RIGHT TO SUBSTITUTE FOR EQUAL OR BETTER QUALITY



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PLUMBING

- All necessary piping, venting, etc. for kitchens/baths indicated on plans. Jacuzzis, wet sinks, etc. are extra
- Copper water piping / or PEX system (builders' choice)
- PVC/ABS drainage
- Delta faucets or equal
- Domestic hot water system fueled by propane gas
- (2) Exterior hose bibbs

HEATING / AIR CONDITIONING

- York (or equivalent- builders choice) Forced Hot Air fueled by propane gas power vented - 2 zones
- Full house central air system

ELECTRICAL

- 200 Amp underground service
- Switched outlets in living room and all bedrooms
- 4 cable jack, 4 telephone jacks
- (2) exterior outlets
- Electric dryer hook-up – (gas dryer upgrade will need to be requested prior to drywall
- Smoke and CO detectors per code

INTERIOR WALLS

- 2"x4" #2 or better 16" OC except as needed for plumbing
- 4 mill poly on exterior walls
- ½" drywall
- 1 primer coat, 2 finish coats of Sherwin Williams (or equal) Dover White flat paint
- Garage drywall per code requirement

DECKS

- 12'x12' open rear deck with stairs and railing (unless plan includes a rear porch)
- Optional screen porch available
- All rear decks & railings to be built from pressure treated wood
- Poured concrete step at base of stairs
- Poured concrete supports (sona tubes or buried supports) where 4"x4"s meet the ground
- Built per site conditions
- Front porch and steps to be composite decking (builder's discretion)
- Vinyl Railings are optional and only included if required per code

LANDSCAPING

- All groundwork (locating home on site, clearing, sloping, drainage areas, retaining walls, landscaping, etc.) is to be performed at builder's discretion
- All disturbed areas will be loamed, raked, seeded
- Plantings per standard builders' package
- Driveway will be paved with base binder coat
- Front walkway to be slate stepping stones or equal
- Granite mailbox post with bracket provided by builder (mail box provided by home owner)

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INTERIOR DOORS

- Raised 3 panel
- Choice of brushed nickel (standard) or oil rubbed bronze (Choice must be provided to builder at the time the house is being framed.)

FLOORING

- Base Allowance – Carpet \$30 per yard
- Hardwood (red oak) 2 ½" in kitchen, dining room, and living room (included in price)
- Tile on bathroom floors
- Carpet in bedrooms and 2nd floor hallway
- Stairs from 1st floor to 2nd floor are oak treads (polyurethane) with pine risers (painted white)
- All flooring options are available to be viewed at Cadieux Flooring

FINISH / TRIM

- Interior door and window trim will be 3 ½" Windsor/Stafford
- 5 ¼" baseboard
- Painted white semi-gloss
- 1st floor to 2nd floor stairway - Oak treads, hand rails and newel posts – natural (polyurethane) with beech balusters and pine risers painted white.
- Stairway to basement - treads / risers to be plywood/Advantech
- Closet shelving – Closet Maid ventilated shelving

LIGHTING

- Allowance depends on selling price of home
- Base Allowance - \$2,500 per home
- (10) Recessed lights included in standard package

APPLIANCES

- Allowance depends on selling price of home
- Base Allowance - \$3,500 Stove, Dishwasher, Range, Hood
- Other appliances available at builder's cost (installation extra)

KITCHEN

- Allowance depends on selling price of home
- Base Allowance - \$15,000 includes kitchen cabinets, bathroom vanities, countertops and installation (house plans may not reflect the standard kitchen – some options shown may be upgrades)
- Optional soffits
- Hook-up for dishwasher
- Double bowl stainless steel sink with spray nozzle

BATH

- See Base Allowances under Kitchen for bathroom vanities
- Full baths to have sinks per plan
- Comfort height toilets
- Fiberglass tub/shower unit (standard is white)
- Tile shower in master bath (white subway tile)
- Half bath to have (1) drop in sink or pedestal sink (based on plan)
- All baths to have exhaust fan units
- Mirrors – Plate glass mirrors (up to 48" wide) provided by builder who will determine size and location in each bathroom

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DISCLAIMERS

- The above-mentioned specifications are not meant to include all materials in the home, but simply a summary of comparable features.
- Also, the contractor must take into consideration applicable codes and regulations as well as construction practices for the area when ordering/designing/laying out for the exterior and interior of the home and reserves the right to make substitutions/changes as needed.
- Any changes by customer during construction must be agreed to and approved in writing by builder prior to execution.
- Options are available to standard specifications but must be requested in writing from the customer prior to construction.
- Builder is not responsible for verbal changes and will not modify free of charge after construction regardless of verbal agreements.
- Any changes to agreed upon to the plan should be done in a timely fashion.
- No blasting or ledge removal included.
- The potable water provided is considered free from bacteria.
- Under no circumstances is builder responsible for water/air filtration for any other condition.
- Credit will not be issued if customer does not want an item listed in standard specs.
- Under no circumstances is the customer to perform any work on the home without prior written approval from the builder.
- Specification details available upon request.
- Room sizes specified on house plans are approximate dimensions
- In case of a discrepancy between house plans and the contract and this bill of materials with its addendum, the contract and bill of materials shall hold precedence
- Change orders signed by both the buyer and seller would prevail after construction has begun.