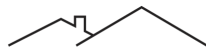


# STANDARD SPECIFICATIONS

VILLAGE AT HARLOW BROOK, DUXBURY



GRANDIS HOMES

**THE GUIMARES GROUP** **JACK CONWAY**

# STANDARD SPECIFICATIONS

## UTILITIES

<b>Water</b>	Town Water
<b>Sewer</b>	Private - Shared
<b>Electric</b>	Eversource
<b>Cable</b>	Comcast

## FOUNDATION

<b>Poured Concrete</b>	3000 PSI
<b>Footings</b>	20" x 10" +/-
<b>Foundation Walls</b>	10" walls +/-, Foundation Wall Height is 7'10" +/-
<b>Garage &amp; Basement</b>	3.5" - 4" Concrete Floor
Inside perimeter drain in stone and sump pump bucket under basement slab. Vapor barrier under basement slab.	

## EXTERIOR ELEMENTS

<b>Sheathing</b>	7/16" ZIP System
<b>Roofing</b>	Certainteed Landmark
<b>Gutters &amp; Spouts</b>	Seamless Aluminum
<b>Windows</b>	Pella 250 Series
<b>Slider</b>	Pella 250 Series
<b>Siding</b>	James Hardie Fiber Cement
<b>Ceiling Height</b>	8'3" Ceilings on 1 <sup>st</sup> Floor, 8' on 2 <sup>nd</sup> Floor

## DOORS

<b>Front Door</b>	Therma-Tru Smooth Star Fiberglass Insulated
<b>Interior Bed/Bath Doors</b>	2, 4, or 6 Panel Solid Core Masonite
<b>Interior Closet Doors</b>	2, 4, or 6 Panel Hollow Core Masonite
<b>Garage Doors</b>	Clopay Metal Insulated with Liftmaster Opener and Exterior Keypad

## DECK & PORCH

<b>Front Porch</b>	Trex composite decking with white vinyl railing - if required by code
<b>Back Deck</b>	Composite with white vinyl and capped railing

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## INTERIOR FINISH

<b>Trim</b>	Upgraded Trim Package - 7 ¼" Baseboard, 3 ½" Stafford Casing
<b>Walls</b>	Smooth coat of plaster over blue board
<b>Ceilings</b>	Textured coat of plaster over blue board
<b>Closets</b>	Textured coat of plaster over blue board Linen closets to have 4 wire shelves. Other closets to have one standard shelf with hanging rod
<b>Stairs to 2<sup>nd</sup> Level</b>	Carpeted Stairs
<b>Garage</b>	Insulated and sheet-rocked, textured plaster

## PLUMBING

<b>Kitchen Sink</b>	Large Single Bowl, Stainless Steel
<b>Kitchen Faucet</b>	Kohler - Single Hole
<b>Hall/Downstairs</b>	Oval Single Bowl Porcelain
<b>Bathroom Sinks</b>	
<b>Primary Bathroom</b>	Faucets - Kohler. Lavatories - Kohler, elongated porcelain, white, comfort height. Shower Unit - Fiberglass Pan, white/tiled walls
<b>Hall/Main Bathroom</b>	Tub-shower unit fiberglass - white
<b>Laundry</b>	Hookup for washer and electric dryer with vent
<b>Exterior spigots</b>	2 - to be located by plumber
<b>Icemaker</b>	Hookup included
<b>Hot Water Heater</b>	Hybrid Electric - 50 gallon

## ELECTRICAL

<b>Service</b>	200 amps
<b>Cable &amp; Phone</b>	4 locations
<b>Doorbell</b>	Included - Standard Specs
<b>Electrical Outlets</b>	Per code
<b>Exterior Outlets</b>	2 outdoor outlets (location by electrician)
<b>Switches</b>	Toggle, white
<b>Fans</b>	All bathrooms to have exhaust fans per code

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## HEATING/COOLING

Heating/cooling system 2 zones by electronic damper  
High efficiency heat pump

## CABINETRY & COUNTERTOPS

<b>Kitchen Cabinets</b>	Soft close hardware. 39" upper cabinets with crown. Built-in trash unit is included. U.S. made cabinets to be selected from Builder's options.
<b>Kitchen Island</b>	48" kitchen island with 2 overhangs
<b>Bathroom Vanities</b>	Soft close hardware. U.S. made cabinets to be selected from Builder's options. Basic mirrors included, selected by Builder
<b>Countertops</b>	Granite countertops from Builder's selection

## PAINTING

<b>Interior Walls</b>	Two coats of latex paint, one color
<b>Interior Trim/Doors</b>	Two coats paint, satin white
<b>Closets</b>	Primed only

## FLOORING

<b>Tile</b>	Bathrooms & Laundry rooms are tiled, tile to be selected from Builder's options
<b>Hardwood</b>	5 3/4" white oak pre-finished engineered hardwood flooring in the family room, kitchen, dining, foyer, office (if applicable)
<b>Carpet</b>	All bedrooms, stairs to 2 <sup>nd</sup> floor, upstairs loft. Carpet color from Builder's selection

## APPLIANCES

<b>Range</b>	Bosch Freestanding Electric Range with Convection Oven
<b>Dishwasher</b>	Bosch Dishwasher
<b>Microwave</b>	Bosch Over-the-Range Microwave



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## LANDSCAPING

Loam and hydroseed disturbed areas. Shrubs in mulch bed (selected by Builder) and one tree (location by Builder). Pavers from garage to front door (Builder's choice). Each unit will have a defined exclusive use backyard area with privacy fences included. Landscaping design by professional landscape architect.

**Harlow Brook LLC reserves the right to make changes to these specifications to an equal or better product. Any changes requested by the homeowner must be in writing and agreed to by Harlow Brook LLC.**

