

Specifications

King Philip Estates, Wrentham

UTILITIES

Water:	Town Water
Sewer:	Private
Electric:	National Grid
Cable:	TBD

FOUNDATION

Poured concrete:	3000 PSI
Footings:	20"x10" +/-
Foundation Walls:	10" walls +/- . Foundation Wall height is 7'10" +/-
Garage & Basement:	3.5"-4" concrete floor
Damp Proofing:	Bituminous asphalt sealer below grade per code
Inside perimeter Drain in stone and sump pump bucket under basement slab	
Vapor barrier under basement slab	

EXTERIOR ELEMENTS

Sheathing:	7/16" ZIP system
Roofing:	Certainteed Landmark – Color from Builder selection
Gutters and Spouts:	Seamless aluminum
Windows:	Anderson Windows 200 series double hung with full screens or Pella Encompass Windows
Slider:	6' Vinyl insulated glass with screen
Siding:	James Hardie Fiber Cement– Color from Builder selection
Ceiling Height:	9' ceilings on the first floor, 8' on second floor

INSULATION

All insulation by code

DOORS

Front door:	Therma-tru smooth star fiberglass insulated
Interior Bed/Bath Doors:	2, 4, or 6 Panel solid core Masonite

Interior Closet**Doors:** 2, 4 or 6 Panel hollow core Masonite**Hardware:** Knobs - Brushed Nickel, Oil Rubbed Bronze, or Matte Black**Garage Doors:** Clopay metal insulated from Builder selection – White
Liftmaster opener and exterior keypad**DECK & PORCH****Front Porch:** Trex select composite decking w/ white vinyl railing if required by code
Back Deck: Composite with balusters and capped railing. Size 12'x12'**INTERIOR FINISH****Trim:** All trim is paint grade, semi gloss – White
Baseboard is 7 ¼" MDF Board – Casings: 3 ½" Stafford
Walls: Smooth coat of plaster over blue board
Ceilings: Textured coat of plaster over blue board
Closets: Textured coat of plaster over blueboard
Linen to have 4 wire shelves – Other closets to have one standard wire shelf with hanging rod
Stairs to 2nd level: hardwood stairs, square wood balusters and handrails.
Garage: Insulated and sheetrocked
Textured plaster**PLUMBING****Kitchen Sink:** Large single bowl, stainless steel - KB18-SP6
Kitchen Faucet: Kohler – single hole chrome
Hallway/Downstairs
Bathroom Sinks: Oval single bowl porcelain
Master Bathroom: Sink - Double sink
Faucets - Kohler 4" spread, chrome
Fixtures - Kohler, chrome
Lavatories - Kohler, elongated porcelain, white
Shower unit - 42" x 60" fiberglass - white/tiled walls
Hall/Main Bathroom: Tub-shower unit fiberglass – white
Extra Bathroom
(If Applicable): 4' fiberglass shower and walls
Single sink
Laundry: Hookup for washer and electric dryer w/ vent for dryer
Exterior spigots: 2 - to be located by plumber
Icemaker: Hookup included
Hot Water Heater: Hybrid Electric – 50 gallon

ELECTRICAL

Service:	200 amps
Cable & Phone:	5 locations total, interchangeable
Doorbell:	Included – Standard Specs
Electrical Outlets:	Per code
Exterior Outlets:	2 outdoor outlets (location by electrician)
Switches:	Toggle, white only
Fans:	All bathrooms to have exhaust fans

LIGHTING

General Lighting:	Buyers to choose from Builder's selection – Allowance \$2,400
Recessed Lights:	6 Included and not part of the allowance
Exterior Lights:	Front door, deck, basement door, garage, and lamp post Lamp post, Builder's choice/dusk to dawn only

HEATING/COOLING

Single heating/cooling system 2 zone by electronic damper
Electric high efficiency heat pump

CABINERY & COUNTERTOPS

Kitchen Cabinets:	Soft close hardware. 42" upper cabinets with crown. Built in Trash unit is included. Cabinets to be selected from Builder's options. Kitchen cabinet for microwave/oven combo.
Kitchen Island:	60" kitchen island
Bathroom Vanities:	Soft close hardware. Cabinets to be selected from Builder's options. Basic mirrors included, selected by Builder
Countertops:	Granite countertops from Builder's selection

PAINTING

Interior Walls:	Two coats of latex paint, one color
Interior Trim&Doors:	Two coats paint, semi gloss white
Closets:	Primed only

FLOORING

Tile:	Bathrooms, Laundry rooms are tiled. Tile from Builder's selection
Hardwood:	3 1/4" pre-finished hardwood flooring on first floor

Carpet: All bedrooms and upstairs hallway, upstairs loft (if applicable)
Color from Builder's selection

APPLIANCES

Range: LG electric range – stainless steel finish - LREL6323S
Dishwasher: LG Built in – stainless steel finish - LDTS5552S
Microwave/Oven: LG built-in microwave/oven combo - WCES6428F
Vent Hood: 400 CFM vent hood - Builder's choice
Backsplash: Kitchen tile backsplash - white subway

DRIVEWAY

Driveway extends from right of way to garage, 24'x20' pad, tapers to 12' at right of way. One binder coat and one finish coat.

LANDSCAPING

Loam and hydroseed disturbed areas around house. 10 Shrubs in mulch bed (selected by Builder) and one tree (location by Builder). Pavers from garage to front door, Builder's choice

Earle Stewart Lane LLC reserves the right to make changes to these specifications to an equal or better product. Any changes requested by the Home Owner must be in writing and agreed to by Earle Stewart Lane LLC.