

STANDARD SPECIFICATIONS

KING PHILIP ESTATES, WRENTHAM



GRANDIS HOMES

THE GUIMARES
GROUP

JACK CONWAY

STANDARD SPECIFICATIONS

UTILITIES

Water	Town Water
Sewer	Private
Electric	National Grid
Cable	TBD

FOUNDATION

Poured Concrete	3000 PSI
Footings	20" x 10" +/-
Foundation Walls	10" walls +/-, Foundation Wall Height is 8"10' +/-
Garage & Basement	3.5" - 4" Concrete Floor
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's Selection
Gutters & Spouts	Seamless Aluminum
Windows	Pella 250 Series
Slider	Pella 250 Series
Siding	James Hardie Fiber Cement - Color from Builder's Selection
Ceiling Height	9' Ceilings on 1 st Floor, 8'3" on 2 nd Floor

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STANDARD SPECIFICATIONS

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

DECK & PORCH

Front Porch	Trex composite decking w/ white vinyl or black aluminum railing if required by code
Back Deck	Composite w/ balusters and capped railing, size: 12'x16'

INTERIOR FINISH

Trim	All trim is paint grade, satin – white, upgraded trim package
Walls	Smooth coat of plaster over blue board
Ceilings	Textured coat of plaster over blue board
Closets	Textured coat of plaster over blueboard Primary Bedroom to have professionally designed closet system. Linen closets to have 4 wire shelves. Other closets to have one standard shelf with hanging rod
Stairs to 2nd Level	Hardwood stairs, square wood or metal balusters
Garage	Insulated and sheetrocked, textured plaster



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PLUMBING

Kitchen Sink	Large single bowl, stainless steel
Kitchen Faucet	Kohler – single hole
Hallway/Downstairs	Oval single bowl porcelain
Bathroom Sinks	
Primary Bathroom	Sink – Double sink Faucets – Kohler Fixtures – Kohler Lavatories – Kohler, elongated porcelain, white, comfort height Shower unit – 42" x 60" fiberglass – white/tiled walls

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PLUMBING

Hall/Main Bathroom	Tub-shower unit fiberglass – white, double sink
Extra Bathroom (If Applicable):	4' fiberglass shower/walls, single sink
Laundry	Hookup for washer and electric dryer w/ vent for dryer, Laundry sink
Exterior spigots	2 - to be located by plumber
Icemaker	Hookup included
Hot Water Heater	Hybrid Electric – 80 gallon

ELECTRICAL

Service	200/400 amps
Cable & Phone	5 locations total, interchangeable
Doorbell	Included – Standard Specs
Electrical Outlets	Per code
Exterior Outlets	2 outdoor outlets (location by electrician)
Switches	Decora, white only
Fans	All bathrooms to have exhaust fans per code

HEATING/COOLING

Single/double unit heating/cooling system 4 zones by electronic damper
Electric high efficiency heat pump

CABINETRY & 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/Quartz countertops from Builder's selection

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PAINTING

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

BASEMENT

Finished Area	Open space finished with full bathroom
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FLOORING

Tile	Bathrooms, Pantry & Laundry rooms are tiled, tile from Builder's selection
Hardwood	5" white oak pre-finished hardwood flooring on first floor, stairs & upstairs hallway
Carpet	All bedrooms and upstairs loft (if applicable), color from Builder's selection

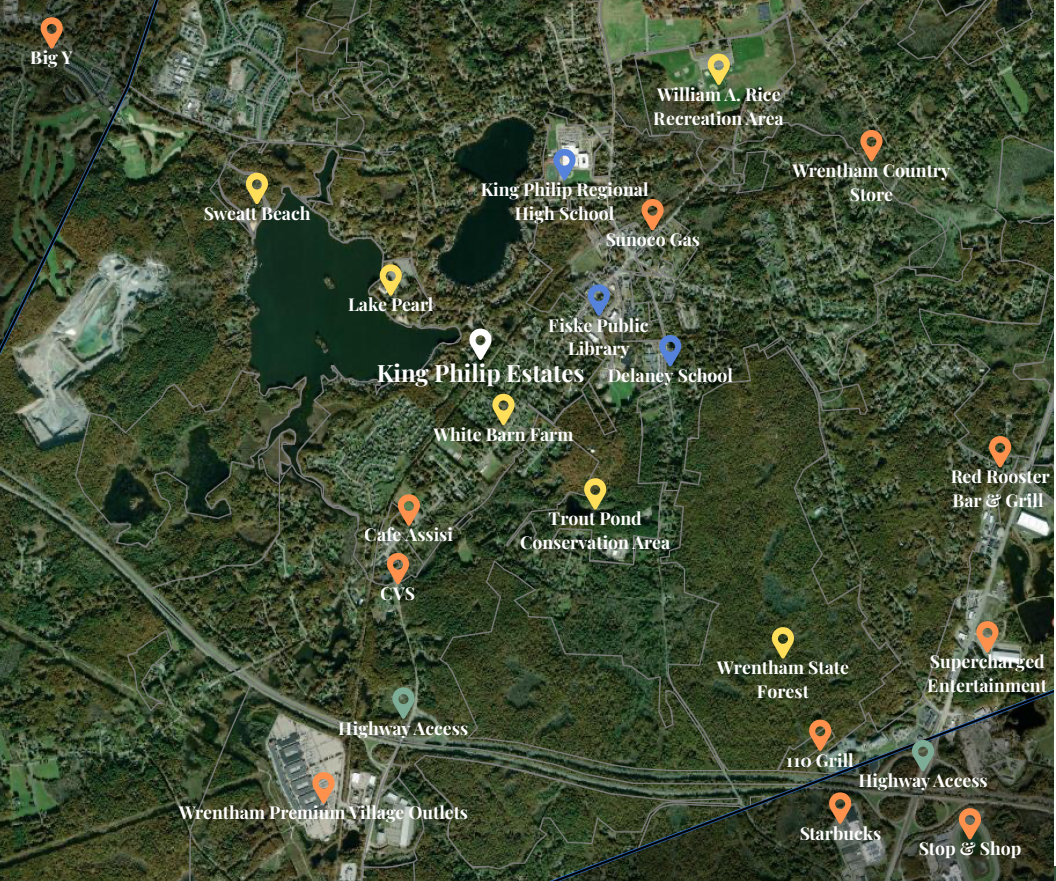
APPLIANCES

Range	Thermador Masterpiece Series 36" Induction Cooktop
Dishwasher	Thermador Masterpiece Series 24" Emerald Dishwasher
Microwave/Oven	Thermador 30" built-in double oven, Thermador micro drawer 24"
Vent Hood	400 CFM vent hood - Builder's choice
Backsplash	Kitchen tile backsplash included

LANDSCAPING

Loam and hydroseed disturbed areas around house. 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.



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 You are Here - King Philip Estates

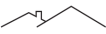
 Walking/Hiking Trails
Parks, Playgrounds

 Convenience, Grocery,
Restaurants, Shopping

 Public Transit &
Highway Access

 Public Schools &
Libraries

King Philip Estates, Wrentham | www.kingphilip.info | The Guimares Group | team@guimaresgroup.com


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