

Rider A  
Duxburrow Estates

**SPECIFICATIONS (as of February 2024)**

<b>UTILITIES</b>	<b>Water</b>	- Public	
	<b>Sewer</b>	- Public	
	<b>Gas</b>	- Eversource	
	<b>Electric</b>	- National Grid	
<b>FOUNDATION</b>	<b>Poured Concrete:</b>	- 3000 PSI	
	<b>Footings</b>	- 20" x 10"	
	<b>Walls</b>	- 8"	
	<b>Floors</b>	- Average 4"	
	<b>Damp Proofing</b>	- Bituminous asphalt sealer	
	<b>French Drain in crushed stone under basement slab</b>		
	<b>Vapor Barrier under basement slab</b>		
<b>EXTERIOR BUILDING PRODUCTS</b>	<b>Sheathing</b>	- 7/16" ZIP system	
	<b>Roofing</b>	- CertainTeed Landmark Lifetime Warranty	
	<b>Windows</b>	- Andersen- 200 Series with full window screens	
	<b>Siding</b>	- Georgia- Pacific vinyl siding	
	<b>Shutters</b>	- As per plan (choice from builders selection)	
	<b>Gutters &amp;Downspouts</b>	- Seamless aluminum	
<b>DOORS</b>	<b>Exterior</b>	- Therma-Tru Smooth Star Fiberglass insulated	
	<b>Interior</b>	- 2, 4 or 6 Panel Hollow Masonite	
	<b>Hardware</b>	- Brushed Nickel or Oil Rubbed Bronze (Knobs)	
	<b>Slider</b>	- Vinyl insulated glass with screen	
	<b>Garage</b>	- Clopay Metal insulated raised panel (pre-painted in white) - Liftmaster Wi-Fi opener(s), keypad	
<b>DECK</b>	Front Deck: Composite decking with vinyl railings- if grading requires		
	Back Deck: Pressure-treated lumber with balusters and capped railings. Size: 12' x 10'		
<b>PLUMBING</b>	<b>Kitchen Sink</b>	- Single D-bowl stainless steel	
	<b>Kitchen Faucet</b>	- Single hole, brushed nickel, Kohler	
	<b>Bathroom Sinks</b>	- Single bowl porcelain	
	<b>Bathroom Faucets</b>	- 4" spread, Kohler	
	<b>Bathroom Fixtures</b>	- Chrome, Kohler	
	<b>Lavatories</b>	- Elongated porcelain (white only)	
	<b>Showers/Tubs</b>	- Fiberglass (white only)	
	<b>Master Bath</b>	- Fiberglass shower unit (white only)	
	<b>Laundry</b>	- Hook up for washer and electric dryer	
	<b>Exterior</b>	- 2 exterior water spigots	
	<b>Icemaker Connection</b>		
	<b>Hybrid Electric Hot Water Heater (50 Gallon)</b>		
<b>Sump Pump- Installed</b>			
<b>ELECTRICAL</b>	<b>Service</b>	- 200 Amps	
	<b>Cable &amp; Phone Jacks</b>	- 5 Outlets (can be interchanged)	
	<b>Bathrooms Vents</b>	- Included	
	<b>Door Bell, Smoke Detectors, CO2 Detectors, Outlets:</b> Per code		
<b>LIGHTING</b>	<b>Install interior ceiling lights</b>		
	- dining room	- kitchen	- bedrooms
	- bathrooms	- foyer	- living room
	- hallways	- attic	- basement

Initials \_\_\_\_\_

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<b>LIGHTING</b> <b>CONTINUED</b>	<p><b>**All bedrooms shall have a switched receptacle or a ceiling light</b></p> <p><b>**6 Recessed Lights included</b></p> <p><b>Exterior Lights</b></p> <ul style="list-style-type: none"> <li>- front door</li> <li>- deck area</li> <li>- hardwired lamp post (at end of driveway)</li> <li>- basement door</li> <li>- garage</li> </ul>
<b>HEATING/</b> <b>COOLING</b>	<p><u>One story home-</u> Single-zone. Forced hot air by gas with central air conditioning – 95% Efficiency</p> <p><u>Two story home-</u> Single heating system- Two-zones by Electronic Zone Damper. Forced hot air by gas with central air conditioning – 95% Efficiency.</p> <p>Air conditioning to utilize same registers as heating – 13 Seer.</p>
<b>INSULATION</b>	As per energy envelope code
<b>CABINETRY/</b> <b>GRANITE</b>	Kitchen cabinetry and bathroom vanities with standard granite countertop, (from Builder's selections). Bathroom vanities will have mirrors, selected by Builder
<b>INTERIOR</b>	<p>All walls and ceilings to have ½" blueboard:</p> <p><b>Walls</b> - Skim coat of plaster, smooth finish</p> <p><b>Ceilings</b> - Textured finish</p> <p><b>Casings</b> - 2 ½" Primed Colonial Pine</p> <p><b>Baseboard</b> - 3 ½" Primed Colonial Pine</p> <p><b>Pantry Closet</b> (if applicable) - Textured finish, 4 Shelves</p> <p><b>Linen Closets</b> - Textured finish, 4 Shelves</p> <p><b>Other Closets</b> - Textured finish, One pole and one shelf</p> <p><i>*all closet doors will be single swing, double swing or bi-fold</i></p> <p><b>Stairs to 2<sup>nd</sup> Level</b> - Carpeted with round wood balusters and hand rails</p> <p><b>Garage</b> - Only walls common to living area will be sheetrocked &amp; plastered only, textured finish</p>
<b>PAINTING</b>	<p><b>Interior Walls</b> - Two coats: one prime and one finish, latex paint (flat), one color (Benjamin Moore- Builder's selections)</p> <p><b>Interior Trim</b> - Two coats paint: semi-gloss, one color (White)</p> <p><b>Closets</b> - Primed only</p> <p><b>Doors</b> - Painted Masonite, two coats (White)</p> <p><b>Builder to approve all exterior vinyl and paint colors</b></p>
<b>FLOORING</b>	<p><b>Foyer (6'x4' area)</b> - Choice of Ceramic Tile or Hardwood (from Builder's selections)</p> <p><b>Kitchen/Dining Area</b> - Choice of Ceramic Tile or Hardwood (from Builder's selections)</p> <p><b>Dining Room</b> - Choice of Ceramic Tile or Hardwood (from Builder's selections)</p> <p><b>Baths/Laundry</b> - Ceramic Tile (from Builder's selections)</p> <p><b>Family/Living/Great Room</b> - W/W Carpet (from Builder's selections)</p> <p><b>Stairs to 2<sup>nd</sup> Level</b> - W/W Carpet (from Builder's selections)</p> <p><b>Remaining Rooms</b> - W/W Carpet (from Builder's selections)</p> <p><b>maximum of 2 colors on carpet selection and 2 colors on tile selection</b></p>
<b>APPLIANCES</b>	<p><b>Range</b> - Electric – Frigidaire</p> <p><b>Dishwasher</b> - Built-in – Frigidaire</p> <p><b>Microwave</b> - Built-in with Ductless Vent – Frigidaire</p>
<b>WALKWAY</b>	From driveway to front door- Stepping Stones (Selected by Builder)
<b>DRIVEWAY</b>	20 'x 22' Pad, tapers 11' wide to road- one binder coat and one finish coat
<b>LANDSCAPING</b>	<p><b>Standard Package</b></p> <ul style="list-style-type: none"> <li>- 15 Shrubs (Selected by Builder)</li> <li>- Loam (4" on average) and Hydroseed (not to exceed 7,500 sq. ft.)</li> <li>- 2 Yards of mulch</li> </ul>
<b>WARRANTY</b>	Ten Year Quality Builder's Warranty (See Detailed Quality Builder's Warranty Agreement)

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