

Rider A
Duxburrow Estates

SPECIFICATIONS (as of June 2026)

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

Initials _____

***Above specifications are subject to change without notification. Seller may substitute any item with a similar one. No modifications will be made after the purchase and sales agreement without a written change order.

LIGHTING CONTINUED	**All bedrooms shall have a switched receptacle or a ceiling light	
	**6 Recessed Lights included	
	Exterior Lights	
	- front door	- basement door
	- deck area	- garage
	- hardwired lamp post (at end of driveway)	
HEATING/ COOLING	<u>One story home-</u> Single-zone. Forced hot air by gas with central air conditioning – 95% Efficiency	
	<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.	
	Air conditioning to utilize same registers as heating – 13 Seer.	
INSULATION	As per energy envelope code	
CABINETRY/ GRANITE	Kitchen cabinetry and bathroom vanities with standard granite countertop, (from Builder's selections). Bathroom vanities will have mirrors, selected by Builder	
INTERIOR	All walls and ceilings to have ½" blueboard:	
	Walls	- Skim coat of plaster, smooth finish
	Ceilings	- Textured finish
	Casings	- 2 ½" Primed Colonial Pine
	Baseboard	- 3 ½" Primed Colonial Pine
	Pantry Closet (if applicable)	- Textured finish, 4 Shelves
	Linen Closets	- Textured finish, 4 Shelves
	Other Closets	- Textured finish, One pole and one shelf
	<i>*all closet doors will be single swing, double swing or bi-fold</i>	
	Stairs to 2nd Level	- Carpeted with round wood balusters and hand rails
	Garage	- Only walls common to living area will be Blueboard & plastered only, textured finish
PAINTING	Interior Walls	- Two coats: one prime and one finish, latex paint (flat), one color (Benjamin Moore- Builder's selections)
	Interior Trim	- Two coats paint: semi-gloss, one color (White)
	Closets	- Primed only
	Doors	- Painted Masonite, two coats (White)
	Builder to approve all exterior vinyl and paint colors	
FLOORING	Foyer (6'x4' area)	- Choice of Ceramic Tile or Hardwood (from Builder's selections)
	Kitchen/Dining Area	- Choice of Ceramic Tile or Hardwood (from Builder's selections)
	Dining Room	- Choice of Ceramic Tile or Hardwood (from Builder's selections)
	Baths/Laundry	- Ceramic Tile (from Builder's selections)
	Family/Living/Great Room	- W/W Carpet (from Builder's selections)
	Stairs to 2nd Level	- W/W Carpet (from Builder's selections)
	Remaining Rooms	- W/W Carpet (from Builder's selections)
	maximum of 2 colors on carpet selection and 2 colors on tile selection	
APPLIANCES	Range	- Electric – LG Electronics
	Dishwasher	- Built-in – LG Electronics
	Microwave	- Built-in with Ductless Vent – LG Electronics
WALKWAY	From driveway to front door- Stepping Stones (Selected by Builder)	
DRIVEWAY	20 'x 22' Pad, tapers 11' wide to road- one binder coat and one finish coat	
LANDSCAPING	Standard Package	- 15 Shrubs (Selected by Builder)
		- Loam (4" on average) and Hydroseed (not to exceed 7,500 sq. ft.)
		- 2 Yards of mulch
WARRANTY	Ten Year Quality Builder's Warranty (See Detailed Quality Builder's Warranty Agreement)	

Initials _____

***Above specifications are subject to change without notification. Seller may substitute any item with a similar one. No modifications will be made after the purchase and sales agreement without a written change order.