

Specifications for Timber Crest Estates

Utilities:

Water:	Town Water
Sewer:	Town Sewer
Gas:	Eversource
Electric:	Eversource
Cable:	Comcast

Foundation:

Poured concrete:	3000 PSI
Footings:	20"x10" +/-
Foundation Walls:	8" 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:	Certain Teed Landmark – Color from Builder selection
Gutters and Spouts:	Seamless aluminum
Windows:	Anderson Windows 200 series double hung with full screens
Slider:	6' Vinyl insulated glass with screen
Siding:	James Hardie Fiber Cement– Color from Builder selection

Insulation:

All insulation by code

Doors:

Front door:	Therma-tru smooth star fiberglass insulated
Interior:	2, 4 or 6 Panel hollow core Masonite
Hardware:	Knobs - Brushed Nickel or oil rubbed Bronze
Slider:	6' vinyl insulated glass with screen
Garage Doors:	Clopay metal insulated from Builder selection – White Liftmaster opener and exterior keypad

Deck and Porch:

Front Porch: Trex select composite decking w/ white vinyl railing if required by code
Back Deck: Pressure treated lumber with balusters and capped railing. Size 10'x12'

Interior finish:

Trim: All trim is paint grade, semi gloss – White
Baseboard is 3 ¼" MDF Board – Casings are 2 ½" Colonial Pine
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: carpeted stairs, round wood balusters and handrails.
Garage: Only walls common to living area to be sheetrocked and plastered
With textured finish only.

Plumbing:

Kitchen Sink: Single D-bowl stainless steel
Kitchen Faucet: Kohler – single hole chrome
Bathroom Sinks: Oval single bowl porcelain
Bathroom Faucets: Kohler 4" spread – chrome
Bathroom Fixtures: Kohler – chrome
Lavatories: Elongated porcelain – white
Master Bath: Shower unit fiberglass – white
Hall/Main bath: Tub-shower unit fiberglass – white
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 \$1,400
Light bulbs - Builder's selection

Recessed Lights: 4 Included and not part of the allowance

Exterior Lights: Front door, deck, basement door and garage
Builder's choice, not included in allowance

Heating/Cooling:

Single heating/cooling system 2 zone by electronic damper
Forced hot air – Natural gas - 95% efficiency for heating; 13 Seer air-conditioning

Cabinetry&Countertops:

Kitchen Cabinets: Soft close hardware. 36" upper cabinets with crown. Built in
Trash unit is included. Cabinets to be selected from Builder's options

Bathroom Vanities: Soft close hardware. Cabinets to be selected from Builder's options.
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 ¼" pre-finished hardwood flooring in kitchen, foyer, and dining
(if applicable)Color from Builder's selection

Carpet: Carpet on family room, on stairs to the second floor, bedrooms and 2nd
floor hallway. Color from Builder's selection

Appliances:

Range: LG electric range – stainless steel finish - LREL6321S

Dishwasher: LG Built in – stainless steel finish - LDFN3432T

Microwave: LG ductless over the range microwave–stainless steel finish-LMV1764ST

Driveway: Driveway extends from right of way to garage, 18'x20' pad at garage,
tapers to 12' at right of way. One binder coat and one finish coat.

Landscaping: Loam and hydroseed disturbed areas around house. 12 Shrubs

in mulch bed (selected by Builder) and one tree (location by Builder)
Stepping Stones from garage to front door

Timber Crest 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 Timber Crest LLC