

Rider A
Cochesett Estates- Duplex

SPECIFICATIONS (as of February 2024)

UTILITIES	Water	- Public
	Sewer	- Private
	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
	Windows	- Andersen- 200 Series with full window screens.
	Siding	- Vinyl Siding- Colors are preselected by builder.
	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 Gallery Series w/ Glass & Square Grills (pre-painted in white) - Liftmaster Wi-Fi opener(s), keypad
DECK	Front Deck: Composite decking with vinyl railings- if grading requires	
	Back Deck: Size: per plan- Composite with Vinyl Rails - if grading requires	
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)	
ELECTRICAL	Sump Pump- Installed	
	Service	- 200 Amps
	Cable & Phone Jacks	- 5 Outlets (can be interchanged)
	Bathrooms Vents	- Included
	Conduit for Future Electric Car Charger Wiring (location in garage)	
LIGHTING	Door Bell, Smoke Detectors, CO2 Detectors, Outlets: Per code	
	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 light or a ceiling light	
	**6 Recessed Lights included	
	Exterior Lights	
	- front door	- basement door
	- deck area	- garage
HEATING/ COOLING	<u>One story home-</u> Single heating system- One-zone by Electronic Zone Damper. Forced hot air by electric heat pump <u>Two story home-</u> Single heating system- Two-zones by Electronic Zone Damper. Forced hot air by electric heat pump Central air conditioning to utilize same registers as heating	
INSULATION	As per energy envelope code. Sound board with air gap separation.	
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 - 7 ¼" MDF Board 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 square wood balusters and hand rails Garage - Only walls common to living area will be sheetrocked & 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 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 - Hardwood (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 – Frigidaire Dishwasher - Built-in – Frigidaire Microwave - Built-in with Ductless Vent – Frigidaire	
WALKWAY	From driveway to front door- Pavers (Selected by Builder)	
DRIVEWAY	20 'x 20' Pad, tapers 11' wide to road- one binder coat and one finish coat	
LANDSCAPING	Standard Package	- 15 Shrubs (Selected by Builder) - Loam (approx. 4") and Hydroseed (not to exceed 7,000 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.