

Rider A

Cochesett Estates

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 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	
ELECTRICAL	Service	- 200 Amps
	Cable & Phone Jacks	- 5 Outlets (can be interchanged)
	Bathrooms Vents	- Included
	Conduit for Future Electric Car Charger (location in garage)	
	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

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LIGHTING CONTINUED	<p>**All bedrooms shall have a switched light or a ceiling light</p> <p>**6 Recessed Lights included</p> <p>Exterior Lights</p> <ul style="list-style-type: none"> - front door - basement door - deck area - garage
HEATING/ COOLING	<p><u>One story home</u>- Single heating system- One-zone by Electronic Zone Damper. Forced hot air by electric heat pump</p> <p><u>Two story home</u>- Single heating system- Two-zones by Electronic Zone Damper. Forced hot air by electric heat pump</p> <p>Central air conditioning to utilize same registers as heating</p>
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	<p>All walls and ceilings to have ½" blueboard:</p> <p>Walls - Skim coat of plaster, smooth finish</p> <p>Ceilings - Textured finish</p> <p>Casings - 2 ½" Primed Colonial Pine</p> <p>Baseboard - 7 ¼" MDF Board</p> <p>Pantry Closet (if applicable) - Textured finish, 4 Shelves</p> <p>Linen Closets - Textured finish, 4 Shelves</p> <p>Other Closets - Textured finish, One pole and one shelf</p> <p style="text-align: center;"><i>*all closet doors will be single swing, double swing or bi-fold</i></p> <p>Stairs to 2nd Level - Carpeted with square wood balusters and hand rails</p> <p>Garage - Only walls common to living area will be sheetrocked & plastered only, textured finish</p>
PAINTING	<p>Interior Walls - Two coats: one prime and one finish, latex paint (flat), one color (Benjamin Moore- Builder's selections)</p> <p>Interior Trim - Two coats paint: semi-gloss, one color (White)</p> <p>Closets - Primed only</p> <p>Doors - Painted Masonite, two coats (White)</p> <p>Builder to approve all exterior paint colors</p>
FLOORING	<p>Foyer (6'x4' area) - Choice of Ceramic Tile or Hardwood (from Builder's selections)</p> <p>Kitchen/Dining Area - Choice of Ceramic Tile or Hardwood (from Builder's selections)</p> <p>Dining Room - Choice of Ceramic Tile or Hardwood (from Builder's selections)</p> <p>Baths/Laundry - Ceramic Tile (from Builder's selections)</p> <p>Family/Living/Great Room - W/W Carpet (from Builder's selections)</p> <p>Stairs to 2nd Level - W/W Carpet (from Builder's selections)</p> <p>Remaining Rooms - W/W Carpet (from Builder's selections)</p> <p>maximum of 2 colors on carpet selection and 2 colors on tile selection</p>
APPLIANCES	<p>Range - Electric – Frigidaire</p> <p>Dishwasher - Built-in – Frigidaire</p> <p>Microwave - Built-in with Ductless Vent – Frigidaire</p>
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	<p>Standard Package</p> <ul style="list-style-type: none"> - 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)

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