

## FOUNDATION:

- 10" cast-in-place concrete foundation walls, 12" cast-in-place wall separating the 2 homes
- Interior and exterior foundation drains around perimeter

## FRAMING:

- 2"x6" framing 16" on center in most locations
- Floor and roof are engineered I-joist and truss systems
- Zip System exterior walls and roof sheathing
- Ice/Water Shield underlayment at all hips, valleys, dormers, rakes and eaves
- Roof: 30 yr. architectural asphalt roof shingles
- AdvanTech ¾" tongue and groove floor sheathing glued and nailed
- Independent 2-hour fire-rated wall and floor framing between homes, noise and vibration dampening shaft liner system

## EXTERIOR:

- 36" Insulated front door w/side lights
- Rear wall lanterns
- Two exterior frost-free hose bibs
- Two exterior electrical GFI outlets
- Low maintenance cedar shake, board/batten and clapboard siding (see marketing plans)
- Exterior trim fascia and rake boards in white PVC
- Soffits in white vinyl on eaves and front porch
- Aluminum gutters and downspouts leading to infiltration systems per plan
- Main entrance way w/tapered columns and composite decking
- Rear patio pavers or decks per marketing plans
- Privacy panel along adjoining walls between units at rear of building on living level
- Bituminous asphalt driveway
- Walkway paver material from driveway to front door
- Paradigm white tilt-in, double hung, low E insulated double pane w/argon gas filled between panes, captured grilles, vinyl frame and full screens for operable windows

## BASEMENT UNFINISHED:

- Stairwell from 1<sup>st</sup> floor – primed drywall walls (no trim)
- Wood handrail
- Passive radon mitigation system
- Non-walkout bulkhead access w/concrete staircase and steel door
- Walkout has a 6' vinyl sliding door
- Floor is 4" concrete slab w/vapor barrier w/approx. 7' 8" ceilings

## WALLS/TRIM/DOORS:

- ½" dry wall w/smooth finish
- Two panel solid-core doors w/brushed chrome levers
- Garage 5/8" fire code drywall w/smooth finish
- Walls painted w/1 primer and 2 finish coats. Choice of Benjamin Moore matte finish paint
- Ceilings are smooth finish and painted white
- Trim painted w/1 prime and 2 coats semi-gloss latex
- 10' Ceilings – First floor
- 8' Ceilings – Second floor (Essex only)
- All doors, windows & cased openings in living areas are trimmed w/full sills, 3 ½" Windsor casing. Baseboards are 1 piece 5 ½"
- Choice of shadow box and chair railing on lower walls or board and batten, w/crown molding in Living and Dining rooms

## GARAGE:

- 2-Car interior fully painted – primer and white finished coat
- 2-Remote door openers, main system Wi-Fi connect
- 1-External keypad

## LANDSCAPE:

- Foundation plantings – per landscape plans
- Irrigation system selected areas – Builder's choice
- Grass hydro seed lawn areas in front, rear & sides (where applicable)

## FLOORING:

- Pre-finished 3 ¼" natural red oak hardwood in foyer, living, dining, powder room, kitchen and library
- Ceramic tile in primary bath, 2<sup>nd</sup> bath, laundry room per Builder's selection
- Carpet in all bedrooms, bedroom closets, lofts (where applicable)
- Stairway from 1<sup>st</sup> to 2<sup>nd</sup> floor (Essex only) – natural red oak treads and handrails w/white semi-gloss risers (per plan marketing plans)

## CABINETS & COUNTERTOPS:

- KraftMaid Renway Maple cabinets in Stain Finish for the kitchen, primary bath, and second bath per Builder's selection
- Granite counters in the kitchen per Builder's selection
- Granite counters in primary bath and 2<sup>nd</sup> bath w/white under-mount sinks

## ENERGY EFFICIENCY:

- Energy Star features and Home Energy Rating System (HERS)
- Forced air, high-efficiency one-zone per finished floor, gas with central air-conditioning. Energy recovery ventilation (ERV) unit included.
- Tank-less water heater, Wi-Fi controlled
- Closed-cell insulation throughout the exterior shell of the home
- Aero Barrier air seal throughout home
- 1 programmable digital thermostat per finished floor space
- R13 fiberglass batt insulation in the demising wall and bathroom walls for sound damping

## ELECTRICAL:

- 200-amp service
- Each garage bay rough wired for future Level 2 electric vehicle charging
- Hard wired Wi-Fi smoke detectors w/battery backup and combination smoke/carbon monoxide detectors per building code
- GFI outlet in garage, kitchen, basement, exterior and baths
- Recessed lights – qty. of 10, locations chosen during the electrical review
- Lighting allowance of \$2,000 (Builder's Vendor)
- 4 cable lines and 2 telephone homerun outlets (smart home ready)

## APPLIANCES:

- Kitchen appliance allowance of \$3,000
  - (refrigerator/freezer supplied and installed by Buyer)
- Washer & electric dryer hook-up w/vent to outside home
  - (washer/dryer supplied and installed by buyer)

## PLUMBING:

- CPVC plumbing supply lines
- 16-gauge under-mount stainless steel single bowl sink in kitchen
- Single-lever Kohler chrome faucet w/spray head and soap dispenser in kitchen
- Water supply for the ice maker
- Toilets elongated comfort height
- Primary bath: Tiled shower, size per marketing plans, w/marble threshold w/decorative tile accent from Designer I selection and glass door, 5' soaking tub
- Bath #2: 5' fiberglass tub w/tile on shower walls
- Kohler 8" spread faucets in all bathrooms
- Pedestal sink in the powder room
- Home fire suppression system

## MISC.:

- 36" Direct-vent zero clearance gas fireplace
- Primary bath - frameless glass shower door
- Painted fireplace mantle w/granite surround per Builder's selection
- Frameless mirrors, shower rod (2<sup>nd</sup> bath), towel rod, robe hook, towel ring and toilet paper holder
- Ventilated shelving in all closets and above washer/dryer location

Original items replaced / not used are not credited or refunded to Buyer  
Builder reserves the right to substitute products for equal or better quality