

RIDER A

STANDARD SPECIFICATIONS

FOUNDATION:

- Steel reinforced 10" concrete walls on steel reinforced 20" x 12" continuous footing
- 4" concrete cellar floor

FRAME:

- Kiln dried spruce construction or hem-fir grade stamped lumber
- 3/4" Advantech tongue & groove sub floor glued and nailed to joists
- 2" x 6" and 2" x 4" stud construction exterior walls and 2" x 4" interior walls
- 1/2" Advantech wall and roof sheathing, joists and rafters per plan,
- 2" x 6" pressure treated sill
- Tyvek or equivalent, all exterior walls

WATER AND SANITATION SYSTEM:

- Town water and town sewer

ROOF & GUTTERS:

- Fiberglass/asphalt roof shingles, architectural style, 30 year manufacturer's warranty
- Seamless aluminum gutters and down spouts
- Ice and water membrane over entire roof
- Ventilation, vented soffit or vented drip edge and ridge vent

WINDOWS:

- Vinyl, low-E, tilt in double hung insulated, with screens

DECK:

- Per plan, pressure treated lumber

DOORS:

- Exterior, fiberglass insulated or composite, per plan
- Interior, 6 panel masonite doors,
- Maintenance free vinyl insulated glass slider with screen door

ELECTRICAL:

- 200 AMP circuit breaker service
- Ground fault receptacles, carbon and smoke detectors, per code
- 6 telephone jacks, 6 cable jacks, front door bell
- Dryer vent and outlet

PLUMBING:

- Single bowl SST kitchen sink, Sterling by Kohler 596-CP single lever faucet with spray or equivalent
- Porcelain bath bowls, Kohler 10270-4-CP faucets
- Fiberglass 60" x 32" tub unit with shower,
- Simmons Temptrol valve, #S-96-2 or equivalent
- Porcelain water closets, elongated bowl
- Front and rear sill cocks
- Washer hook-up

HEATING/COOLING:

- Central air conditioning system
- Forced warm air heating system fired by gas
- 40 gallon direct vent gas hot water tank

INSULATION:

- Exterior walls, fiberglass R-21
- Second floor ceilings, fiberglass R-38
- Basement ceiling, fiberglass R-30

SIDING:

- Vinyl, full coverage
- Vinyl shutters, front only

INTERIOR:

- Walls, 1/2" blueboard with smooth plaster finish
- Ceilings, 1/2" blueboard, textured
- Casings, 2 1/2" Colonial

INTERIOR:

- Baseboards, 3 1/2" Colonial
- Foyer stairs, carpeted, wood handrail
- Attic, pull down stairs, insulated cap
- Closets, wire shelving
- Linen closet, 4 shelves

PAINTING:

- Exterior door, one coat paint over primer
- Interior walls, one coat primer and one coat of one color latex matte paint
- Interior trim and doors, painted one color, two coats semi-gloss paint

FIREPLACE:

- 36" Zero clearance gas fireplace with custom wood mantel

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KITCHEN CABINETS AND VANITIES:

- Wood, flat panel recessed door;
- Counter Tops, Kitchen granite, Bath vanities laminate

FLOORING:

- Family room, Dining room, Kitchen, Breakfast, half bath - Oak
- Bedrooms + hallway,- w/w carpet, allowance, \$20.00 per square yard installed w/pad
- Full baths, Laundry, ceramic tile,

APPLIANCES:

- Stainless package, self clean gas range, dishwasher, microwave and garbage disposal

WALKWAY:

- Paved, driveway to front entry

DRIVEWAY:

- Asphalt, binder and finish coat

LANDSCAPING:

- All disturbed areas, loam, raked, graded and seeded
- Shrubs with mulch bed

WARRANTY:- See Rider D

Unless otherwise agreed to in writing, in the event of any conflict between specifications in Rider A and specifications shown on plan attached hereto as Rider C, the specifications in Rider A shall prevail. Any specifications noted on plan and not listed in Rider A are not included unless otherwise agreed to in writing. All specifications are subject to change without notice.

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