

**TWR LLC**

**WINTER ST. ESTATES  
MATERIAL SPECIFICATIONS**

**FOUNDATION**

1. 3000 lb. Concrete
2. Pour to fullest possible height (7'8" +/-)
3. Install frost wall under garage doors
4. Crushed stone spread inside footing
5. Foundation damp proofed prior to back fill
6. 10" concrete wall thickness
7. Windows supplied as shown
8. Location and elevation of foundation to be determined by Seller

**BASEMENT FLOOR AND CONCRETE WORK**

1. 3000 lb. concrete
2. 3" thickness (minimum)
3. Pitch garage floor towards overhead doors

**FRAMING, LUMBER AND WINDOWS**

1. 2" x 10" floor joists
2. 2" x 10" rafters
3. 2" x 4/6" partitions
4. Vinyl siding with aluminum trim (Buyer to choose from samples supplied. Monogram blend lines additional cost)
5. #1 and #2 framing lumber
6. 3/4" tongue and groove Advantect decking
7. 1/2" Zip Board sheathing
8. Fiberglass dimensional roof shingles: Tamko Heritage series (30 yr.)
9. 14' x 12' pressure treated rear deck, composite decking with composite balusters and handrail
10. Vinyl insulated windows with inset grids throughout (windows to be cleaned, screens to be provided)

**MASONRY**

1. Brick or wood front steps
2. Gas fireplace with tile surround and flush tile hearth

**PLUMBING, HEATING AND AIR CONDITIONING**

1. Moen Brantford Series 8" T6620 Faucets
2. White Toto 56901 lav (17x14") under-mount lav
3. Chrome Symmons Temptrol S961 shower valve and head
4. American Standard Evolution pedestal sink (24x20) 8"
5. Dayton Elkay LT56901 single bowl under-mount kitchen sink
6. Delta 470-dst cp faucet with pullout
7. Badger #5 disposal
8. One-piece fiberglass white Aker tub and shower units
9. American Standard Colony elongated toilet white
10. Laundry box
11. Ice-maker water line
12. Maax whirlpool or soaking tub (if needed)
13. Moen Brantford tub filler (if needed)
14. Two-zone forced hot air heating and air conditioning system
15. Ninety percent efficient Thermozone gas furnace in basement
16. Eighty percent efficient Thermozone gas furnace in attic

17. Thermozone condensers with Copeland scroll compressors, 13 S.E.E.R.
18. Two outside sill-cocks
19. Gas piping (if applicable) for range, dryer and fireplace
20. Plumbing fixtures may be substituted for equal quality due to product line alterations

#### **ELECTRICAL**

1. 200 AMP service
2. 40 circuit breaker panel box
3. Eight (8) recessed lights
4. Two (2) bathroom fan/lights and one bathroom fan supplied
5. Smoke and carbon monoxide detectors per town code throughout
6. Installation of post light included. Buyer to supply exterior light and post.
7. Wiring per Town of Walpole Code throughout
8. Three (3) telephone jacks
9. Three (3) cable television outlets
10. Wiring for twenty-two (22) decorative lighting fixtures
11. Two outside GFCI outlets
12. Five (5) basement lights with three-way switch at stairs and bulkhead
13. Additional recessed lights, \$115.00 per

#### **INSULATION**

1. Walls R-19 with vapor barrier (exterior)
2. R-38 ceiling of house
3. R-30 basement ceiling
4. Insulate around doors, windows, etc.
5. Insulation values may vary in order meet current Energy Codes

#### **PLASTERING**

1. Smooth walls and antique finish ceilings
2. Textured closets, basement stairwell and garage walls and ceiling
3. 1/2" blue board base except garage which will be 5/8" fire code board

#### **FINISH TRIM**

1. Colonist Masonite doors throughout with non-locking brushed nickel passage sets and locking bathrooms
2. 3.5" colonial casings on first floor
3. 5.25" colonial baseboard on first floor
4. 3.5" colonial baseboard on second floor
5. 2.5" colonial casings on second floor
6. Balusters, handrails and newel posts on foyer stairway and second floor hall
7. Cased openings and doors as per plan
8. Two-piece chair rail and one-piece crown molding in dining room
9. Main stairs to be oak
10. Basement staircase unfinished
11. Wood surround mantel on fireplace
12. Pull-down attic staircase installed in hall ceiling
13. Closets and laundry to have shelf and pole, linen closets to have shelves (wire shelving & pole)

#### **KITCHEN/BATH CABINETS AND VANITIES**

1. Natural cherry (or equivalent) kitchen cabinets (96" maximum height from floor to top of crown molding)
2. Cherry cabinets with natural finish
3. Square raised panel doors 3/8" overlay (semi concealed hinges)
4. Upper and lower "Susan Cabinets" (plan permitting)
5. Full depth refrigerator cabinet (26" deep)
6. Crown molding 25/8"

7. Dovetail drawer boxes with side mount slides
8. Cherry (or equivalent) vanities for main and master baths with Formica countertops (straight edge, standard finish/ not HD)
9. Hardware allowance \$200.00
10. Granite kitchen countertops with 4" backsplash (\$5,000.00 allowance)

Note: All cabinets have solid wood face frame construction. Styles and rails are fastened with a pocket screw system. All finished ends are 3/4" plywood core wood veneer. Interior of cabinets are constructed with a finished plywood of maple veneer. The doors are five solid piece wood construction. Shelving stock is vinyl wrapped particle board in the upper cabinets. Cabinets are finished with two coats of vinyl primer and two coats of polyurethane top coat.

**FLOORING**

1. Tile in kitchen, mudroom, laundry room and baths (\$8.50/sq. ft. labor and material allowance)
2. 1" x 3" select oak laid, sanded, sealed and polyurethaned (two coats) in dining room and foyer
3. Carpet allowance of \$24.00/sq.yd. in remaining finished areas

**PAINTING AND STAINING**

1. Interior woodwork to be primed and painted (one color)
2. Walls will be painted two coats (three selected colors)
3. Exterior doors to be painted

**EXTERIOR FIXTURES**

1. Two raised panel steel insulated doors (9' x 8') with electric openers
2. One piece aluminum gutters and downspouts installed according to plans
3. Fiberglass shutters to be installed on front of house

**DRIVEWAY, WALKS AND LANDSCAPING**

1. Two layer (binder and top) driveway will be installed allowing sufficient area for garage entering and exiting
2. Belgard Cambridge Cobble style pavers walk leading from driveway to front steps
3. Areas which are disturbed during construction will be loamed, raked, seeded and fertilized or mulched
4. Twelve shrubs will be planted in front of house

**MISCELLANEOUS**

1. Light fixture allowance: \$3,000.00
2. Appliance allowance: \$3,000.00
3. Location of meter, vents and condensers to be determined by Seller

Note: Buyers to use Seller's Vendors exclusively unless otherwise agreed to by the Seller.

Note: These specifications may vary depending on the particular house plan