

MATERIALS SPECIFICATIONS

Wisteria Ways II

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. Opening left at water line entrance
4. Steps and porch to rest on concrete footings
5. 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" partitions
4. Vinyl siding with metal aluminum trim (Hardiplank siding with pine trim \$5,000.00 additional)
5. #1 and #2 framing lumber
6. 3/4" tongue and groove plywood decking
7. 1/2" plywood sheathing
8. Fiberglass dimensional roof shingles (Elk Prestique II)
9. 14'x12' pressure treated rear deck, trex decking with cedar ballasters and handrail
10. Vinyl insulated windows with inset grids throughout (windows to be cleaned, screens to be provided)

Masonry

1. Precast brick front steps
2. One chimney (choice of Boston Colonial or Cape Cod Brick)
3. Flush hearth
4. Brick fireplace with wood mantle surround

Plumbing, Heating and Air Conditioning

1. White Colony elongated toilets
2. Chrome Botanic Stallice lav faucets
3. Chrome Botanic lever handles
4. White Aqualyn lav (20x17) 8"
5. Chrome Allura Temptrol shower valve and head
6. White Colony (24 X 20) 8" pedestal sink and base
7. Celebrity kitchen sink (CMR 3322-4)
8. Chrome Reliant kitchen faucet with pullout
9. One piece fiberglass Lasco tubs and showers
10. Two zone heating and air conditioning system
11. Ninety percent efficient Rudd gas furnace in basement
12. Eighty percent efficient Rudd gas furnace in attic

13. Rudd condensers with Copeland scroll compressors
14. Two outside sillcocks
15. Symmons laundry connection
16. Gas piping (if applicable) for range and dryer
17. Ice maker and gas dryer hookups

Electrical

1. 200 AMP service
2. 40 circuit breaker panel box
3. Four recessed lights
4. Two bathroom fan/lights and one bath room fan supplied
5. Smoke 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 telephone jacks
9. Two cable television outlets
10. Wiring for twenty-two decorative lighting fixtures
11. Two outside GFCI outlets
12. Five basement lights with three way switch at stairs and bulkhead
13. Additional recessed lights - \$95.00 per

Insulation

1. Walls 3 1/2" with vapor barrier (exterior)
2. 9" ceiling of house
3. 6" basement ceiling
4. Insulate around doors, windows, etc.

Plastering

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

Finish Trim

1. Colonial masonite doors throughout with non-locking brass finish passage sets, locking bathrooms
2. 3 1/2" colonial casings on first floor
3. 5 1/4" colonial baseboard on first floor
4. 3 1/2" colonial baseboard on second floor
5. 2 1/2" 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. Pulldown attic staircase installed in hall ceiling
13. Closets and laundry to have shelf and pole, linen closets to have shelves (wire shelving & pole)

Kitchen Cabinets and Vanities

1. Oak (or equivalent) kitchen cabinets
2. Raised panel doors
3. Formica countertops with 4" backsplash
4. Oak (or equivalent) vanities for main and master baths

Flooring

1. Tile in kitchen, mudroom 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 colors selections allowed)
3. Exterior doors to be painted
4. Siding to be primed and painted (if applicable)

Garage Doors

1. Two raised panel doors (9' x 7') with openers

Gutters and Downspouts

1. One piece aluminum gutters and down spouts installed according to plans

Shutters

1. Fiberglass shutters to be installed on front of house

Driveways, Walks and Landscaping

1. Two layer (binder and top) driveway will be installed allowing sufficient area for garage entering and exiting.
2. Flagstone walk set in loam leading from driveway to front steps
3. Areas which are disturbed during construction will be loamed, raked, seeded and fertilized or mulched
4. 12 shrubs will be placed in front of house
5. Seller to supply granite mailbox post with mailbox (note; seller will install posts when roadway is completed and proper location can be determined. Where possible, two mailboxes will be installed on one post on lot lines. Buyer is aware that a temporary post may be necessary and this is the responsibility of the buyer. Buyer agrees that no holdbacks will be allowed regarding posts.)
6. Sprinkler system included

Miscellaneous

1. Light fixture allowance: \$3,000.00
2. Appliance allowance: \$3,000.00

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