

CARRIAGE ESTATES II
General Specifications

EXTERIOR

Foundation:	Poured 10" concrete walls, damp proofing
Basement Floor:	Poured concrete
Basement:	Bulkhead (pre-cast bolted to foundation with interior door)
Floor:	Sheathing ¾" tongue and groove
Walls and Roof:	½" exterior plywood on roof, ½" OSB on walls
Driveway:	Asphalt Paved
Walkway:	Cement walkway from driveway to front door
Landscaping:	Loam and seed all disturbed areas, 10 shrubs (<i>builders choice</i>)
Siding:	Vinyl
Shutters:	Vinyl, front only
Windows:	Double hung vinyl tilt in thermo pane, screens and square inserts, windows over kitchen sink will be double casement with screens
Exterior doors:	Metal six panel doors
Roof:	Asphalt shingles – 30 year
Gutters:	Seamless aluminum gutters and downspouts
Garage doors:	9 x 7 steel insulated
Deck:	Pressure treated
Electrical:	Two (2) exterior outlets (one in front, one in rear)
Water faucets:	Two (2) faucets (one in front, one in rear)
Position of house:	To be determined by developer's engineer
Utilities:	Private Well, Private Septic
Front steps:	Pre-cast concrete
Shell framing:	2 x 4 Construction

INTERIOR

Walls:	Blueboard with skim coat of plaster
Ceilings:	Textured
Doors:	Six panel solid core Masonite
Main stairs:	Hardwood, railing w/painted baluster
Insulation:	According to State Code
Cabinets:	Maple w/granite tops per Builder's selection
Vanities:	Maple or White with cultured marble tops per Builder's selection
Fireplace:	Gas log fireplace (buyer responsible for fuel distributor And hook up) Optional brick or fieldstone-price to be determined Upon request
Electrical:	200 amp service, all outlets positioned to code
Heating System:	Forced hot water (2 zones), hot water heater
Central Air:	1 zone
Fuel:	Oil
Telephone:	Three jacks positioned at Buyer's discretion
Cable:	Positioned in Family room & bedrooms
Laundry Connections:	In first floor bath
Smoke Detectors:	As required by Code
Plumbing:	Stainless steel kitchen sink, porcelain sink bowls, and fiberglass tub/shower combination in main bath, fiberglass jetted tub & shower in master bath.
Plumbing Fixtures:	Faucets per Builder's selection
Paint:	Two (2) coats on walls (white) Interior molding painted (white)

BUILDER'S ALLOWANCES

FLOORING:	Carpeting at \$20.00 per square yard installed Tile in baths and mudroom per Builder's Selections Hardwood on first floor
APPLIANCES:	\$1,200.00
CABINETS/ VANITES:	Per Builder's Selections
LIGHTING:	\$1,000.00

*** Specifications are subject to change upon Builder's discretion**