

MURRAY HILL SUBDIVISION

Specification Sheet

Footings & Foundation

Poured Concrete

Framing

2x6 Walls, 2x10 Fl. Joist
2x10 Ceiling Joist, 2x10 Roof Rafters,
½" Sheathing on Roof
7/16" Sheathing on Walls

Roof

Architectural Shingles

Deck

12'x'12' Deck with Pressure Treated Frame and
Rails and Composite Decking & Top Hand Rail

Siding

Vinyl Siding; any ½ rounds are decorative trim
only. Choice of Color from Builder's Samples

Fireplace

Zero Clearance Gas, Wood Mantle
Stone/Marble Surround and Hearth (no chimney)

Garage Doors

Steel Insulated per Builder's Supplier
Rough Electric only for Future Door Openers

Insulation

R-21 in Walls; 9" R-38 in Attic;
R-30 in Garage Ceiling
Vapor Barrier House Wrap System

Windows

Andersen 200 Series, Double-hung,
Vinyl Clad, Thermopane, Tilt with Grills in the
Glass and Screens; Louvered Shutters on
Front of House. Any ½ rounds are decorative trim
only, unless otherwise specified.

Exterior Doors

Fiberglass Insulated 6-panel Colonist Front & Side
Doors; Patio Door in Kitchen

Front Stairs

Pre-cast Concrete Steps w/ rails

Driveway

Asphalt Driveway & Walkway to Front Stairs

Septic System

Approved and Inspected by Wilmington Board of
Health. The system is not designed to
accommodate garbage disposal.

Landscaping

Lot Graded, Loamed & Seeded in Disturbed Areas

Appliances (stove hoods must be under 400 cfm)

Dishwasher, Gas Stove and Ductless Microwave
\$2,000.00 Allowance

Kitchen Sink

Stainless Steel Undermount Sink part of granite
allowance. Kohler or Equivalent
Brushed Nickel Faucet

Plumbing

Plumbing per Massachusetts Code,
PVC Waste Piping, Two Exterior
Spigots, 1 in Front of house & 1 in Rear

Plumbing Fixtures - Bathrooms

White Fiberglass Tub/Shower Unit in Main Bath
with Kohler or Equivalent Brushed Nickel Valves

White Fiberglass Shower Stall and Free Standing
Soaking Tub in Master Bath with Kohler
or Equivalent Brushed Nickel Valves

Gerber or Equivalent White Sinks and Toilets in
all Baths; Kohler or Equivalent Brushed Nickel
Faucets

Washer & Dryer Hookups

Electric Washer & Dryer Hookup

Dryer Vent Installed

Heating & Air Conditioning

House to include Central Air Conditioning

Heating to be Forced Hot Air by Propane Gas;
Concord or equivalent Furnaces and Condensers

Rinnai or equivalent Tankless Hot Water Heater

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by Propane Gas

Electrical

200 Amp Circuit Breaker Protected; 2 Exterior outlets: 1 on deck, 1 in front of house

Telephone Jacks in Family Room, Study and all Bedrooms; Cable Outlets in Study, Living Room, Family Room & all Bedrooms

Lighting

One Exterior Floodlight on Garage Door End; Two Exterior Lights on either side of Front Door; One Exterior Light next other Exterior Doors; Every room, bedroom, hallway and walk-in closet to have an overhead light; 2 pendant lights over the island; Bathrooms with lights over vanities; Bathroom exhaust fans vented outside; 8 Recessed Lights included.

Light Fixtures Supplied by Builder

Walls & Ceilings

Wall and ceilings to be skim coat plaster; ceilings to have a smooth finish.

Interior Doors and Trim

Raised Panel Hardboard Doors
3½" Pre-primed Door and
Window Casing; 5¼" Baseboard

Interior Finish

Interior Walls 1 Color with eggshell finish

Interior Trim white, semi-gloss finish
Wood Stairway Rail & Newell Post with
White Spindles

Schlage Door Hardware; Nickel Finish

Cabinets & Countertops

Wood Kitchen and Vanity Cabinets with Granite
Countertops and Undermount Sinks
\$12,000 Cabinet Allowance; \$5,000 Granite

Attic & Basement: Unfinished. Walkout basements may not be available on all lots.

Flooring

Tile in Bathrooms and Laundry Room

Hardwood in Kitchen & Breakfast Area, Dining Room, Living Room, Office, Foyer, and Main Stairway

Carpet in Remaining Areas; \$21.00/sy Allowance

Closets

White Wire Rack System; \$500.00 Allowance

Mirrors

Installed Over all Vanities
Not Included with Pedestal Sink

Notes:

~ Specifications are subject to change.

~ In the event of a discrepancy with floor plans, the specification sheet shall prevail.

~ All selections are to be with Builder's Suppliers or from Builder's Samples; NO EXCEPTIONS.

~ If a selection is unavailable, Buyer has 24 hours to make an alternative selection in accordance with Addendum 'A' of the P&S. Builder reserves the right to substitute and make changes if needed with equal or better quality.

~ Buyers do not have the choice of electrical and plumbing fixtures. Builder supplies and installs standard fixtures. Buyers can change after closing.

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Specification Sheet**