



Specifications

UNDERGROUND UTILITIES

- Natural gas
- Electricity
- Comcast Cable
- Verizon phone with CATV

SITE

- On-site waste water treatment facility
- On-site private water supply
- Crushed stone driveway with sub-base, minimum 12" gravel
- All amenities areas will be professionally landscaped
- All disturbed areas at cottage locations will have naturalized chipped or mulched landscaping surrounding the cottage including walkways
- Main roads paved
- Secondary roads gravel, packed

FOOTINGS

- 18" Sonotube footings, concrete filled consisting of 3,000psi concrete supporting pressure treated girder members consisting of 2" x 10" / 2" x 12" girders (per engineered spec). Floor joists 2" x 10" / 16" on center sized to plan, spaced 16" on center or 12" on center.
- 6 inches of crushed stone under cottage, at grade, to drip edge

FRAMING

- 3/4" T&G AdvanTech® sub flooring, glued and nailed
 - 7/16" exterior OSB wall sheathing
 - Exterior and interior walls: 2x4 studs, 16" on center
 - Ceiling height approximately 9'
 - Entry stairs and landings built with pressure treated lumber and Procell Decking
- Note: Entrances that require more than two steps will be built with railing and handrail

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Subject to change at Builder's discretion. Builder reserves right to make substitutions provided the quality is equal to or better.
Note: Buyer responsible for purchase and installation of accessory items such as toilet paper holders, door stops, towel racks, etc., post Closing.

ROOF AND SIDING

- Roof sheathing: 1/2" CDX Fir Plywood
- Owens Corning Oakridge PRO 30® year architectural shingle in Estate Grey with asphalt roofing felt
- Grace Ice & Water Shield® self adhered roofing underlayment in valleys and above soffits
- 8" Aluminium drip edge
- DuPont™ Tyvek®— weather-resistant barrier house wrap
- Continuous ridge and soffit ventilation
- Pre-primed Hardiplank® 5 1/4" lap siding
- Pre-primed pine fascias and rakes
- Pressure treated lattice surround (at grade) with access for storage

INSULATION

- R-19 fiberglass – attic
- R-13 fiberglass – exterior walls
- R-7 1" rigid insulation board - below 1st floor of main house

EXTERIOR DOORS AND WINDOWS

- Andersen® double-hung: 200 Series tilt wash thermopane windows; 2 over 1 (grids), vinyl-clad exteriors and pre-finished wood interiors; full screens, vinyl window grills
- Alliance sliding vinyl windows (Porch, only); full screens
- Therma-Tru® full lite fiberglass doors

INTERIOR FINISH

- 1" x 4" "cottage style" window and door casings
- 1" x 6" baseboards
- 1/2" gypsum wallboard and skim coat plaster on all interior walls
- Skim coat plaster with textured finish on ceilings
- Five-panel Masonite solid core "Cottage style" doors with Schlage brass hardware
- Five-panel bi-fold Masonite closet doors with wood knobs
- Vinyl-coated shelving in all closets
- Mirror and lighting over bathroom vanity
- 12' MVP Interior Sliding glass vinyl door in white
- Pull down attic stairway

PAINT – all Benjamin Moore®

- Two coats White Dove semi-gloss latex enamel on all interior trim and doors
- One coat primer and one coat Benjamin Moore White Dove flat latex paint on walls
- Two coats MoorLife® Exterior Paint on siding.
- Two coats MoorGard® Exterior Paint on trim.

Note: Exterior color and trim predetermined by builder

FLOORING

- Bathroom, laundry and kitchen: choice of linoleum from builder's selection
- Porch: choice of wall-to-wall carpet or linoleum from builder's selection
- Living Room and Bedroom(s): wall-to-wall carpet from builder's selection

HVAC

- GE® built-in room Air Heat/Cool unit
- Rinnai on demand tankless gas hot water heater

CABINETRY AND COUNTERTOP (from builder's selection)

- Kitchen and Bath cabinetry: Choice of standard Merillat cabinets and standard hardware
- Kitchen and Bath countertops: Choice of standard Wilsonart laminate

PLUMBING

- American Standard Elongated toilet and drop-in porcelain sink in white
- Lasco one-piece fiberglass tub-shower unit in white
- MOEN faucets and shower valve in chrome
- MOEN Single bowl nickel stainless steel kitchen sink
- Washer and Gas Dryer hookup
- Front and rear frost free faucets
- Natural gas line hookup for outdoor grill
- Water line for icemaker

APPLIANCES

- GE® 30" free-standing self-clean Gas Range (white or black)
- GE Spacemaker® over-the-range Microwave Oven (white or black)
- GE® Nautilus™ built-in Dishwasher (white or black)

ELECTRICAL

- 100 amp panel with circuit breakers
- Outlets and switches per code
- Phone jacks with CATV in bedroom(s) and kitchen
- Cable TV outlets in Porch, Living/Dining and Bedroom(s)
- Switched outlets in Porch, Living/Dining area
- Switched ceiling light in bedroom(s)
- Porch ceiling fan
- Bathroom light/exhaust fan (vented to outside)
- GFI outlets in bathroom, kitchen counter, and (2) exterior receptacles
- Smoke detectors, hard-wired per code
- Carbon Monoxide detector per code
- Pre-selected interior lighting; exterior lighting at each entry