

# SPECIFICATIONS

Kent Cottage Townhomes

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RESIDENCES

## FOUNDATION

- Lally Column Footing Pads: 20" wide, 3000 3/4 poured concrete.
- 4" PVC radon pipe tied into interior footing drain vented through roof via 4" PVC pipe.

## UTILITIES

- Utilities: Electric water heater, electric panel, electric HVAC system and duct work, domestic and sanitary piping located as determined by the Builder.

## UNFINISHED BASEMENT

- Floor: 4000 3/4 poured concrete with fibermesh approximately 4" thick.
- Finish: All stone walls insulated spray foam with fire resistant paint.
- Ceiling: Basement ceiling hung with sheetrock with a primed finish.
- Concrete surfaces will be left natural and unpainted.

## ROOF

- Construction: 5/4" x 8" Wood Planks, fully overlaid with 7/16" Zip Sheathing.
- Certainteed Highland Slate: Smoky Quartz, 10 year warranty, prorated beyond 10 years.
- Black aluminum drip-edge along all soffits and rakes.
- Synthetic underlayment and Grace Ice & Water shield.
- Cuttered roof tied into site drainage chambers.

## EXTERIOR WALLS & FINISH

- Existing natural exterior stone walls at minimum. 18" thick. Inside of the stone walls, 2"x4" wood studs 16" o.c.
- Existing natural stone finish: All joints repointed as necessary.
- Trim: Hardie trim or equivalent at roofline, soffit, and at window casings, painted.

## EXTERIOR DOORS

- Entry Door: Oversized, full tempered glass with factory mulled side lights and upper transom, composite material, painted finish, separate deadbolt.
- Courtyard Door: Full tempered glass with factory mulled upper transom, composite material, painted finish, separate deadbolt.

## EXTERIOR WINDOWS

- Manufacturer: Anderson 100.
- Style: Casement and single hung style windows.
- Finish: Vinyl clad, black exterior frame and black interior sash.
- Glass: Double pane, Low E with sound control.
- Exterior windows meet Energy Star specs.

## INTERIOR CEILINGS

- First Floor: Ceiling height of approximately 10'.
- Second Floor: Ceiling height of approximately 8'+.
- Third Floor: Ceiling height of approximately 8'. Knee wall ceiling height of approximately 6'6".
- Finish: Sheetrock with a smooth finish and painted.

## INTERIOR TRIM

- Baseboard: 1"x6" one-piece, square edge, in all areas.
- Window and Door Casings: 1"x4" one-piece, square edge, in all areas.
- Cove Molding: First floor kitchen, dining, great room, second floor hallway, third floor hallway.
- Stairs: Hardwood treads, poplar risers and skirt boards.

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FINNEGAN  
DEVELOPMENT

MARKETED BY  
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## INTERIOR WALLS & FLOORS

- Walls: 2"x4" wood studs @ 16" o.c. (typical) covered by 1/2" sheetrock.
- Floors: Wood Floor Joist with  $\frac{3}{4}$ " Advantech sub-floor, gypsum floor leveler.
- Finish: Sheetrock corners and seams will have three coats of joint compound and smooth finish.

## INTERIOR DOORS

- Style: Masonite one-panel, smooth finish, solid core, 6'-8" high as shown on the plans.
- Door Hardware: Schlage lever handles, brushed nickel finish.
- Privacy Lock Sets: Button lock door sets for all bathrooms.

## INTERIOR FINISH

- Walls: Two (2) coats of satin latex paint (1 primer, 2 finish).
- Interior Doors: One (1) coat of semi-gloss latex paint.
- Poplar trim: Two (2) coats of semi-gloss latex paint.
- Oak trim: Two (2) coats of clear polyurethane to match floors.
- Materials which come pre-primed may require only one (1) coat of paint.

## INSULATION

- Type: Spray foam, kraft, and unfaced insulation as well as poly and vents as required, air seal foam around windows and doors.
- Insulation meets applicable building codes and Energy Star specs.

## CABINETRY

- Construction: Homecrest Cabinetry featuring framed cabinets in maple construction with full overlay doors and drawers. Box construction all plywood. Drawers feature hardrock maple dovetail joints with full access undermount slides, soft-close feature on doors and drawers. Double trash cabinet.
- Style: Doors and drawers will be shaker style.
- Hardware: To be installed on operable drawers and doors. Buyer will have an assortment of styles and finishes to choose from.

## COUNTERTOPS

- Kitchen and Island: Quartz with undermount sink. Buyer to choose between 4" Separate backsplash or wall tile.
- Bathrooms: Quartz with undermount sink, 4" separate back & side splash in bathrooms.
- Colors: To be selected by Buyer from Builder's samples.

## APPLIANCES

- Style: GE Stainless Steel Profile appliances consisting of:
- Refrigerator: Model #PWE23KYNFS
- Dishwasher: Model #PDT715SYVFS
- Electric Convection Range: Model #PSS93YPFS
- Range Hood: Model #UVW8301SLSS
- Microwave: Model #PWL1126SWSS
- Front Load Washer: Model #CFW850SSNWW (white, third floor laundry)
- Electric Dryer: Model #CFD85ESSNWW (white, third floor laundry)

## FLOOR COVERING

- Pre-finished Engineered Hardwood: Buyer will choose from a selection of Hallmark "Novella" flooring. To be installed throughout the first floor and in the second and third floor hallway.
- Tile: Porcelain or ceramic tile installed in the first floor foyer, bathroom floors and primary bathroom shower floor, the guest tub and primary shower walls.
- Carpet: Tarkett Serenade over 6LB rebond pad installed in the bedrooms.
- Selections: To be chosen by Buyer from Builder's samples.

## HEATING, VENTILATION & AIR CONDITIONING

- System: Two (2) Mitsubishi Dual Zone ducted heat pump systems.

## FIREPLACE

- Electric Fireplace: The Lex2-S by Valor, 50", linear.

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## ELECTRICAL

- Service: 200 amp with circuit breaker panel located on the first floor and individual house meter.
- Switches & Outlets: Decora style white, located per code, GFI outlets where required.
- CAT6 & Telephone: Located in the living, study, and all bedrooms per the electrical plan. Conduit installed in the living room for future HDMI. Installation of buyer supplied wall-mounted TV and accessory cords by Buyer.
- LED Lighting: Recessed and surface lighting, some on dimmers and motion sensors.
- Junction Boxes: Prewiring for three (3) Buyer supplied fixtures located in the dining room, kitchen island and primary bedroom, fixture to be installed by Builder.
- Bathroom Lights: LED recessed fixtures.
- Exhaust Fan: One (1) per bathroom.
- Undercounter Lighting: LED strip under cabinet lighting in the kitchen.
- Smoke detectors and electrical work will be in accordance with all applicable electrical and building codes.

## PLUMBING

- Primary Bath: One WC, two under mount lavs, 6'x3' "curb-less" full tile shower including floor with Kohler Rain Head Model #K-76465-BN and Kohler Handheld on slide bar Model #K-98361-C-BN.
- Guest Bath: One WC, one under mount lav, one white cast iron tub base Kohler Bellwether Model #K-875-0 with tiled shower walls with single function shower Model #K-TS22026-4-BN.
- Powder Room: One WC, one under mount lav.
- Kitchen Sink: Choice between rectangular bowl and D-bowl undermount in stainless steel.
- Water Closets (WC): 2 piece elongated bowl in white porcelain, 1.28 GPF Kohler Model #K-3814-0, comfort height, soft close, brushed nickel lever.
- Under mount Lavs: Kohler Rectangle or Oval bowl in white porcelain.
- Kitchen Faucet: Kohler single hole brushed nickel with pull down sprayer. Model #K-24662-VS.
- Lav Faucets: Kohler single lever in brushed nickel. Model #K-22022-4-BN.

- Shower Valve: Kohler in brushed nickel.

- Enclosures: Clear glass shower panel and door with brushed nickel hardware in the primary bath.
- Garbage Disposal: ISE "Badger 5".
- Water Heater: 55-gallon electric.

## LAUNDRY ROOM

- Location: One laundry room located on the third floor as shown on the plans.
- Connections: Hot and cold water with shut-off, braided water hose and dryer line, stub for electric dryer, 110-volt outlet for washing machine & exterior dryer vent.

## SHELVING

- Location: As shown on plans.
- Style: Adjustable white melamine closet shelf with hanging bar, one per closet except for pantry which will have two rows.

## FIRE & SAFETY

- Smoke Detectors: Ceiling mounted, hard wired with battery back-up located throughout the house per the building code and Town of Burlington.

## FRONT LANDING

- Type: Existing natural granite landing.

## FRONT WALKWAY

- Layout: From the front entry steps to the courtyard.

## DRIVEWAY

- Layout: See site plan.
- Construction: Two (2) coats of bituminous concrete (hot top) over gravel - 2" binder course, 1" finish course.

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## LANDSCAPING

- Trees, Shrubs & Plants: Extensive package, the exact size, type, and quantity to be per site plan.
- Sod: Installed throughout.
- Bark Mulch: In all shrub and plant beds.
- As site conditions vary, Builder will determine the landscaping layout.

## UTILITIES

- City sewer and water.
- Underground electric, telephone, and CATV service.

## BUILDERS NOTES

- The Unit Specifications are offered subject to change, omissions and errors by the Builder.
- The Builder reserves the right to substitute any of the above Unit Specifications with materials of similar or greater quality.

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