

NORTH KINGSTOWN GREEN

GENERAL SPECIFICATIONS

All options and allowances are custom tailored per owners' plans and specifications.

I. HOUSE FRAME/FOUNDATION:

- *Sitework:* Excavate for foundation and backfill; install septic system, water and utilities. Includes surveying.
- *Foundation:* 12" poured concrete 3,000 minimum PSI, damp proofing below grade, 2-inch rigid insulation.
- *Garage Floor:* 4" poured concrete 4,000 minimum PSI, over 8" gravel base.



- *Cellar Floor:* 6" poured concrete 3,000 minimum PSI.
- *Frame:* 2" x 6" #2 KD Spruce Pine Fir or better.
- *Sheathing:* Exterior walls with a minimum $\frac{7}{16}$ " OSB sheathing, Tybar or equivalent air barrier. $\frac{5}{8}$ " OSB roof sheathing. Roof system per plans.
- *Floor System:* All homes built with silent I joist floor systems L/480 AJS 20 x 11 $\frac{7}{8}$ ", material and size per plans.
- *Floor Sheathing:* $\frac{3}{4}$ " T & G, Advantek glued and nailed with ring shank nails.

II. HOUSE EXTERIOR FINISH:

- *Siding:* Hardie Siding pre finished. Upgrade options: 18" #1 R&R Red Cedar shingles, factory applied Cabot Stain. $\frac{1}{2}$ x 6" AYE and better red cedar clapboard, primed.

- *Exterior Trim:* Hardie Trim. Upgrade options: Azek Trim, FJP red cedar factory primed.
- *Window Trim:* $\frac{5}{4}$ x 4" window trim.
- *Shutters:* Per plans
- *Gutters:* White Aluminum gutters and downspouts. Additional colors are available.
- *Garage Doors:* Steel insulated raised-panel doors sized per plan and openers.
- *Roof:* Architectural style, lifetime manufacturer's warranty roof shingles with ice and water shield at eaves and valleys, fiberglass. Choice of colors is available with builder's approval.
- *Brick Veneer/Stone Veneer:* Upgrade options: Brick and stone veneer.
- *Ventilation:* Ridge and soffit vents. Gable vents and roof vents per plan.

III. GROUNDS:

- *Landscaping:* Screen and spread 4" loam on entire site, sod front and sides, seed rear. Custom landscape design. Irrigation system front and side.
- *Front Steps:* Concrete front steps. Upgrade options: Stone or brick with blue stone treads.
- *Rear Porch:* 12' x 14' Concrete patio. Upgrade options: Stone, brick, or pavers.
- *Driveway:* 2 coats asphalt (1 $\frac{1}{2}$ " binder and 1" finish) over 8" gravel base; location per plan.

IV. HOUSE INTERIOR:

- *Insulation:* Attic: 9" fiberglass (R-30) @ sloped ceilings & 12" (R-38) fiberglass on the flat areas. Exterior walls: 6" fiberglass (R-20; or according to code to meet new codes). Basement perimeter: Fiberglass (R-20; or according to code).
- *Interior Walls:* Skim coat plaster over $\frac{1}{2}$ " blue-board, smooth finish in closets. Garage will be a textured finish.
- *Ceilings:* Smooth in entire house. 9' first floor ceilings, 8' second floor ceilings.
- *Interior Trim:* 5 $\frac{1}{4}$ " pre-primed wood colonial base-board molding, 3 $\frac{1}{2}$ " pre-primed wood colonial

window and door casing.

- *Shelving:* Wire closet systems. Upgrade options: Custom closet design/Easy Track.
- *Mirrors:* Rectangular standard-size plate glass mirrors.
- *Bathroom Hardware:* Chrome Sine 24" towel bar, Sine 8" towel bar, Sine paper holder, and Sine robe hook are to be furnished and installed by builder. Other options available as an upgrade.
- *Stairs:* Starter easing with oak cap #7010, 3 1/2" oak newel #4515 pin top, 1 1/4" paint grade balusters #5015, and 2 1/4" x 2 3/8" red oak rail #6010. Volute design is available as an upgrade.
- *Attic Access:* 2' x 4' MDO Scuttle access.
- *Floors:* Ceramic Tile: Bathrooms, utility/mudroom in a straight pattern, per builder's selection. Includes floor tile only. Other patterns and tiles are available as an upgrade. Pre-finished 2 1/4" Select Strip Natural Oak Flooring in the remainder of the house. Plywood: Attic, on landing only.
- *Fireplace & Chimney:* Novice 36" direct vent gas set in unit, gas log zero clearance fireplace with flush marble hearth, and Bainbridge pine painted mantle. Custom brick or stone fireplaces are available as an upgrade.
- *Cabinets, Vanities, & Countertops:* Builder will supply and install kitchen cabinets, bathroom vanities, and laundry cabinets. Kemper Essence cabinets, vanities, and laundry cabinets are available in white thermo-foil, maple, or cherry. Kitchen cabinets will be 36"/90" tall, with full extension drawer glides and plywood end construction. Cabinet layout is determined by plan. Upgrades such as additional roll-out trays, tilt-out drawers, dividers, glass doors, and the like will be priced accordingly by the builder. Built-ins and bookcases are also optional and not included in the base home price. Granite countertops for the kitchen and the bathroom vanities are picked from builder's selection.

V. WINDOWS & DOORS:

- *Windows:* Anderson 200 series windows with applied grills and screens. Transoms and Louvers per plan.
- *Rear Doors:* Anderson glass patio sliding door with applied grills and screen per plan.
- *Exterior Doors:* Thermatru insulated 6-panel steel

entry systems, fully weather stripped. Schlage Plymouth hardware and deadbolt locks. Front door transom per plan. (Brass comes standard all other hardware finishes are extra)

- *Interior Doors:* 6-panel solid core smooth skin Masonite 6'8" doors with doorstops; brass-plated Schlage Plymouth door hardware; privacy locks for bathrooms and master bedroom. Upgrade options: French doors, pocket doors. (Brass comes standard; all other hardware finishes are extra)



VI. PLUMBING, HEATING, & ELECTRIC:

- *Plumbing Fixtures & Trim:* The builder will provide all the necessary plumbing and drainage systems as required by code. Water line to icemaker, two frost-free exterior spigots, washer and electric dryer connections with dryer vent included. See attached list for plumbing fixtures. Upgrade options: Custom bathroom showers and walls with ceramic or marble tile. Multiple shower heads and valves.
- *Appliances:* Builder will supply GE Profile appliances. 36" Gas Cooktop Model # JGP975SEK; Broan Allure Range Hood Model QS; Built-In 2.0 Cu. Ft. built-in Microwave Oven Model # PEB2060SM; 30" Warming Drawer Model # PTD915SM; 30" Built-In Single Convection Wall Oven Model # PT916SM; 24.6 Cu. Ft. Counter Depth Side-by-side Refrigerator # PSCS5RGX; Built-In Dishwasher with Stainless Interior Model # PDW9800. Other brands are available as an upgrade.

- *Electric:* 200 AMP underground service, 40 circuit panel with circuit breakers as required. Pre-wired for electric garage door opener. Opener included. One fan/light (100 cfm) combination in each bathroom. Recessed outlets and toggle switches installed per code (white or bone). 10 recessed lights included. One recessed can in shower, one recessed can in bathtub. 2 exterior outlets, 2 exterior fixtures wired. Doorbell at front door. Wired for one ceiling fan, overhead lights in bedrooms, washer, electric dryer, refrigerator, electric range/hood or cooktop, electric wall oven/microwave if per plan, dishwasher (gas line



- to kitchen cooktop). Upgrade options are available.
- *Security:* Basic motion security system with two keypads. Upgrade option: Contract package connection to fire and police departments.
- *Mechanical & HVAC:* City Water. Forced hot air high efficiency heating and cooling system. 40 Gal. Hot water tank. Heating and air conditioning rebates available to homeowner
- *Telephone:* 6 standard telephone jack locations.
- *Cable:* Standard cable television outlets. Upgrade options: Surround sound, and home theaters.
- *Heat Detectors:* Hard wired according to building code.
- *Smoke Detectors:* Hard wired according to building code.
- *Carbon Dioxide Detectors:* Hard wired according to building code.

VII. PAINTS:

- Sherwin Williams or equivalent
- *Interior Wall Paint:* 2 coats eggshell latex paint, one color; other finish paints are optional and extra.
- *Interior Trim Paint:* 1 coat latex primer, 2 coats latex finish (semi-gloss or high-gloss) one color as a standard. Multiple colors and dark colors are available as an upgrade. Dark colors need additional coats to cover.
- *Exterior Bodypaint:* Factory prefinished.
- *Exterior Trim Paint:* Factory prefinished.

Exterior colors subject to builder's approval.

VIII. LIGHTING FIXTURES:

- \$3,500 for all light fixtures, door chimes, interior and exterior lighting and tax.

ATLANTIC BUILDING AND REALTY, INC
Building Specifications
ALLOWANCES/SELECTIONS
North Kingstown Green

Buyers may make selections if builder has not placed order at time of acceptance of offer.

AN ITEMIZED LIST OF SPECIFICATIONS, INCLUDING SIDING, ROOF SHINGLES, TRIM, FLOORING, PLUMBING FIXTURES, GRANITE, CABINETS, FIREPLACE, MIRRORS, TILE, AND EQUIPMENT WILL BE SUPPLIED TO BUYER.

BUILDER RESERVES THE RIGHT TO MAKE EQUAL VALUE SUBSTITUTIONS FOR ANY SPECIFIED ITEMS. ALLOWANCES AND SPECIFICATIONS SUBJECT TO CHANGE PRIOR TO AGREEMENT.

ALL ALLOWANCES ARE INCLUSIVE OF SALES TAX

