

(RIDER A)

The Gables

SPECIFICATIONS

UTILITIES	Water/Sewer	- Public
	Gas	- Bay State Gas
	Electric	- Massachusetts Electric
FOUNDATION	Poured Concrete:	3000 PSI
	Footings	- 24" x 10"
	Walls	- 10"
	Floors	- 3.5"
	Damp Proofing	- Bituminous asphalt sealer
	French Drain in crushed stone under 4" basement slab	
DOORS	Exterior	- Metal insulated
	Interior	- 6 Panel masonite
	Sliders	- Vinyl insulated glass with screen
	Garage	- Metal insulated raised panel, prepainted in white
WINDOWS	Insulated glass with full window screens.	
DECK	Pressure-treated lumber with balusters and capped railings. Size as per plan	
PLUMBING	Sinks	- Kitchen, Single bowl SST with sprayer with garbage disposal
	Baths	- Single bowl (American Standard) porcelain
	Showers/Tubs	- Fiberglass, one piece (Akers)
	Master Baths	- Whirlpool tub
	Waterclosets	- Standard porcelain (American Standard)
	Fixtures Color	- White Only
	Laundry	- Hook up for washer and electric dryer
	Faucets	- American Standard
	Electric Hot Water Heater	
	Builder shall have the option to substitute make of fixtures or sinks with equal quality	
ELECTRICAL	Service	- 150 Amps
	Door Bell	- Front door
	Smoke Detector	- Per code
	Phone Jacks	- 3 Outlets
	Cable Jacks	- 3 Outlets
	Outlets	- per code
	Bathrooms Vents	- included
LIGHTING	Install interior Ceiling lights	
	- dining room	- kitchen - bedrooms
	- bathrooms	- foyer - living room
	- hallways	- over kitchen sink
	- attic	- basement
	All other rooms shall have switched outlets.	

Exterior Lights

- front door
- basement door
- deck area

FIREPLACE Standard Gas Model (selected by Builder)
Mantel: Charleston

HEATING Single-zone forced hot air by gas and central air conditioning.
Air conditioning to utilize same registers as heating.

INSULATION AS PER ENERGY ENVELOPE CODE

SIDING **Plywood sheathing** - 1/2"
Vinyl siding w/vinyl windows

GUTTERS & DOWNSPOUTS Seamless aluminum

ROOFING Architectural style roof shingles. 25 year Manufacturer's warranty.

CABINETS/ VANITIES Kitchen cabinets, vanities & laminate countertops, installed
All bathroom sinks will have mirrors, selected by Builder. Choice from builder's selection.

INTERIOR All walls and ceilings to have 1/2" blueboard:

- Walls** - Skim coat of plaster
- Ceilings** - Textured finish
- Casings** - 2 1/2 Colonial Pine
- Baseboard** - 3 1/2 Colonial Pine
- Linen Closets** - 4 Shelves
- Other Closets** - One pole and one shelf
- Stairs** - Carpeted with wood balusters and hand rails

PAINTING **Interior Walls** - Two coats, one prime and one finish, latex paint (flat), one color
Interior Trim - Two coats paint, semi gloss, one color
Doors - Painted Masonite, two coats

FLOORING **Kitchen** - Ceramic tile (from builders samples)
Baths - Ceramic (from builders samples)
Foyer - Hardwood or ceramic (Buyer's choice from builder's samples)
W/W Carpet - Per samples, maximum 2 colors on carpet selection
(Remaining Floors) - Buyer has 120 sq.ft. of hardwood to be used at buyer's choice

APPLIANCES **Range** - Electric, Self Cleaning
Hood - Ductless
Dishwasher - Built-in
Microwave - Built-in

WARRANTY One Year Builder's Warranty (See Detailed Warranty)

Above specifications are subject to change without notification. No modifications will be made after purchase and sales agreement without a written change order.