

## **WICKFORD WOODS SPECIFICATIONS**

- Underground utilities
- Community Septic system
- Municipal water
- Natural Gas
- Lawn irrigation system

### **Home Features**

- Concrete footings, slab foundation with 2" perimeter insulation (units 71, 75, 77, 83)
- Foundation footings w/crushed stone and drains, sump bucket installed crawls space foundation (remaining units)
- 150 AMP electric service
- Silverline by Andersen Energy Efficient, Low E windows with integral grills 6/1 w/screens
- No maintenance vinyl siding and shakes
- 30 year GAF Timberline Architectural roof shingles
- Steel insulated garage door with openers
- Therma Tru fiberglass front door
- Driveway – prepared base with bank run and processed gravel, finished course Asphalt
- 2 x 6 wood framing construction
- Engineered roof and floor systems
- Poured concrete front porch on units with slab foundations (75,77 & 83)
- Pressure treated framed front porch with Trek decking
- Poured concrete 12 x 12 rear patios
- Owens Corning batt insulation, R21 walls, R38 ceiling
- Energy Efficient gas fired heating system - 2 zones
- Central Air
- Energy Efficient gas fired on demand water heater
- Gutters and downspouts installed
- Duplex design -2 layers of 1" fireboard with insulation

### **Interior Features**

- Plaster ceilings with smooth finish
- Plaster walls
- 5 ½" baseboard trim throughout
- 3 ½" Stafford casing throughout
- Gas fireplace with slate surround and mantle
- Interior painted walls – Buyers choice of color from Sherwin Williams, flat paint on walls
- Interior painted trim – white, semi-gloss finish
- 2 ¼" Red Oak flooring, living room, kitchen, dining, master bedroom -3 coats satin polyurethane (units 75,77 & 83 have engineered red oak flooring, floating floor)
- Oak Staircase with poplar risers and oak handrail
- Crown molding – LR, DA, kitchen
- Plush carpet in second floor bedroom and loft-Buyers choice of color from Builders selections
- Ceramic tile bathroom floors, mudroom floor, powder room and laundry room –Buyers choice of color from Builders selections
- Tile kitchen back splash from Builders selections
- Master bathroom Schluter system heated floors
- Two panel Masonite interior doors with brushed nickel lever hardware
- Wire shelving storage systems installed in closets and storage room
- Rubber maid white shelving system installed in Master closet
- Kitchen and Bath Cabinetry JSI, allowance \$7600.00
- Laundry room cabinets –JSI – white only
- Cabinet hardware allowance - \$225.00

- Granite counter tops in Kitchen, with under mount sinks. Buyers stone choice from Builders vendor, Level I and II stones. Romancing the Stone, Inc. Coventry RI
- Granite bathroom counter tops Level I and Level II stones, with white porcelain oval under mount bowls
- Kohler lav faucets – Forte or Devonshire 8” spread - **polished chrome**
- Kohler kitchen faucet – Bellera single hole pull-down or Simplicite single hole pull-down – stainless steel or polished chrome
- Stainless Steel kitchen sink – double bowl or single bowl
- Fiberglass white shower/tub enclosure upper level bathroom, single sink vanity
- Custom tile shower in master bathroom, Schluter floor system, Kohler valves, glass shower door - polished chrome
- Mirrors installed over master and guest bathroom vanity, no mirror in half bath
- Feiss exterior lighting
- Stainless Steel kitchen appliances-Allowance \$3000.00
- Interior Light Fixtures - \$1,200.00 allowance – see attached fixture list

Buyers\_\_\_\_\_

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