

# GOODRIDGE BROOK ESTATES

## Outline Specification

### Lancaster, MA

<p style="text-align: center;"><b><u>EXTERIOR</u></b></p> <p><u>Driveway</u>: Crushed bank base with 2" binder and 1" finish coat.</p> <p><u>Walkways</u>: 3' brick walkway from driveway to the front door</p> <p><u>Exterior Steps</u>: Mix of stucco and Vinyl</p> <p><u>Foundation</u>: Poured concrete 10" wide foundation walls with footings and re bar</p> <p><u>Siding</u>: Vinyl siding, stone veneer siding accents and stucco</p> <p><u>Shingles</u>: Architectural 25 -year asphalt shingles, 250 lbs. Per square and 15 lb. Felt paper.</p> <p><u>Exterior Doors</u>: Insulated steel, Exterior doors to be painted.</p> <p><u>Windows</u>: Anderson. (Silverline or equivalents) Insulated glass, to include screens (double hung). Tilt .In clad windows with vinyl trim</p> <p><u>Sliding Glass Door or Door</u>: United or equivalent.</p> <p style="text-align: center;"><b><u>INTERIOR</u></b></p> <p><u>Insulation</u>: As Per Building Code</p> <p><u>Walls</u>: Skim coat Plaster with one coat primer and one coat paint.</p> <p><u>Ceilings</u>: Textured. First floor ceilings nine feet high and second floor considered eight feet high.</p> <p><u>Doors</u>: Colonist Masonite six panel painted white.</p> <p><u>Carpeting</u>: Wall to wall as per builders' allowance.</p> <p><u>Dining Room/ Family room</u>: pre- finished hardwood floors or equivalent</p> <p><u>Kitchen and Bathroom Floors</u>: Ceramic Tile as per builders 'samples.</p> <p><u>Telephone Jacks</u>: Kitchen, family room, all bedrooms.</p> <p><u>Cable Jacks</u>: Family room, all bedrooms.</p> <p><u>Cabinets/Vanities and Countertops</u>: Granite countertops on kitchen counters and bathroom vanities are white Kitchen Cabinets Maple or Cherry.</p>	<p style="text-align: center;"><b><u>INTERIOR (continued)</u></b></p> <p><u>Woodwork</u>: Painted White.</p> <p><u>Appliances</u>: Stainless steel package: Frigidaire or equivalent: electric stove, microwave, dishwasher and garbage disposal</p> <p style="text-align: center;"><b><u>MECHANICAL/OTHER</u></b></p> <p><u>Heat/Air Conditioning</u>: Electric</p> <p><u>Water Heater</u>: 40 gallon Electric.</p> <p><u>Washer/Dryer</u>: Electric Hook ups with dryer vented to outside.</p> <p><u>Kitchen Range</u>: Electric stainless steel with self-cleaning oven</p> <p><u>Icemaker</u>: Water supply for refrigerator icemakers dispenser.</p> <p><u>Kitchen Sink</u>: stainless steel</p> <p><u>Smoke Detectors/ Carbon Monoxide</u>: Installed as per code.</p> <p><u>Electrical/Lighting</u>: 200 Amp Service, circuit breakers.</p> <p><u>Closets</u>: includes wiring (per code) for lights and vinyl shelving.</p> <p><u>Bathrooms</u>: Includes venting fan</p> <p>Note:</p> <ol style="list-style-type: none"> <li>1. All specification and/or material must conform to State Building Code.</li> <li>2. Any specification and/or material which is different from the approved Comprehensive Permit set or Building Permit set, the permit sets will supersede the above.</li> <li>3. Developer reserves the right to change these specifications without notice. Materials are subject to availability and the Developer may make comparable substitutions. All subcontractors to be the choice of the builder.</li> </ol>
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