

# WHAT'S INCLUDED (Specs\*)



## FOUNDATION

- Concrete Foundation – Walkout Basement (Lot Specific)
- Waterproofing Below Grade
- Perimeter Drain (Lot Specific)
- Under-Slab Piping for Radon – Vented Through Roof (No Mitigation Included)

## FRAME, SIDING AND ROOF

- 2x6 Framing
- ¾" OSB Sub Floor
- 30-year Architectural Asphalt Roof Shingles
- Low Maintenance Board & Batten and Clapboard Vinyl Siding
- Tyvek or Equivalent House Wrap

## EXTERIOR DOORS AND WINDOWS

- Craftsman, Fiberglass, Painted Front Door w/ Clear Glass
- Double Hung Insulated Low E-Vinyl Windows. Tilt Out w/ Integral Grills, Screens Provided
- Insulated Low E-Vinyl Slider with Screen Provided
- Carriage Style Insulated Garage Door(s) w/ Decorative Trim, Includes Door Opener(s)
- Aluminum Gutters and Downspouts

## PLUMBING & HEATING

- Kohler® / Sterling® Fixtures
- Fiberglass Tubs and Showers
- Single Stainless Under-Mount Kitchen Sink
- Elongated Toilets
- Forced Hot Air Heat; 1 or 2 Zone – Plan Specific
- Central Air Conditioning; 1 or 2 Zone – Plan Specific
- Energy-Efficient Electric Hot Water Heater

## ELECTRICAL & LIGHTING

- Electrical Service – 200 Amp
- Switches, Receptacles and Lighting per Electrical Code
- Exterior Lighting at Garage, Patio, or Deck
- Exterior Recess Lighting at Front Entrance
- 3 Standard Cable/Data Outlets (Locations Pre-Determined per Plan)

## INSULATION

- High performance, Energy Efficient Insulation Package, per Energy Code

## INTERIOR FINISH

- Walls – Blue Board with Smooth Skim Coat Plaster
- Ceilings / Closets – White Plaster Textured Finish
- Window Door Trim – 3.5" Colonial Casing
- Baseboard – 5.25" Speed Base Molding
- Closet Shelving – White Vinyl Coated Wire Shelving
- Doors – 2 Panel Masonite® or equal
- Interior Door Hardware – Brushed Nickel
- Garage – 5/8" Blue Board w/ White Plaster Textured Finish, Electric Opener(s) w/ 2 Remotes & 1 Keypad

## PAINTING

- Interior Walls – Sherman Williams® – 2 Coats – Choice of 1 of 3 Builder Colors
- Interior Trim – Semi Gloss White

## CABINETRY

- Soft Close Drawers and Doors
- Integrated Double Waste Basket Cabinet
- Granite Countertop in Kitchen
- Dual Vanity in Master Bath – Granite Countertop
- Single Vanity in Guest Bath – Granite Countertop

## FLOORING

- Hardwood Floors in Kitchen, Foyer, Dining\*, Powder Room\* (\*Plan Specific)
- Tile Laundry Room, Guest & Master Bathroom
- Carpet w/ 8lb Pad – Balance of Home

## APPLIANCES

- Samsung® Stainless Steel Electric Range, Refrigerator, Microwave & Dishwasher
- Washer/Dryer – Electric

## EXTERIOR

- Asphalt Driveway
- Concrete Walkway to Entrance
- Pressure-Treated Decks w/ Stairs or Concrete Patio (Lot Specific)
- Landscape Package: Includes Builder Selected Shrubs and Bushes

## UTILITIES

- Underground Utilities (Electric, Phone, Internet, TV)
- Town Sewer
- Town Water
- Comcast or Comparable High-Speed Internet

\*Materials/products are subject to availability. Seller reserves the right to substitute products equal to or greater than those listed at its sole discretion.

**For more information visit us at [www.PineRidge-Uxbridge.com](http://www.PineRidge-Uxbridge.com) or call us @ 508-514-8132**