

**RIDGE PROPERTY, LLC**  
**Single Family Homes**  
**Dillon Lane, Smithfield, RI**  
**2354sq ft – 3 bedroom**  
**2748 sq ft – 4 bedroom**  
**Building Specifications**

**BASEMENT & FOUNDATION:**

Concrete walls with rebar on footings (10" on 2'x1')  
Full basement with walkout where applicable  
Concrete basement and garage floors over crushed stone (4 inch concrete)  
Foundation wall damp proofing  
Passive Radon System

**FRAME & EXTERIOR:**

Frame home with conventional framing lumber (2x6 exterior walls, 2x4 interior walls) with walls 24" on center (Green Building technique)  
Floor joists, 24" o.c.  
8 foot ceilings  
Tongue & groove 3/4" OSB subfloor sheathing glued and nailed  
7/16" OSB sheathing on exterior walls; 7/16" OSB sheathing on roof  
Approx. 12'x16' pressure treated wood deck with pressure treated railing & stairs to grade  
30 year architectural roof shingles  
Double-4" vinyl siding; all exterior trim to have aluminum coverage  
Seamless aluminum gutters and down spouts

**ELECTRICAL:**

200 amp service; wire house to RI codes with hardwired smoke and CO2 detectors where applicable  
One exterior outlet in back and front of house  
One flood light in back of house & one flood light over garage  
Each bathroom to have exhaust fan/light (separately switched)  
Pre-wire for cable TV in 5 locations  
Cat 5 telephone wire in 5 locations  
Builder's selection light fixtures - see separate lighting schedule at end of document

**PLUMBING:**

Kitchen sink to be undermount stainless sink, 16 gauge stainless steel sink  
Kitchen faucet to be single lever with pull down spray  
Sewer Ejection Pump System  
1/3 HP garbage disposal  
Two exterior frost-free water spigots- one in front and one in back of home  
Master bathroom:  
    2 undermount oval, white china sinks  
    2 vanity faucets  
    One piece 48" fiberglass shower  
    Drop in soaking tub with tiled deck  
    Deck mount bath faucet  
    Comfort height, elongated toilet

Second Bath:

(2) white china sinks, undermount oval,  
Vanity faucets  
One piece fiberglass 5' tub shower  
Shower head and trim  
Comfort height, elongated toilet

Half Bath:

1 undermount white, oval china sink  
Faucet  
Comfort height, elongated toilet

Laundry Room

Washing machine connection in laundry room  
Electric or Gas dryer connection in laundry room

APPLIANCES:

Stainless steel self cleaning gas range  
Stainless steel refrigerator with side by side doors  
Stainless steel dishwasher  
Stainless steel microwave  
Appliances to be Frigidaire gallery series

HEATING AND VENTILATION:

Hot air system fired by propane gas; variable speed, 2 stage furnace  
2 zone system  
Central Air conditioning 14 Seer, R-410A refrigerant  
2 programmable, digital thermostats  
50 gallon hybrid electric hot water heater  
Direct vent Fireplace- propane gas with flush hearth

INSULATION:

R-21 batt insulation in exterior walls  
R-38 blown in insulation in attic  
R-30 batt insulation in basement ceiling  
Additional foam and rigid foam insulation techniques at wiring openings, soffits, etc. to facilitate achievement of independently certified Energy Star rating

PLASTER:

All walls and ceilings to have ½" sheetrock  
All walls to have smooth skim coat plaster  
All ceilings to have random skip trowel plaster finish  
Closets to have skip trowel plaster finish on walls and ceilings  
Garage walls and ceiling to have skip trowel plaster finish  
Basement stairs to have skip trowel plaster finish

PAINTING:

Exterior door to have two coats of paint  
Interior walls to have two coats of paint - one color throughout  
Interior trim to have semi gloss finish two coats - one color throughout  
Excludes dark colors

#### MILLWORK/INTERIOR/ ACCESSORIES:

Vinyl single hung LowE, double pane windows with grills and ½ screens

Exterior door(s):

Front door to be fiberglass 12" sidelights on each side

Side walkout door to be steel

Vinyl 6' patio door

Interior doors to be hollow core raised panel

Door and window casing: 3 1/2" colonial casing

Baseboard : 5 1/2" speed base

Open rail stairway with oak handrail, painted white balusters, and oak newel posts

Chair rail in dining room

Crown molding- entire 1st floor

Kitchen cabinets to be maple, oak or saspirilla, 30" upper cabinets with 3" crown molding - to include slow return, dove tail drawers

Kitchen to include raised corner upper cabinet with glass w/grids

Note: ultimate kitchen layout has not been finalized and may differ from plan

Bathroom vanities to be maple, oak or saspirilla, same specification as above

Kitchen and bathroom counters to be granite Builder's Level I

Schlage door knobs and door stops to be installed throughout house (brushed nickel)

Mirrors with beveled edges to be installed in all bathrooms

Each bathroom to have matching accessories (toilet paper holder, towel ring and 24" towel bar in guest and master baths -no towel bar in lavette)

Decorative fireplace mantle with granite surround and hearth

Insulated garage door with opener and remote - one top panel to have windows with grids

#### FLOORING:

Carpet to be installed from builder's level 1 selection, upstairs hallway and all bedrooms.

Oak hardwood floors in entire 1st floor.

Hardwood stairs to 2nd level.

Ceramic tile to be installed from builder's selection in all bathrooms

#### LIGHTING:

Exterior front

Garage

Exterior slider

2-story foyer- Progress Lighting

1st Floor foyer hallway, study, mudroom & great room

Dining room

Over kitchen island

Over kitchen sink

Eating area

Kitchen to include (4) recessed lights

Lavette

Bedrooms 2, 3 & 4 / 2nd floor hallway

Master Bedroom

Laundry & master bedroom closet

Master bathroom

Guest bathroom

LANDSCAPING/HARDSCAPE:

- Loam and seed perimeter of home and all disturbed areas from excavating (to builders discretion)
- Concrete walk from front door to asphalt driveway
- 12 medium size shrubs and mulch in front of home
- Asphalt driveway to the street
- Street trees along street
- Concrete front porch and stairs

DEAN ESTATES SUBDIVISION

- Mixed use, single family and condominium (affordable and market) residences
- 34 Condominium Units to be constructed on lots # 16, 17, and 18
- 31 Condominium Units to be constructed on lots # 2, 3, and 4
- Possibly additional condominium units on plat 42 lot 129 (six acre parcel)
- Protective covenants
- Street lighting
- Underground utilities (electric, telephone & cable)
- Propane Gas Available
- Town water & sewer
- Tree lined streets
- All lots are approximately 80,000 square feet or greater (approximately two acres)

All appliances and fixtures will be of good or better quality depending on Buyer selections. Prices to be determined at the time of negotiating and signing of the purchase and sale agreement \_\_\_\_\_

Date \_\_\_\_\_



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