

RIDGE PROPERTY, LLC
Market Priced Condominium Units
Nicole Circle, Smithfield, RI
Building Specifications

COMMUNITY:

- Condominium rules & regulations, professionally managed association
- Town water and sewer
- Underground utilities
- Lawn irrigation system
- Tree lined streets with concrete sidewalks on one side
- Street lighting

BASEMENT & FOUNDATION:

- Full basement
- Concrete walls with rebar in footings and walls
- Foundation wall damp proofing
- Stone under slab
- Passive radon mitigation system piped through roof

FRAMING & EXTERIOR:

- Frame home with conventional framing lumber with walls and floors 24" on center
- Engineered roof truss system 24" on center
- Tongue & groove 3/4" Norboard floor sheathing glued and nailed
- 2 x 6 exterior wall construction; 2 x 4 interior wall construction
- 5/8" OSB sheathing on walls; 5/8" OSB sheathing on roof
- Poured concrete front porch
- 30 year architectural roof shingles (color pre-selected by Builder)
- Vinyl siding; all exterior trim to have aluminum coverage (color pre-selected by Builder)
- Seamless aluminum gutters and down spouts
- Insulated garage door with opener and remote; one panel to have glass with grids

COMMON WALL SYSTEM:

- Two layers of 1" thick gypsum board from foundation to roof line
- Two layers of 1/2" sound board from 1st floor sub floor to top of living area wall
- Two layers of 1/2" gypsum wall board (interior finished wall)
- Fire rated plywood roof over common wall
- The above system results in a 2 hour fire rating as well as superior sound attenuation
- Please refer to separate diagram of shaft wall system

ELECTRICAL:

- 150 amp service; wire house to RI codes with hardwired smoke and CO2 detectors
- Two exterior electric outlets - one front, one rear
- Each bathroom to have an exhaust fan/light (separately switched)
- Walk-in closet(s) to have overhead light or open fluorescent light
- Pre-wire for cable TV in 3 locations
- Cat 5 telephone wire in 3 locations
- Light fixtures -brushed nickel in living areas , bedrooms and bathrooms; white in laundry and walk-in closets; black exterior lights by builder - see below for detailed lighting schedule

PLUMBING:

- Undermount stainless steel sink in kitchen with single lever faucet with pullout spray
- Garbage disposal - 1/2 HP Insinkerator
- Two exterior water spigots
- Master bathroom to include:
 - o Granite Countertop
 - o (2) under mount white oval sinks with brushed nickel faucet
 - o One piece 5' Aker fiberglass shower with brushed nickel shower trim
 - o Comfort height, elongated toilet with seat
- Guest bathroom to include:
 - o Granite Countertop
 - o (1) under mount white oval sink with brushed nickel faucet
 - o One piece 5' fiberglass tub/shower with brushed nickel trim
 - o Comfort height, elongated toilet
- Lavette to include:
 - o Pedestal Sink
 - o Comfort height, elongated toilet
- Washing machine connection in laundry
- Gas dryer connection in laundry
- Symmons faucets and valves (or equal) to be used
- One granite selection included/additional charge for each granite selection

APPLIANCES:

- Stainless steel self cleaning gas range
- Stainless steel refrigerator with side by side doors with water line hookup
- Stainless steel dishwasher
- Stainless steel microwave
- Appliances to be Frigidaire Gallery Line

HEATING/AC:

- 2 zone hot air heating system fired by gas- 95% AFU
- Central air conditioning system, 14 SEER
- 40 gallon electric fired hot water tank

INSULATION:

- R-21 fiberglass batt insulation in exterior walls
- R-38 blown in cellulose insulation in attic
- R-30 fiberglass batt insulation in basement ceiling
- Venting of soffit areas in attic
- Draft stopping foam at various wiring openings and around windows and doors
- Air sealing caulking applied at intersection of sub floor & sill plate

PLASTER:

- All walls to have 1/2" wall board
- Walls to have smooth plaster skim coat
- Ceilings to have random skip trowel plaster, light texture finish
- Closet walls and ceilings to have skip trowel plaster light texture finish
- Garage walls and ceiling to have skip trowel plaster light texture finish
- Basement stairway walls and ceiling to have skip trowel plaster light texture finish

PAINTING:

- Exterior door to have two coats (color pre-selected by Builder)
- Interior walls to have two coats - one color throughout
- Interior trim to have semi gloss finish two coats - one color throughout
- Excludes dark colors
- Additional charge for each color selection

INTERIOR / MILLWORK:

- Vinyl, single hung, Low E, double pane windows with half screens
- Exterior door to be steel insulated
- One 6'0" sliding glass full view door to patio with screen
- Interior doors to be hollow core raised panel (choice of multiple styles)
- Door and window casing to be 3 1/2" Stafford profile casing
- Baseboard to be 5" speed base
- Kitchen cabinets to be from builders selection, plywood construction, dovetail drawers, 30" upper cabinets
- Kitchen island with 12" countertop overhang on one side
- Guest bathroom vanity to be from builders selection
- Kitchen counters to be granite Level I
- Guest bathroom vanity counters to be granite Level I
- Towel rod and toilet paper holder in each bathroom
- Door knobs and door stops to be installed throughout house (satin nickel finish); bathroom doors to have locking privacy knobs
- Mirrors to be installed in bathrooms
- Closets to have vinyl coated wire shelving
- Staircase with open railing & oak treads

FLOORING:

- Carpet to be installed from builder's level 2 selection in both bedrooms & 2nd floor hallway
- Choice of pre-finished or sand in place oak hardwood floors in entry foyer and main living areas
- Ceramic tile to be installed from builder's standard selection in bathrooms and laundry closet
- One carpet & tile selection included/Additional charge for each carpet & tile selection

LANDSCAPING:

- Loam and seed perimeter of home and all disturbed areas from excavating (to builders discretion)
- Concrete walk from front stairs to asphalt driveway
- Shrubs and mulch in front of home at builders discretion consistent with the community
- Asphalt driveway to the street
- Street trees to match existing homes
- Underground irrigation system maintained by condo association

LIGHTING:

- Exterior front garage and exterior rear light at slider
- Exterior front porch light
- Entry hallway
- Living room - Lighting with dimmer and fan control
- Bedrooms
- Kitchen
- Over kitchen island- (2)
- Over kitchen sink
- Dining area
- Over bathroom vanities
- Laundry closet
- Master bedroom closet
- Bedroom closets to have open fluorescent lighting

Builder may substitute Brand Name products with products of equal or better quality if listed products are not readily available. _____

Date _____



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