



Builder's Specifications *Workforce Housing*

Home Style and Details – Per attached plans.

Underground Services

- Town sewer and water, electric, and cable communications.

Foundation

- Full poured concrete foundation.

Frame and Insulation

- 2" x 6" exterior wall sheathed ½" wall sheathing.
- Sills constructed of pressure-treated lumber.
- Second floor and roof rafters sized per plan.
- Subflooring is ¾" engineered plywood or equivalent, nailed and glued.
- First floor ceiling heights are approximately 9', second floor ceiling heights are approximately 8'.
- Vaulted ceilings per plan.
- Exterior walls insulated with 6" fiberglass (R21), other areas such as roof and eaves meet MA stretch code
- All other frame elements meet or exceed state building codes.

Exterior Siding / Roofing

- Cedar wood shingle siding per plan.
- Painted wood trim according to HDC approval.
- 25-year asphalt shingles.
- Roof sheathing is 5/8" CDX sheathing.
- R-38 Closed Cell Spray Foam hot roof.

Windows

- Anderson 400 Series Window Products, 3/4" insulated glass with Low-E rated tilt-in windows supplied with screens (excluding non-opening feature windows) and integrated grills (excluding casement windows).

Exterior Doors

- Therma-Tru Classic Craft Insulated Fiberglass front and side entry doors. Interior color is a semi-gloss white.



- Harvey or Andersen Side entry door.

Woodwork

- 1"x 4" window and door casings and 1" x 5" baseboards.
- Custom wood shelving in all closets with hanging bar.

Walls and Ceilings

- Smooth drywall on all living area walls and ceilings.
- One coat primer and two coats of builder's choice flat white paint on walls. SW White is current selection
 - Additional paint colors or textures are optional and will be quoted upon request. Walls are painted with a flat finish, doors and trim are painted with a semi-gloss finish and ceilings are painted with a flat finish.

Smoke and Carbon Monoxide Detectors

- Installed by builder per fire code requirements.

Flooring

- Living room, dining, kitchen, 2nd floor hallway, bedroom 2, and bedroom 3 will be vinyl plank flooring.
- Ceramic Tile in bathrooms and laundry room.

Appliances

- Builder will supply and install GE stainless steel appliances: electric range (according to kitchen plan), over the range microwave with recirculating fan, dishwasher, and French door refrigerator
- Any additional appliances or specialty appliances purchased through the builder to be installed at an additional charge, quoted upon request.
- LG washer and electric dryer are included.

Cabinetry /Countertops

- Custom White or Gray flat panel cabinetry with soft-close drawers, according to plan; Hardware is builder's selection
- Center island according to plan.
- Quartz countertops with 4" backsplash.
- Garbage/recycling pull out drawer in kitchen included in cabinetry plan
- Gray or White flat panel vanities in all bathrooms



Plumbing

- Designed in compliance with state and local building codes.
- Faucets are Moen, Kohler or equivalent. Kitchen is brushed nickel or chrome. Bathroom fixtures are chrome.
- Rheem Hybrid hot water heater.
- Master bathroom to include a fully tiled shower from builder's standard selection.
- 2nd Floor hall bathroom has tub/shower combo.
- One exterior hose spigot.

Electrical

- Outlets, switches, and lighting provisions are designed to comply with all local and state building codes.
- 200-amp underground service, circuit breakers provided.

Lighting

- Lighting fixtures are builder's selection and will be provided upon request.
- Two phone jacks with Cat 5.
- Three coax cable outlets.
- Front doorbell and chime.
- Ceiling lights and exhaust fans (vented to outside) in all bathrooms.
- Exterior entryway light fixtures provided by builder.
- GFI outlets in all bathrooms, kitchen counters, dining area, basement, garage and exterior receptacles (2).
- Vanity Lights over each mirror in bathrooms from Builder's selection.
- Two pendants over Kitchen Island from Builder's selection

Heating and Cooling

- Heating and central air conditioning supplied by high efficiency ducted Samsung Heat Pump. System includes electronic programmable thermostat.

Landscape

- Lawns/Plantings are selected and installed by the builder. Walkway to front and side door supplied by builder.

Driveway

- Pea stone or equivalent according to Town of Nantucket approved materials. Builder determines driveway layout.



Porch/Deck

- Cedar decking on both front and rear decks according to plan in natural color.
- Natural red cedar Railings on rear stairs according to code.
- Bluestone patio pavers according to HDC approved plan. Sizing and shape vary by lot.

Energy Rated

- Advanced insulation and air sealing techniques applied.
- Low-E windows, Energy Star Rated appliances.

Lower Level

- Unfinished

Extra Items

- Additional items chosen during your selections and personalization meeting, with our on-site Sales Director (shortly after execution of the P&S). Must be paid in full, via cash or personal check, at the conclusion of this meeting and are non-refundable.

General

- All materials are supplied by vendors that have been selected by the builder.
- No substitutions of vendors, suppliers or subcontractors are allowed.
- Any manufacturer's rebates will be credited to the builder, not the buyer.

Builder reserves the right to make substitutions on brand names with equivalent product.

Homes under construction, prior to contract, may have had material, selection or plan changes. Any changes made supersede specifications and marketing information.

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