



IRONHORSE SPECIFICATIONS

SITWORK:

Dig and backfill foundation.
Provide radon remediation piping.
Install underground water service, sewer service, natural gas service, electric service, conduit only for cable TV, and telephone.
Grading to insure proper drainage of water away from house.

FOUNDATION:

Footings - 10" x 20" using 3000# transit mix concrete, to be placed on firm even ground.
House walls – 7'-10" x 8" 3000# transit mix concrete.
Garage and porch walls - 3000# transit mix concrete.
Waterproofing – Exterior of basement walls to have asphaltic waterproofing within 6" of grade.

FLATWORK:

Basement slab to be of 3000# transit mix concrete and to be troweled smooth.
Garage and front porch slabs to be of 3500# transit mixed concrete.
Garage slab to be troweled smooth.
Front porch to have rubbed finish.

FRAMING:

Floor joists per plan.
Dimensional framing sizes as per plan.
Sill plate to be 2 x 6 pressure treated lumber.
Exterior walls to be 2 x 6.
Interior walls to be 2 x 4 16"
Sub flooring to be ¾" T&G OSB nailed and glued.
Exterior wall sheathing to be 7/16" OSB.
Roof sheathing to be ½" OSB.
9'-0" ceiling height 1st floor. 8'-0" ceiling height 2nd floor.

ROOFING:

Self-sealing asphalt shingles "Architectural" style shingles.
36" roll membrane in all valleys and within 36" of all eaves

WINDOWS:

White windows with thermo pane low E glass, grill-between-the-glass as shown on plan. Tilt-in sash, full screen.

EXTERIOR DOORS:

Front door – Steel insulated raised panel door. Side lights and / or transoms as per plan.

Fire door - Steel insulated raised panel door with self closing hinges.

Rear Door – Vinyl slider or steel swinging door in accordance with plan.

Garage doors - metal semi-insulated doors as per plan.

SIDING:

Siding to be Hardie® cement fiber board clapboard siding.

Building wrap under all siding.

Soffits, corner boards, fascia, rakes, garage door trim and other exterior door trim to be white vinyl, wrapped with white aluminum, Hardie®, cellular PVC, wood or wood equivalent.

Specialty trim as per plan.

Vinyl shutters, as per plan.

White seamless aluminum gutters and downspouts included.

EXTERIOR PAINTING:

Front door painted with two coats of enamel paint, color by builder.

Other hinged exterior doors painted white.

All other exterior doors prefinished by manufacturer.

HEATING, VENTILATION AND AIR CONDITIONING:

High efficiency direct vent natural gas furnace.

Central air conditioning.

Duct work to be sized per code.

Kitchen stove vent and dryer vent vented to outside.

Bathroom exhaust fans, where required by code, vented to the outside.

All necessary floor, wall and ceiling registers, as well as exterior vent caps provided and installed.

ELECTRICAL:

100 AMP underground electrical service, underground cable TV and telephone.
Plugs and switches in accordance with building code.
Toggle style switches, duplex style plugs in white.
Exterior electrical outlets - one each on front and rear of house.
220-volt hook-up for dryer and range included.
Ground fault interruption protection provided in bathrooms, kitchen, laundry area, basement and garage as required by code.
Arc fault interruption protection as required by code.
One duplex plug in basement at electrical panel and one duplex wall plug in garage will be provided.
Line and low voltage wiring for optional garage door openers provided.
Ceramic light sockets provided in garage, basement and attic.
Two (2) cable TV jacks included. Service connection to be arranged by buyer.
One (1) telephone jacks included. Wired with 4 pair Cat5e wire. Service connection to be arranged by buyer.
Front door bell and chime and necessary wiring included.
Hard wired, battery backup smoke and carbon monoxide detectors installed as per fire Marshall.
Post lamp supplied and installed.
All electrical fixtures provided by builder.

PLUMBING:

Water supply lines in Pex tubing.
Drain, waste and vent lines in ABS or PVC plastic.
One frost-free sill cock included.
Energy Star Hybrid Electric water heater included.
Dishwasher hookup and garbage disposal hookup included.

The following items are included in the base price:
Sizes and numbers of plumbing fixtures as per plan. The following items will be used where applicable.

Elongated water closet with seat – white.
Oval china drop in lavatory at all bath vanities (per plan) - white.
All Lavatory faucets to be Moen 4” single lever style in chrome
Pedestal lavatory in powder room – white.
1 piece fiberglass tub/shower and stall showers – white.
Single bowl 25” x 22” stainless steel kitchen sink.
Moen chrome single handle kitchen sink faucet with spray

Laundry shutoff valve.
One piece shower units to have chrome shower door with clear glass
Tub units to have curtain rod included.

All china and fiberglass units to be white

INSULATION:

R-49 Blown in Fiberglass insulation in attic with vapor barrier.
R-21 Fiberglass insulation in exterior walls with vapor barrier.
R-30 Insulation in sloped ceilings with vapor barrier.
R-11 Basement wall blanket insulation

WALLS AND CEILINGS:

½" sheet rock screwed on walls and ceilings with three coats cement finish on walls. Ceilings to have three coats cement finish and painted flat finish.
Garage to have 5/8" fire rated sheet rock on walls and ceiling with one coat cement finish.
Basement stairs to have ½" sheet rock screwed on the walls and ceiling with one coat of cement finish.

STAIRS:

Main stairs to have wall to wall carpeting on pine treads and risers. Stringers to be painted. Main stair wall rail to be poplar. Choice of Cherry or Red Mahogany stain.
½ wall on open side of stairs and all balconies to be capped with MDF and trimmed with a colonial apron.
Stairs to basement to be pine risers, stringers and treads.

FLOORING:

Vinyl flooring to be installed over 5/8" underlayment
Carpet to be installed over ¾" T&G subflooring.
See plan for location of flooring types.

KITCHEN CABINETS, VANITIES, AND COUNTER TOPS:

Choose cabinets from builder's standard selection.
Kitchen counters to be square edge laminate.
Bathrooms to have "Futurist" laminate tops.
Bathroom cabinets to be 36" high.
Decorative mirrors over each lavatory, choose from builders options.

APPLIANCES:

Dishwasher, microwave oven / exhaust hood, electric range, refrigerator, garbage disposer.

INTERIOR MILL WORK:

Doors - 6 panel molded style. Sizes and swing as per plan.

Baseboard - 3 1/2" "colonial" base.

Casings – 2 1/2".

Window trim – 2 1/2" colonial style picture frame.

Closet shelving - vinyl wrapped wire shelving.

DOOR HARDWARE:

All lock sets to be brushed nickel plated.

Front door to be jug style handle set, all other exterior doors to be key in knob style.

Interior lock sets to be knob style, privacy locks on all bathroom and bedroom doors. Passage sets on all remaining swinging doors.

Sliding doors to be installed with manufacturer's hardware.

All necessary door stops provided.

BATH ACCESSORIES:

By builder

INTERIOR PAINTING:

All painted surfaces to have two coats of off white paint, builder's standard color.

Walls and ceiling to be painted in flat latex, trim to be painted in semi-gloss latex.

BASEMENT:

Unfinished with access provided by unfinished stairs from first floor.

GARAGE:

Sheet rocked ceiling and walls.

Stairs from house to garage to be built with pressure treated wood.

LANDSCAPING:

Plantings in accordance with approved planting and site plan for Cambridge Crossing.

Paver walkway from front door to driveway

PATIO:

10' x 10' Paver patio

DRIVEWAY:

Two inches of bituminous paving over six inches of processed stone provided from street to garage.

CLEANING:

House, garage and basement to be left in broom clean condition. All windows to be cleaned. Cabinets and drawers to be wiped down. Plumbing fixtures to be cleaned and packing stickers removed.

Builder reserves the right to substitute materials of equal quality and performance as may be required.

7/27/18