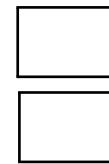


\*\*These building specifications were provided to the current homeowner by the original contractor, Keenan & Son Construction when the seller purchased the home in 2017.



#### Lot 1 house specs

##### Exterior

The outside will be painted entirely similar to existing colors

The roof will be stripped and replaced using 30 yr architectural shingles with ice and water shield at all necessary locations

The deck on the back of the house will extend from door to door and be constructed of pressure treated materials same as new houses next door (roughly 21' x 11')

There will be a new bump out for the gas fireplace on the right side of the house.

##### Garage

There will be two brand new raised panel garage doors with lift master openers and two car remotes

Garage will have a overhang with recessed lighting

##### Driveway

The driveway will be asphalt and there will be a retaining wall on back side of driveway approx. 50 ft long and 4 ft high. Built with blocks that are already on site.

##### Landscaping

The lot will be a mixture of grass and mulch beds throughout – see “Planting Plan” attached.

Front steps will be composite with railings approx. four steps

Brick paver walk-way from driveway to front stairs with granite steps roughly every 10 feet (to accommodate gradual incline).

##### Interior

The entire house has been replumbed with all new waterlines and misc new pvc drains

The kitchen was rewired and new recessed lights were installed accordingly

New pendant lights over the island were installed as well as new hanging light for over the table

The dining room will get wainscot panels painted white with wall color above

The living room gets new recessed lights and a brand new propane fireplace and mantel with granite surround

##### Heating /cooling

The house will have brand new propane fired hvac system through out including all new ductwork complete with two zones of heat and two zones of cooling.

##### Electrical

The house will have new 200 amp service and updated electrical through out.

New hardwired smokes and carbon monoxide detectors up to code

##### Appliances

New appliances included builder's choice or you can have \$4000 allowance to pick your own – stainless package including refrigerator, dishwasher, microwave and range.



Kitchen – see “Kitchen/Bath Plan” attached

New white/off white shaker style cabinets with soft close doors and crown moulding

New 6’ island

Microwave over the stove vented outside

New recessed lights

New granite counters(your choice of color)

New 20 amp outlets for fridge

New 15 amp outlets on counters

First floor bath

gets a rehab new toilet new paint new faucets. Builder to install a new tile shower (minimum 3’x 3’ – larger if space allows after the wall is opened and the cavity assessed), tile floor and new pedestal sink.

Second floor jack and jill bath

gets new toilet and faucets (builder will replace floor if broken tile cannot be matched and replaced)

new shower valve

gets new grout and paint

Master bath – see “Kitchen/Bath Plan” attached.

Completely gutted new floor

new walls

new shower

new tile surround

new vanity sinks and faucets with granite top (buyer’s choice of color)

new shower door

you can pick your tiles if you want I use neutral colors

laundry

new closet top of stairs for full size stackable laundry hookup

Bedrooms

get new lights new smoke detectors all new paint and baseboards

new carpets (your choice of color)

Basement

Basement will be left unfinished.

Flooring

All hardwood floors and existing stairs will be sanded stripped and refinished with three coats of poly natural color.

All bedrooms upstairs to be carpeted (neutral color – buyer may choose)

Painting

Entire inside will be painted two coats of ben moore up to two color choices (you pick)

Unless you want to go with my suggestions trim will be white semigloss walls revere pewter or similar.

