

RIVER RUN

River Run - Cumberland, RI Interior and Exterior Specifications

COMMUNITY:

- Condominium rules & regulations, professionally managed association
- Town water and sewer
- Natural gas
- Underground utilities
- Lawn irrigation system (maintained by condo association)
- Tree lined town roads (public) with granite curbing and concrete sidewalks
- Street lighting

BASEMENT & FOUNDATION:

- Full basement or walkout per site conditions
- Concrete walls with rebar in footings and walls
- Foundation wall damp proofing
- Passive radon mitigation system piped through roof (excluding slab on grade units)
- Bilco bulkhead door in non-walkout homes (exterior door at bulkhead is optional)

FRAME & EXTERIOR:

- Frame home with walls and floors 24" on center
- Engineered roof truss system 24" on center
- Tongue & groove 3/4" OSB floor sheathing glued and nailed
- 2 x 6 exterior wall construction; 2 x 4 interior wall construction
- 7/16" OSB sheathing on walls and roof
- Front porches to be poured concrete or pressure treated decking per plan type
- Front porch (if applicable) to have vinyl railings and PVC posts
- 30 year architectural roof shingles (color pre-selected by Builder)
- Vinyl siding; all exterior trim to have aluminum coverage (color pre-selected by Builder)
- White seamless aluminum gutters and down spouts
- Insulated garage door with opener and remote
- Home to have concrete patio or pressure treated deck at Builder's discretion

COMMON WALL SYSTEM:

- Two layers of 1" thick gypsum board from foundation to roof line
- Two layers of half inch 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

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BUILDER RESERVES THE RIGHT TO SUBSTITUTE EQUAL OR GREATER PRODUCTS OR SPECS AS MAY BE NEEDED DUE TO AVAILABILITY PROBLEMS, DISCONTINUED MODELS / BRANDS OR IN BUILDERS SOLE DISCRETION SPECIFICATIONSS SHALL SUPERSEDE DIFFERENCES BETWEEN PLANS AND SPECS; BUILDER MAY MAKE CHANGES FROM PLANS OR SPECS TO INVENTORY HOMES AT ANY TIME

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 2 locations
- Cat 5 telephone wire in 1 location
- Light fixtures –brushed nickel in living areas and bedrooms; polished chrome in bathrooms; white in laundry and walk-in closets; black exterior lights

PLUMBING:

- Stainless steel undermount kitchen sink –50/50 double bowl or single bowl depending on plan
- Kohler Simplice vibrant stainless single lever faucet with pull down spout
- Garbage disposal – 1/2 HP Insinkerator
- One exterior water spigot
- Bathrooms to include:
 - Under mount white oval vitreous china sink(s)
 - Kohler Forte polished chrome centerset faucet(s)
 - One piece fiberglass shower or tub/shower combination per plan
 - Kohler Forte polished chrome bath and shower trim
 - Kohler Highline comfort height, elongated toilet
- Washing machine connection in laundry
- Gas dryer connection in laundry

APPLIANCES:

- Stainless steel self cleaning gas range by Frigidaire
- Stainless steel refrigerator with side by side doors with water line hookup
- Stainless steel dishwasher by Frigidaire
- Stainless steel microwave by Frigidaire

HEATING/AC:

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

INSULATION:

- R-21 batt insulation in exterior walls
- R-38 blown in insulation in attic
- R-30 fiberglass batt insulation in basement ceiling
- Venting of soffit areas in attic
- Draft stopping foam at various openings and around windows and doors

PLASTER:

- All walls to have 1/2" wall board
- Walls to have smooth plaster skim coat

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- 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 stairway walls and ceiling to have skip trowel plaster 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 at Builder's discretion
- Garage and basement stairway are unpainted

INTERIOR / MILLWORK:

- Vinyl, single hung, Low E, double pane windows with half screens
- Exterior door to be fiberglass insulated
- One 6'0" sliding glass full view door per plan
- Interior doors to be hollow core raised panel - 2 panel square
- Door and window casing to be 3- 1/2" Colonial profile
- Baseboard to be 5" speed base
- Kitchen cabinets to be maple, 30" upper cabinets with crown molding
- Bathroom vanities to be maple
- Kitchen counters to be granite Level I
- Bathroom vanity counters to be granite Level I
- Polished chrome bath accessories in each bathroom
- Satin nickel door knobs and door stops throughout house; bathrooms to have locking privacy knobs
- Beveled edge mirrors to be installed in bathrooms
- Closets to have vinyl coated wire shelving

FLOORING:

- Carpet to be installed from builder's Level 1 selection in bedrooms and stairway per plan
- Sand in place oak hardwood floors in 1st floor living areas
- Ceramic tile to be installed from builder's standard selection in bathrooms and laundry per plan

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
- Street trees to match existing homes
- Underground irrigation system maintained by condo association

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