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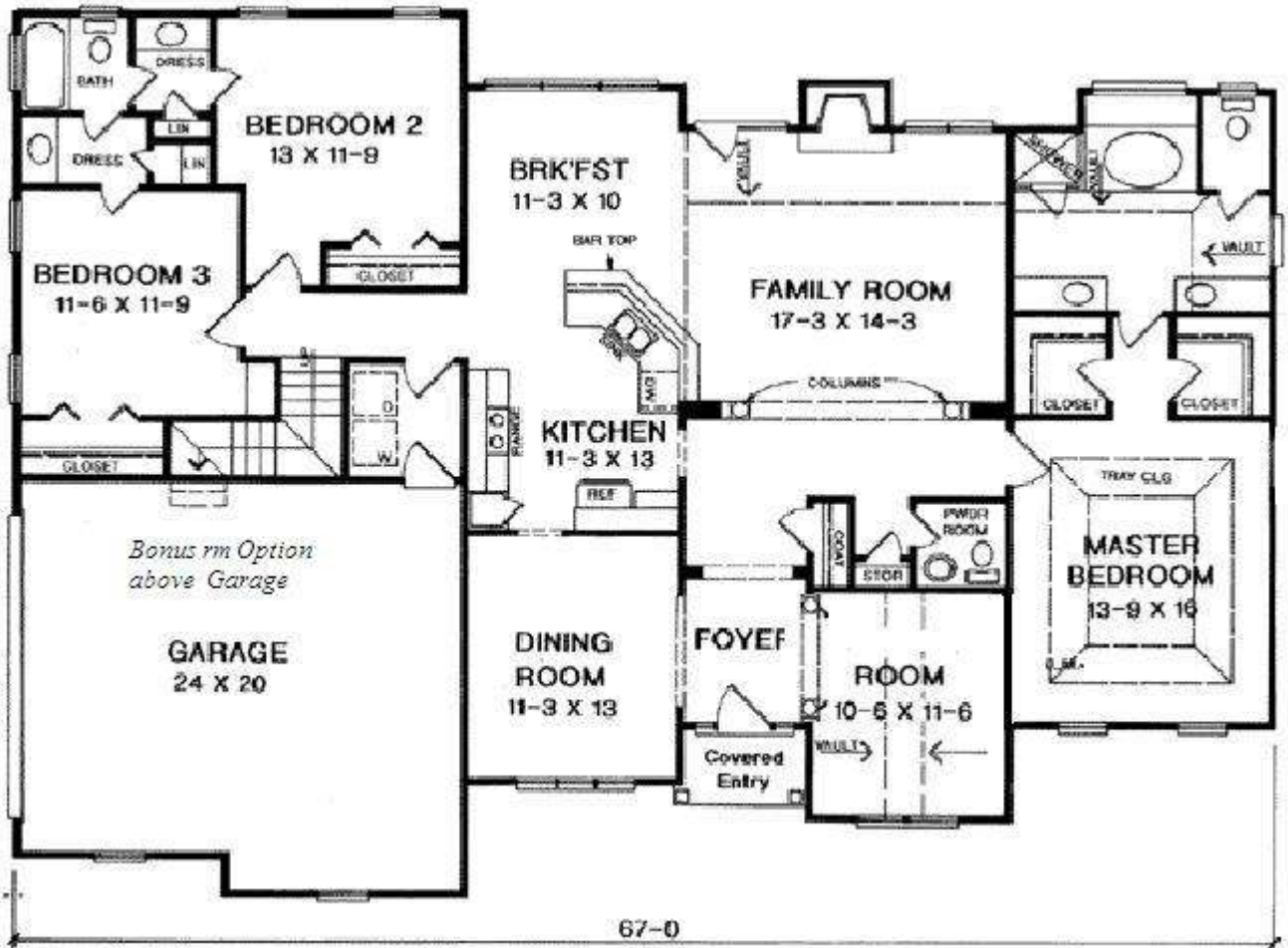
Brookstone Estates

**Expert Craftsmanship from the Ground Up**

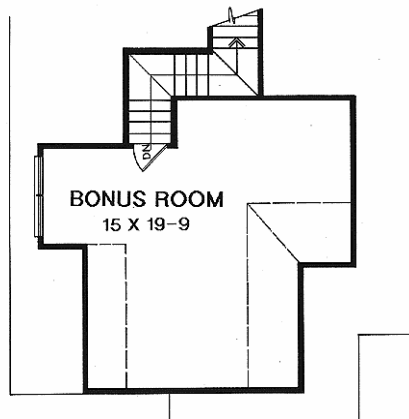
*Brookstone Estates has made a commitment to preserve the natural resource and wildlife habitat protection. The open space sub-division put forth by Brookstone Estates utilizes less than 50% of total parcel of 85 acres as development. The overall subdivision layout is well designed to achieve both development of residential homes and to preserve land and nature*



- Main House Square Foot: 2,109 sq/ft
- Bonus Room Square Foot: 300 sq/ft



FIRST FLOOR PLAN





# BROOKSTONE ESTATES

## Specifications

### ***BUILDING SPECIFICATIONS AND FEATURES***

#### ***A. FOUNDATION***

*(Footing and wall widths to conform to Town of Colchester Code)*

- 1. Poured concrete footings (3000psi)*
- 2. Foundation Wall to be constructed at 8 ft high*
- 3. Tar sealed around entire foundation and footings.*
- 4. Poured concrete floor in basement and Slab floor garage, (3500psi).*
- 5. Continuous footing drains around outside footings*
- 6. Hatchway to basement located in rear of house*
- 7. Radon / voc system installed in basement*

#### ***B. STRUCTURE: (All framing to conform to Town of Colchester Code)***

- 1. Exterior walls: 2"x 6" @ 16" oc*
- 2. Interior load bearing walls: 2"x4"*
- 3. Interior non-load bearing walls: 2"x4"*
- 4. Floor joists: 2"x10"*
- 5. Roof rafters: 2"x8", 2"x10", or 2"x12" depending on spans*
- 6. Floor decking osb: 3/4"*
- 7. Exterior walls and roof sheathing osb: 1/2"*
- 8. Main Floor level to be constructed with 9ft ceiling and 2<sup>nd</sup> floor Bonus room 8ft ceilings*
- 9. 2-car garage wall will be constructed with 2x4*
- 10. Bonus room over garage finished*

#### ***C. SEPTIC AND WELL***

- 1. Septic will be designed and construction for a 3/4-bedroom home : Septic tank and pipes included with septic sand*
- 2. Well Package includes submerge 1/2 hp pump in casement with tank in basement. Water treatment not included*

#### ***D. ROOFING:***

- 1. "30-year" architectural shingles with Customer Color selection*
- 2. Ridge vent on whole length of house and garage*

**E. SIDINGS:**

1. Maintenance free exterior vinyl siding: Alcoa Meadow Brook style Color selection.
2. All louvers, soffit, corner posts, skirt at bottom and picture trim molding around windows located in the front of home are white vinyl
3. Side and rear windows of house use standard J-trim around windows
4. Windows located in front of house only can be supplied with shutter

**F. DOORS AND STAIRS**

1. Main entry: 6-panel steel with ½ side lite.
2. Door into garage: 6-panel steel
3. 2 Car garage: Model 9100 Colonial Panel Style doors
4. Including Electric Door Unit
5. Slider or door located in family area as per plan
6. Interior Door will be 6- Panel white hollow core with all hardware standard brass with round knobs
7. Stairs are oak treads with white risers and spindles.

**G. GUTTERS:**

1. All gutters and downspouts white seamless

**H. WINDOWS:**

1. White Vinyl exterior /interior, double hung, tilt-in with screens
2. Harvey Double Pane insulated glass Low-E
3. Windows size for 1<sup>st</sup> floor areas will be 5'-2" in height and 4'-10" on second floor(standard double hunger)
4. Pull down attic stairs located in hallway

**I. INSULATION:**

1. Exterior walls: fiberglass R-19
2. Ceilings: fiberglass R-30
3. Basement Ceilings: fiberglass R-11
4. Garage / house common wall to be insulated
5. Exterior of house wrapped with TYVEK insulation

**J. PLUMBING:**

1. Kitchen sink: Double bowl stainless steel sink
2. Vanity sinks: single bowl china in all baths
3. 2 1/2 Baths includes: tubs/shower, & toilets
4. Master bath will be one piece fiberglass shower (glass door included)
5. Jacuzzi tub 5ft with tile platform and white painted wood trim front with access to pump
6. Main bath Standard fiberglass shower/tub combination (glass door - not included)
7. Washer / Dryer hookup
8. Exterior Faucet: front and rear
9. Propane Hot water: 50 gallon
10. Shower valves and shower heads are standard chrome American standards or equivalent

11. Toilet fixtures elongated white – American standard or equivalent
12. Jacuzzi Faucet long neck style Standard chrome American Standard or equivalent
13. Allowance Kitchen & Bath Fixture ( selected by the Buyers)
14. All bath hardware: towel holders and toilet paper holders not included

**K. HEAT:**

1. Heating: Under ground Lease propane 500 gallon
2. Hot Air system with Central Air & Humidifier included
3. Two zone system

**L. ELECTRICAL:**

1. Service Main: 200 amp (40 Circuit)
2. Bedroom will be equipped with ceiling lighting wiring
3. Smoke Detectors are provide and installed, Hard wired in basement  
Hallways and other locations as per code
4. Light/fan combination provided for bathroom. Vented to outside
5. 240 volt dryer plug and 110 volt washer plug installed in lower level
6. Electric range hookup
7. Switches and outlets will be standard type in white finish
8. Reece lighting 6"round cans qty-8

**M. TELEPHONE, CABLE TV, AND DOORBELL:**

1. 5 telephone line connections white finish
2. 5 cable TV connections- white finish
3. Standard doorbell provided and installed chime

**N. SHEETROCK:**

1. 1/2" in finished rooms (walls & ceilings)
2. 5/8" Fire Code in garage
3. Interior ceilings to be flat white sprayed
4. Garage to be sheetrock with one coat plaster and taping

**O. FLOORING:**

1. Builder grade selection of your choice of color carpet in all hallway on 2<sup>nd</sup> floor, bedrooms and bonus room
2. Builder grade of your choice of ceramic tiles in baths and laundry room
3. Builder grade Red Oak Natural stain Hardwood in Family Room, Living Room, Dining Room, Foyer, and Kitchen

**P. INTERIOR:**

1. Door and trim moldings 2 1/2" painted with 2 coats white latex paint
2. Walls painted with 1 coat primer and 1 coat latex paint (3 colors of selection)
3. Gas Fireplace with marble and wood mantel painted white
4. Crown Molding in Dining room with shadow boxing trim painted white
5. Closets shelving installed with prefab white metal organizers

**Q. APPLIANCES:**

1. *Exhaust fan/light in all baths included*
2. *Appliances - Not included*
3. *Garbage disposal – Not included*

**R. CABINETS, VANITIES AND COUNTERTOPS:**

1. *Cabinets with the selection for your choice of cabinet door design and features for kitchen cabinets and Vanities for all bathrooms*
2. *Granite counter in Kitchen supplied with the selection of your choice*
3. *Bathroom countertops with Cultured stone*
4. *Standard Mirror sized to vanity base supplied and installed*

**S. DRIVEWAY:**

1. *Driveway sub- base with finish Blacktop*

**T. LANDSCAPING:**

1. *Rough grade and seed within 30 feet of house*
2. *Deck, Porch or Patio not included*