



Waite's Crossing
AT NORFOLK

FEATURES & SPECIFICATIONS

For Single Family Homes

Air Conditioning

- › LG Heat Pump (ducted system)
- › Refrigerant and drain piping
- › Electronic setback thermostats

Appliances

- › Stainless Steel Appliances Package, see specifications
- › LG 36" Electric Cooktop
- › LG Dishwasher
- › LG Double Wall Oven/Microwave Combo
- › LG 36" Undercabinet Hood
- › LG Counter Depth Refrigerator
- › Buyer can upgrade to Induction Cooktop, see options

Cabinets

- › Cabinet Allowance of \$25,000.00 at Kitchen Views
- › Kitchen Island to be 5-Feet (6-Feet total with Granite overhang on one side)
- › ½ Bathroom 36-Inch Vanity*
- › Main Bathroom 48-Inch Vanity*
- › Primary Bathroom 60-Inch Vanity*
- › Hardware included with Allowance
- › *Vanity size may vary, according to model

Counters

- › Countertop Allowance of \$8,500.00 at First Class Marble & Granite

Doors

- › Interior: Solid Core Panel Style Doors
- › Exterior Front Door: Thermatru Fiberglass Insulated Door including Deadbolt
- › 6068 Harvey Slider from Family Room to Deck

- › Door from garage to house (no deadbolt)
- › Polished Chrome Schlage Flair Handle Polished Chrome hardware/lockset

Electrical and Wiring

- › 200 AMP Underground Service
- › Wiring per Electrical Code
- › Smoke & CO Detector installed per code
- › Lighting will vary, please refer to lighting plan
- › 1 RG6QS Video (Cable) Outlets (homeruns)
- › Electric Car Plug-In located in the Garage

Fireplace

- › Electric Fireplace with Fan Kit and Remote
- › Marble Tile Allowance at Classic Floorcovering
- › Wooden Mantel included

Flooring: Tile

- › Allowance is \$11.25psf at Classic Floor Coverings with standard straight-lay install
- › Laundry Room
- › ½ Bathroom
- › Primary Bathroom & 2nd Floor Main Bathroom
- › Tile Shower in Primary Bathroom with Recessed Light, Clear Glass Shower Door with Polished Chrome Frame. Shower size is 36" x 60", Tile on the inside walls only. One Corner Seat, Threshold, and Two Corner Shelves supplied by DDC Vendor

Flooring: Hardwood

- › 3/4" Prefinished Satin Red/White Oak Mix
- › Entry/Hall
- › Kitchen
- › Staircase (First Floor to Second Floor)
- › Dining Area
- › Family Room/Living Room
- › Study/Office Area (if applicable)

Flooring: Carpet

- › Allowance is \$26.00psf
- › Primary Bedroom
- › Bedroom #1
- › Bedroom #2
- › Bedroom #3

Foundation/Garage Floor

- › 4-Inch-thick Concrete in Garage and Basement with "Zip Strip" expansion joints

Foundation

- › 10-Inch, 3000 PSI Concrete Walls and Footings
- › Exterior of Foundation coated

Frame

- › Sill Sealed Base Plate Insulation
- › 2 x 6 Walls
- › 1/2-Inch Sheathing on Exterior Walls and Roof
- › 3/4-Inch Tongue & Groove Subfloor glued to the Joist

Garage Doors

- › Garage Doors according to Plan with Openers

Gutters

- › Aluminum Gutters and Down Spouts

Heating and Ventilation

- › LG Heat Pump (ducted system)
- › PVC Venting
- › Kitchen Vent Hood, circulation outside
- › All Bathroom Fans are vented to exhaust air outside
- › Lifebreath 130 ERVD

Insulation

- › Per Mass Check Building Code Compliance

Interior Finish and Trim

- › 1/2-Inch Blueboard with Skim Coat of Plaster
- › Smooth Finish Walls

- › Textured Finish on Ceilings, Closets & Garage
- › 1st Floor Ceiling approximately 9' and 2nd Floor Ceiling approximately 8'
- › 3 1/2-Inch Casing on Windows and Doors
- › 5/4-Inch Base Molding throughout
- › Mudroom Bench to be solid bench with Hardwood/Tile underneath, the Walls will be Horizontal White Shiplap with Shelf Above for Hooks

Lighting

- › Allowance of \$4,500.00 at Franklin Lighting Center
- › Recessed Lights, Florescent Lights, Bathroom Fan and Fan/Light Units included
- › Ceiling Fans are not included

Mirrors and Accessories

- › Standard Plate Glass Mirrors included in Bathrooms
- › Toilet Paper Holder
- › Towel Ring
- › Towel Bar, full bathroom only
- › Robe Hook, full bathroom only
- › Accessories in Polished Chrome

Painting

- › Sherwin-Williams Paint, (1) off-white color throughout
- › Interior Trim, White Semi-Gloss
- › Stairway Rails will be sealed Natural, additional charge for custom stain

Plumbing

- › High-Efficiency Electric Hot Water Heater
- › Two Frost-Free Sillcocks
- › PVC Drainage
- › Passive Radon Vent and Wire Chase from Basement to Attic
- › All Tub/Shower Units, Sinks and Toilets are White
- › Main Bathroom to be a Tub/Shower Fiberglass Unit
- › PEX Piping for Water Lines

Plumbing Fixture Allowance

- › Primary Bath, Main Bath, ½ Bath and Kitchen
- › Kohler Style Fixtures in Polished Chrome Finish
- › Seller-Selected Kohler Fixtures

Roof

- › #15 Felt Underlayment
- › Architectural Shingles Landmark Moire Black
- › Ridge Vents/Vented Soffits (instead of drip edge vents)

Siding

- › Vinyl Siding
- › Louvers on Gable Ends of House, where applicable
- › Shutters where applicable

Windows

- › Harvey Vinyl Double Hung, Tilt-In, Low-E Insulated Glass with Interior Grills and Screens (2/2 grid pattern)

Porches

- › Front Porch to be Grey Composite Decking (Front Stairs to be Granite (No Decking) and Composite Stairs (with Decking))

Patio

- › Stamped Concrete Patios to be a standard size of approximately 160 sq. ft.

Driveway

- › Bituminous Concrete Driveway per Site Plan

Landscaping

- › All Disturbed Areas will be Hydroseeded, Mulched, or Covered with Wood Chips

Septic System

- › Individual Septic System
- › Designed in accordance with Title V.

Utilities

- › Undergrond Electric: Eversource
- › Internet, TV, and Phone: xfinity and Verizon
- › Water: Town of Norfolk

Walkway

- › Concrete Walkway (to Front Door only)

Water

- › 1-Inch PVC Supply from the Town of Norfolk

Builder reserves the right to make modifications to all standard specifications.



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FEATURES & SPECIFICATIONS

For Dartmouth & Fairfield Condominiums

Air Conditioning

- › LG Electric Heat Pump (Mixed Ducted and Ductless system)
- › Refrigerant and drain piping
- › Electronic setback thermostats

Appliances

- › Stainless Steel Appliances Package, see specifications
- › LG 30" Electric Range
- › LG Dishwasher
- › LG Counter Depth Refrigerator
- › LG Microwave over Range, vented to Exterior

Cabinets

- › Mantra Cabinetry Shaker Style Painted White Cabinets per plan at Kitchen Views
- › Dartmouth Allowance: \$9,600
- › Fairfield Allowance: \$7,650
- › ½ Bath 36" Vanity*
- › Main Bath 36" or 48" Vanity*
- › Primary Bathroom 36" or 60" Vanity*
- › Hardware included with allowance
- › *Size may vary, according to model

Counters

- › Solid Surface Countertop allowance of \$4,000.00 at First Class Marble & Granite

Doors

- › Interior: Solid Core Panel Style Doors
- › Exterior Front Door: Thermatru Fiberglass Insulated Door including deadbolt
- › 6068 Harvey Slider from Family Room to Patio
- › Door from garage to house (no deadbolt)
- › Polished Chrome Schlage Flair Handle Polished Chrome hardware/lockset

Electrical and Wiring

- › 200 AMP Underground Service
- › Wiring per Electrical Code
- › Smoke & CO Detector installed per Code
- › Lighting will vary, please refer to lighting plan
- › 1 RG6QS Video (Cable) Outlets (homeruns)
- › Electric car plug-in located in the garage

Flooring: Tile

- › Allowance is \$11.25psf at Classic Floor Coverings with standard straight-lay install
- › Laundry room
- › ½ Bathroom and Mudroom Area (if applicable)
- › Primary Bathroom & 2nd Floor Main bathroom

Flooring: Hardwood

- › 3¼" Prefinished Satin Red/White Oak Mix
- › Entry/Hall
- › Kitchen
- › Dining Area
- › Family Room

Flooring: Carpet

- › Allowance is \$26.00psy
- › Staircase (First Floor to Second Floor)
- › Upstairs Hall
- › Primary Bedroom
- › Bedroom #2
- › Bedroom #3

Foundation/Garage Floor

- › 4" thick Concrete in Garage and Basement with "Zip Strip" expansion joints

Foundation

- › 10-Inch, 3000 PSI Concrete Walls and Footings
- › Exterior of Foundation coated

Frame

- › Sill Sealed Base Plate Insulation
- › 2 x 6 Walls
- › 1/2" Sheathing on Exterior Walls and Roof
- › 3/4" Tongue & Groove Subfloor glued to the Joist

Garage Doors

- › Garage Doors according to Plan with Openers

Gutters

- › Aluminum Gutters and Down Spouts

Heating and Ventilation

- › LG Heat Pump (Mixed Ducted and Ductless system)
- › PVC venting
- › Kitchen Microwave, circulation outside
- › All bathroom fans are vented to exhaust air outside
- › Panasonic ERV

Insulation

- › Per Mass Check Building Code Compliance

Interior Finish and Trim

- › 1/2" Blueboard with Skim Coat of Plaster
- › Smooth Finish Walls
- › Textured Finish on Ceilings, Closets & Garage
- › 1st Floor ceiling approximately 9' and 2nd Floor ceiling approximately 8'
- › 3 1/2" casing on windows and doors
- › 5 1/4" base molding throughout

Lighting

- › Allowance of \$2,000.00 at Franklin Lighting Center
- › Recessed lights, Fluorescent lights, Exterior Lights, Bathroom Fan & fan/light units included
- › Ceiling fans are not included

Mirrors and Accessories

- › Standard Plate glass mirrors included in bathrooms
- › Toilet Paper holder
- › Towel Ring

- › Towel Bar (full bathroom only)
- › Robe Hook (full bathroom only)
- › Accessories in Polished Chrome

Painting

- › Sherwin-Williams paint, 1-off white color throughout
- › Interior Trim, White Semi-Gloss
- › Stairway Rails will be sealed natural, additional charge for custom stain

Plumbing

- › High-efficiency Electric Hot Water Heater
- › Two frost free sillcocks
- › PVC Drainage
- › Passive Radon vent and wire chase from basement to attic
- › All tub/shower units, sinks and toilets are white
- › Primary bathroom is a white fiberglass shower and Main bathroom is a white tub/shower fiberglass
- › PEX piping for water lines

Plumbing Fixtures

- › Primary Bath, Main Bath, Half Bath and Kitchen
- › Kohler style fixtures in Polished Chrome Finish
- › Seller selected Kohler fixtures

Roof

- › #15 Felt Underlayment
- › Architectural Shingles, Rustic Black
- › Ridge Vents/Vented Soffits (instead of drip edge vents)

Siding

- › Pre-Selected Vinyl Siding Colors by Builder per Unit
- › Louvers on Gable ends of House (where applicable)
- › Shutters where applicable

Windows

- › Harvey Vinyl Double Hung, Tilt-In, Low-E Insulated Glass with Interior Grills and Screens (2/2 grid pattern)

Porches

- › Front porches to be composite decking or concrete depending on model and location

Patio

- › Stamped concrete patios to be a standard size of approximately 100 sq. ft.

Driveway

- › Bituminous Concrete Driveway per Site Plan

Landscaping

- › All Disturbed Areas will be Hydroseeded, Mulched, or Covered with Wood Chips

Septic System

- › Master Planned Condominium Septic System designed in accordance with Title V.

Utilities

- › Underground Electric, xfinity, and Verizon

Walkway

- › Concrete Walkway (to Front Door only)

Water

- › 1" PVC Supply from the Town of Norfolk

Builder reserves the right to make modifications to all standard specifications.



Waite's Crossing
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FEATURES & SPECIFICATIONS

For Arlington & Newbury Condominiums

Air Conditioning

- › LG Electric Heat Pump (Mixed Ducted and Ductless system)
- › Refrigerant and drain piping
- › Electronic setback thermostats

Appliances

- › Stainless Steel Appliances Package (see specifications)
- › LG 30" Electric Range
- › LG 30" Undercabinet Hood vented to Exterior
- › LG Dishwasher
- › LG Counter Depth Refrigerator
- › LG Microwave in the Island

Cabinets

- › 1951 Cabinetry Shaker Style Painted White Cabinets per plan at Kitchen Views
- › Arlington Allowance: \$14,800
- › Newbury Allowance: \$15,900
- › ½ Bath 36" Vanity*
- › Main Bath 48" Vanity*
- › Primary Bathroom 60" Vanity*
- › Kitchen Island to be 5 feet (6 feet total with granite overhang on one side)
- › Hardware included with allowance
- › *Size may vary, according to model

Counters

- › Solid Surface Countertop allowance of \$6,000.00 at First Class Marble & Granite

Doors

- › Interior: Solid Core Panel Style Doors
- › Exterior Front Door: Thermatru Fiberglass Insulated Door including deadbolt
- › 6068 Harvey Slider from Family Room to Patio
- › Door from garage to house (no deadbolt)

- › Polished Chrome Schlage Flair Handle Polished Chrome hardware/lockset

Electrical and Wiring

- › 200 AMP Underground Service
- › Wiring per Electrical Code
- › Smoke & CO Detector installed per code
- › Lighting will vary, please refer to lighting plan
- › 1 RG6QS Video (Cable) Outlets (homeruns)
- › Electric car plug-in located in the garage

Fireplace:

- › Electric Fireplace with Fan Kit and Remote
- › Marble Tile Allowance at Classic Floor Coverings
- › Wooden Mantle Included

Flooring: Tile

- › Allowance is \$11.25psf at Classic Floor Coverings with standard straight-lay install
- › Laundry room
- › ½ Bathroom and Mudroom Area (if applicable)
- › Primary Bathroom & 2nd Floor Main bathroom
- › Tile Shower in Primary Bathroom with Recessed Light, Clear Glass Shower Door with Polished Chrome Frame. Shower size is 36" x 60", Tile on the inside walls only. One corner seat, threshold, and two corner shelves supplied by DDC Vendor

Flooring: Hardwood

- › 3¼" Prefinished Satin Red/White Oak Mix
- › Entry/Hall
- › Kitchen
- › Dining Area
- › Family Room
- › Staircase (First Floor to Second Floor)

Flooring: Carpet

- › Allowance is \$26.00psf
- › Upstairs Hall
- › Primary Bedroom
- › Bedroom #2
- › Bedroom #3 or Loft

Foundation/Garage Floor

- › 4-Inch-thick Concrete in Garage and Basement with "Zip Strip" expansion joints

Foundation

- › 10-Inch, 3000 PSI Concrete Walls and Footings
- › Exterior of Foundation coated

Frame

- › Sill Sealed Base Plate Insulation
- › 2 x 6 Walls
- › 1/2" Sheathing on Exterior Walls and Roof
- › 3/4" Tongue & Groove Subfloor glued to the Joist

Garage Doors

- › Garage Doors according to Plan with Openers

Gutters

- › Aluminum Gutters and Down Spouts

Heating and Ventilation

- › LG Heat Pump (Mixed Ducted and Ductless system)
- › Kitchen vent hood, circulation outside
- › All bathroom fans are vented to exhaust air outside
- › Panasonic ERV and PVC Exterior Venting

Insulation

- › Per Mass Check Building Code Compliance

Interior Finish and Trim

- › 1/2" Blueboard with Skim Coat of Plaster
- › Smooth Finish Walls
- › Textured Finish on Ceilings, Closets & Garage

- › 1st Floor ceiling approximately 9' and 2nd Floor ceiling approximately 8'
- › 3 1/2" casing on windows and doors
- › 5 1/4" base molding throughout

Lighting

- › Allowance of \$2,500.00 at Franklin Lighting Center
- › Recessed lights, fluorescent lights, Exterior Lights, Bathroom Fan & fan/light units included
- › Ceiling fans are not included

Mirrors and Accessories

- › Standard Plate glass mirrors included in bathrooms
- › Toilet Paper holder
- › Towel Ring
- › Towel Bar (full bathroom only)
- › Robe Hook (full bathroom only)
- › Accessories in Polished Chrome

Painting

- › Sherwin-Williams paint, 1-off white color throughout
- › Interior Trim, White Semi-Gloss
- › Stairway Rails will be sealed natural, additional charge for custom stain

Plumbing

- › High-efficiency Electric Hot Water Heater
- › Two frost free sillcocks
- › PVC Drainage
- › Passive Radon vent and wire chase from basement to attic
- › All tub/shower units, sinks and toilets are white
- › Main bathroom to be a tub/shower fiberglass unit
- › PEX piping for water lines

Plumbing Fixtures

- › Primary Bath, Main Bath, Half Bath and Kitchen
- › Kohler style fixtures in Polished Chrome Finish
- › Seller selected Kohler fixtures

Roof

- › #15 Felt Underlayment
- › Architectural Shingles, Rustic Black
- › Ridge Vents/Vented Soffits (instead of drip edge vents)

Siding

- › Pre-Selected Vinyl Siding Colors by Builder per unit.
- › Louvers on Gable ends of House (where applicable)
- › Shutters where applicable

Windows

- › Harvey Vinyl Double Hung, Tilt-In, Low-E Insulated Glass with Interior Grills and Screens (2/2 grid pattern)

Porches

- › Front porches to be composite decking or concrete depending on model and location

Patio

- › Stamped concrete patios to be a standard size of approximately 100 sq. ft.

Driveway

- › Bituminous Concrete Driveway per Site Plan

Landscaping

- › All Disturbed Areas will be Hydroseeded, Mulched, or Covered with Wood Chips

Septic System

- › Master Planned Condominium Septic System designed in accordance with Title V.

Utilities

- › Underground Electric, xfinity, and Verizon

Walkway

- › Concrete Walkway (to Front Door only)

Water

- › 1" PVC Supply from the Town of Norfolk

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