



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)
- › 1/2 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
- › 1/2 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 1/4" 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)

Connect with us!

Waite's Crossing.com

888-224-8068



MARKETED BY
STREAMLINE
COMMUNITIES

Virtual renderings, floorplans, elevations, square footage, dimensions, specifications, finishes, materials, and availability of homes, etc., are artistic renderings and estimates used only for marketing purposes and are subject to change at any time without further notice or obligation. Builder reserves the right to make modifications to all standard specifications. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2024 - 2025 Waite's Crossing, DiPlacido Development Corp., and Abbeyville Development, LLC. Equal Housing Opportunity. Single Family Specifications: Version 120225, page 1 of 3.

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

Connect with us!

WaitesCrossing.com

888-224-8068



MARKETED BY
STREAMLINE
COMMUNITIES

Virtual renderings, floorplans, elevations, square footage, dimensions, specifications, finishes, materials, and availability of homes, etc., are artistic renderings and estimates used only for marketing purposes and are subject to change at any time without further notice or obligation. Builder reserves the right to make modifications to all standard specifications. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2024 - 2025 Waite's Crossing, DiPlacido Development Corp., and Abbeyville Development, LLC. Equal Housing Opportunity. Single Family Specifications: Version 120225, page 2 of 3.

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.

Connect with us!

WaitesCrossing.com

888-224-8068



MARKETED BY
STREAMLINE
COMMUNITIES

Virtual renderings, floorplans, elevations, square footage, dimensions, specifications, finishes, materials, and availability of homes, etc., are artistic renderings and estimates used only for marketing purposes and are subject to change at any time without further notice or obligation. Builder reserves the right to make modifications to all standard specifications. Actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements and does not take into account finishes and options selected. © 2024 - 2025 Waite's Crossing, DiPlacido Development Corp., and Abbeyville Development, LLC. Equal Housing Opportunity. Single Family Specifications: Version 120225, page 3 of 3.