

Unit Specifications

Insulation:	Walls (R13) Attic Floor—fiberglass or cellulose 9”(R30) Garage Ceiling—fiberglass batts 6” (R19)
Walls:	Skim coat plaster or drywall at builders option, primer plus one coat of paint One color throughout
Ceilings:	Textured ceiling or Builder’s choice
Fireplace:	Zero clearance, gas
Woodwork:	Six panel pre-primed hardboard/ masonite doors. Paint grade Pine 21/2”. Colonial casing on doors and colonial baseboards.
Paint:	Off white walls. White trim. Walls will be flat paint; woodwork will be semi-gloss
Electrical:	100 amp service and panel – under ground utilities
Included:	5 phone jacks & 4 cable TV jacks (additional if bonus room complete) Exhaust fans in all baths
Light Fixtures:	Builder to supply lights in bedroom closets. 3 recessed lights and track lighting in kitchen for 2 & 3 level units. Builder standard package for remainder of unit.
Plumbing:	Supply lines are copper Waste piping is PVC One piece fiberglass tub units White fixtures Kitchen sink to be stainless double bowl Garbage disposal Moen faucets or equivalent Master Bath Whirlpool Tub
Heat:	Forced Hot Air by Gas Central air included
Hot Water:	40 gallon gas hot water heater
Flooring:	<u>2 Level Units</u> - Hardwood in kitchen, dining room, living room & stairs to 2nd level; tile in baths; carpet in bedrooms & loft area.
Appliances:	\$1,100.00 allowance (gas range, dishwasher & microwave) to be selected from Builder’s Supplier
Cabinets/ Counters:	Natural Maple cabinets are standard. Granite countertops for kitchen & cultured marble in bath vanities - selected from Builder’s samples. 2 level units with pedestal sink in laundry / bath.
Washer / Dryer HUP:	Electric is standard. Installation not included
Other:	Bath mirrors, towel bars and toilet paper holders are included
Foundation:	10” poured concrete, complying with building code

Construction:	Grade lumber will be used for all framing. Workmanship will be of a manner to comply with or exceed building code
Roofing:	Asphalt roof shingles (Architectural 25 year)
Exterior Siding:	Vinyl
Garage:	Attached
Garage Door:	Insulated steel with wood grain Operator included
Deck:	Main box pressure treated Mahogany decking with fir rails (size & location are at Builder’s discretion)
Windows:	Vinyl, double- glazed, insulated, with screens
Driveway:	Stamped asphalt
Landscaping:	All disturbed areas to be graded, loomed, raked and seeded. Shrubs along front of foundation by Builder
Front Walk:	Stamped Asphalt
Exterior Doors:	Metal insulated. No storm/ screen doors
Water:	Municipal
Sewerage:	Municipal
Condo Fee:	\$220 monthly / subject to change
Options/ Extras:	To be priced upon request

Selections By The Buyer: Many items contained in this agreement require selections by the Buyer. It is, therefore, necessary that materials and color selections be completed within ten (10) days of signing the Purchase and Sale Agreement and the Builder advised, as to provide ample procurement and installation time flow and avoidance of delivery delays. If the Buyer fails to select items in a timely manner, Builder will make said selections. Builder reserves the right to substitute materials with equal or equivalent products. Deposits - \$1,000.00 with Offer to Purchase. 10% due with Purchase and Sale Agreement. Any and all extras are payable in advance of work to be done and are non-refundable! Information contained herein may change without prior notice.

Please Note: All floor plans, builder specifications, pricing and information regarding The Fairways are subject to change without prior notice.

www.TheFairways55.com

THE  **FAIRWAYS**
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Fairway Oaks, LLC
Haverhill, MA

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