



Whiting Farms Commons 40 Rosbury Road, Niantic, CT. 06357

Construction Specifications & Allowances

Siding

All siding to be vinyl, Certainteed "Main Street"
All front facing windows shall receive vinyl shutters
All windows not having shutters to receive 2 ½" j-channel

Plumbing

All plumbing to be installed in accordance with local building codes
All fiberglass tub and shower units to be Aker brand in white with chrome shower valves
All lavs and waterclosets will be Gerber brand also in white
All water supplies are pex-tubing with shut-offs to isolate lines
Vent and waste lines will be PVC
Laundry to have Guy Grey washer hook-up (in wall)
Kitchen sink to be a stainless steel double bowl sink
Ice maker supply to be provided for kitchen refrigerator

Electrical

All electrical to be installed in accordance with local building codes
Underground 200 amp service will supply power
Romex wiring to supply all switches and outlets
Smoke detectors will be installed in each bedroom as well as all floor levels
Two GFCI exterior outlets- one for front and rear of house
Bedroom outlets to be switched on top half
Cable television and telephone outlets to be provided in each bedroom, great room, and kitchen
Kitchen to receive recessed light around counter perimeter and center island
Gas fireplace to receive two recessed fixtures above mantel
A post light circuit to be provided
Central vac pricing is available
Additional recessed light fixtures are available at \$100.00 each

Heating System

Heat will be provided using a propane fired furnace
Two zones, programmable thermostats and an Air Bear Filtration System
All supply and return ducts are to be installed in accordance with local building codes
Central air conditioning will be provided
Domestic hot water to be provided by a 50 Gal Propane fired water heater