



## New Construction Specification Sheet

**Date:** 9/6/2025

**Property:** 12 Lincoln St Sag Harbor NY 11963

**Builder:** Wahl Design and Build Corp

**Approved Plans:** Robert Oshea – 5/18/2025 Permit Submittal

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- **Foundation:** Poured Concrete foundation as per approved construction drawings  
Notes: Includes excavation and export of fill. Includes concrete side entrance and poured concrete footings at all patios/landings connected to house.
  - **Structure:** Wood framing sized and framed as per approved drawings. All structural steel sized and installed as per approved construction drawings.
  - **Drainage:** Underground drywells installed in locations and sized as per approved drawings. All gutter leaders attached to drywells.  
Notes: Exact layout of drywell piping to be determined following install of gutters.
  - **Water Supply:** Public. 1” poly water service line from meter to house
  - **Sewer:** Fuji Cen7 IA septic system as per SCDHS approved drawings.
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- **Roof Shingles:**  
Notes: Certainteed Moire Black Architectural Shingle
  - **Exterior Covering:**  
Maibec Brand cedar shingles installed using stainless nails over Hydra Gap underlayment.  
Windows, doors, Fascia and soffits to be wrapped as per plans using white PVC trim.



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- **Windows:** Marvin Elevate Casement Windows  
**Notes:** White prefinished interiors and exteriors
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- **Exterior Doors:**  
**Note:** Marvin Elevate Exterior Sliding Doors as per plans.
  - Front Door – Single swing door with sidelights painted approved colors
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- **Interior Doors:** Interior doors to be solid Core Masonite Single Panel Shaker  
Single panel 8' tall doors on first floor  
Single Panel 8' tall doors on second floor  
Single Panel 7' tall doors on basement  
**Hardware:** Ball bearing hinges, Kwikset or equivalent door handles/Knobs.  
(\$40 per Knob/Handle)
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- **Garage Door** – Steel Insulated garage doors with upper glass with grilles.  
**Notes: Garage** Doors are to be purchased and installed as per approved plans.
  - **Basement Access:** Concrete side entrance with concrete steps and stucco side walls. White Aluminum railings along top of opening and white handrail along staircase down.  
**Notes:** Basement stairs installed as per approved drawings.
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- **Steps and Porches** 2' x 3' Bluestone.  
**Notes:** Blue stone flagging at front door.
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- **Exterior Back Patio and Pool Patio-** Blue Stone  
**Notes:** Blue stone flagging at rear patio along house. Blue stone flagging along pool patio to include Blue stone coping on pool.
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- **Fireplace:** Natural Gas fireplace insert installed in wood frame chimney chase.  
**Notes:** (Majestic Echeon II).
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- **Wall Cover**  
**Drwall:** 5/8" sheetrock with taping and sanding is standard throughout the house. Spackle finished to Level 4 Finish .  
**Paint Color:** All walls to be painted using Benjamin Moore Regal Select Matte finish paint. (color of choice). All Ceilings to be painted Benjamin Moore Ceiling Flat white. All trim to painted Benjamin Moore Satin White.



**Notes-** Stair risers and railings to be painted to match trim paint

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● **Interior Trim and Base:**

**Notes:** Interior casings to be 1x4 Pine. Base moldings to be 1/2" x 8" pine. Shoe molding to be 3/8"x 1" rectangular. Fireplace wall in main living room to be paneled with white oak. Built-in by staircase to be white oak.

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● **Staircase and Railings-**

**Staircase Notes:** Supply and install staircase with two side open treads. Treads to white oak sanded and stained to match the floors. Stringers to be poplar and painted white. First floor to second floor, and basement to first floor staircases to be the same.

**Railing Notes:** Supply and install white oak handrail on white oak newel posts and black painted round balusters. All railings on interior landings and stairs to match.

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● **Closets-**

**Notes:** Closets to be built in White Melamine closet systems supplied and installed by Huntington Closet (Closet Allowance \$8,000). All closets on first floor and second floor to have closet systems. Basement Bedroom closets to have closet systems.

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● **Insulation**

Location	Amount	R-Factor
Sidewalls	5.5"	R-21
Roof Cap	10"	R-38

**Notes:** All insulation values must follow approved HERS energy report that accompanies approved plans. Where spray foam is indicated open cell spray foam will be used. All interior walls to be insulated with R-15 fiberglass insulation for sound proofing. Floor systems between all levels to be insulated with R-19 fiberglass insulation for sound deadening.

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● **Flooring**

**Hardwood:** Hardwood flooring to be installed on the entire first floor and second floor excluding bathrooms. Wood floor to be Pre-finished engineered White oak, 7" wide planks, installed using glue and nails. All stair treads to be sanded and sealed in natural color.

**Tile:** Tile to be installed throughout basement. Basement tile to be 2' x 4' porcelain. Tile to be installed in all bathrooms. Tile layout and grout spacing to be



installed per builder's discretion based on specifics of tile. Bathrooms to have tile floor and tile walls in wet areas (showers and bathtubs).

**Notes:** All tile to be a mix of natural stone & porcelain. Marble or Slabs greater than 3'x5' to incur extra charge.

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- **Electrical.**

**Notes:** All work to meet or exceed local and state codes. Service to be 200 AMP panel with underground feed from pole specified by PSEG. Panel to be located in front yard on H frame in location that works with PSEG required pole tap.

All electrical work is to be installed by Builder's Electrician of choice.

All devices to be Decora with Screwless plates

All recessed lighting to be 4" Square HALO or equivalent.

8- automated lighting circuits using Lutron Cassetta System. Controlled VIA wall mounted Ipad in front foyer.

4- Zones of Sonos in ceiling speakers controlled VIA wall mounted Ipad in front foyer. (Zone 1. Master bedroom, Zone 2. Kitchen/ Dining Area, Zone 3. Living Room, Zone 4. Back patio)

**Lighting Choices:**

Staircase Light Fixture (Allowance \$1,400)

Dining Table Light Fixture (Allowance \$800)

Bathroom Sconces (Allowance \$300 per bathroom)

Kitchen Pendants qty 3 (Allowance \$250 per)

**Builder will install the following:**

Up to 5 prewired TV outlets.

All necessary wiring for appliances.

Four (4) Exterior GFI outlets.

Recessed lighting in any walk-in closet.

Exterior covered patios to have recessed lighting as per electric plan

Garage exterior to have lights as specified as per approved drawings

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- **Kitchen Cabinets and Countertop, Bathroom Vanities and Countertops-See Layout as per approved plans**

**Kitchen cabinets:** Base and island cabinets to be slim shaker white oak. Upper cabinets to be slim shaker painted white. Slim shaker panel doors and draws with soft close hinges & doors. Refrigerator & Freezer to have stainless steel panels. Dishwasher to have matching cabinet panel. White Carrara honed marble countertops and backsplash. Kitchen Hardware chosen by owner

**Master Bathroom:** Custom Vanity Cabinet with white oak finish, Frameless flat panel doors and draws with soft close hinges and doors. White Carrara honed marble countertops. Door Hardware chosen by owner

**Full Bathrooms:** Vanity Cabinets to be painted wood vanities with white quartz and/or Carrara marble tops.

**Basement TV Wall:** Built- In white oak cabinets along TV wall with white quartz and/or Carrara marble top.

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- **Kitchen Appliances-**

Range- WOLF 48" Propane gas range

Hood - XO 48" Range hood mounted in cabinetry and vented to outside.

Refrigerator- 24" Subzero Refrigerator Column

Freezer – 24" Subzero Freezer column with ice maker

Beverage Center – XO Glass door Beverage center located in island. (\$1,400)

Microwave – Wolf 24" Microwave Draw

**Notes:** Allowance is cash value only and does not adjust due to any rebates buyer may apply for. All applicable state taxes should be considered with pricing and included in the given allowance. It is the sole responsibility for buyer to mail in any applicable rebates.

**Washers/Dryers:**

(2) – LG Black Steel Front Load washer

(2) - LG Black Steel Front Load Dryer

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- **Bath Fixtures/Plumbing:** Delta rough ins throughout. All shower trims and faucets to be Delta Modern Series Round in chrome. Master Bathroom freestanding tub faucet to be Brizo Litze in polished nickel. Master bathroom to have diverter to supply hand held, rain head, and regular shower head. All other bathrooms to have diverter to supply handheld and regular shower head.

**Notes:** All plumbing shall meet or exceed local and state codes. All drains, traps, and vents will be PVC. All supply lines will be PEX.

**Shower Doors:** All bathrooms to have glass enclosures. All handles to be ladder pulls, finish to match bathroom trims



**Bathroom Accessories:** All bathroom accessories (per bath- towel bar, toilet paper holder, towel ring) to be Signature hardware chrome accessories to match shower trims.

**Bathroom Mirrors:** Master bathroom to have (2) Mirrors. All other bathrooms to have (1) mirror. Mirrors supplied and installed.

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- **Hot Water System-** 75 Gallon High Efficiency Hot water heater
  - **Heating / Cooling-** High Efficiency Condensing Furnaces with Central AC

**Notes:** (3) Zones of Heating/Cooling. (**Basement, First Fl, Second Fl**)

All Ductwork to be laid out and insulated following the guidelines of the HERS report that accompanies the approved plans. All thermostats to be programable Wifi thermostats

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- **Driveway-** Pea Gravel

**Notes:** Driveway to be pea gravel with metal edging over compacted RCA base. Driveway scaling and material to follow site plan from approved drawings.

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- **Walkway-** Pea Gravel

**Notes:** Walkway to be pea gravel with metal edging over compacted RCA base. 2x3 Stones set in pea gravel on walkway to front door.

Walkway scaling and material to follow site plan from approved drawings.

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- **Irrigation/Grass-**

**Irrigation-** Supply and install in ground sprinkler system for entire property

**Grass-** Supply and install top soil layer and sod throughout site. (Excludes- flower beds, area left of garage, area for pool equipment behind garage)

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- **Landscaping-**

**Notes:** specific locations of plantings and specimen trees following the landscape plan.

**Specimen Trees:** Supply and install specimen trees as per landscape plan.

**House Perimeter Beds:** Supply and install mixture of 18" to 36" tall Beach grass, Ilyx, annual flowers at flower beds bordering footprint of house.

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- **Pool/Spa-**

**Notes:** 18' x 36' Gunitite Swimming pool with integrated spa. Pool to be controlled using Aqualink or e automation system.