

## FOUNDATION & CONCRETE FLOORS

- Footings – 12" x 24" 3000 PSI
- Exterior Foundation Walls – 10" poured concrete 3000 PSI, approximately 8' high
- Basement Access – Precast concrete bulkhead entrance
- Basement Floor – 4" 3500 PSI concrete, placed on a 6mil PVC vapor barrier and 8" of ¾" crushed stone with saw cut expansion joints
- Garage Floor – 4" 3500 PSI concrete placed on 8" of compacted gravel, pitched at approximately 1/8" per foot. Sealed with saw cut expansion joints
- Exterior foundation walls below grade treated with damp proofing coating
- Perimeter drains at footings
- Passive radon mitigation system piped from the underside of basement slab to exterior of roof

## ROOFING

- CertainTeed® Landmark lifetime designer shingles
- All valleys, cheek walls and bottom edges to be sealed with ice and water barrier
- Vented soffits and ridge vents

## GUTTERS

- Aluminum seamless gutters with downspouts

## WINDOWS

- Marvin Integrity Low E, simulated divided lite – locations per plan

## INSULATION

- Per Massachusetts Energy Code or better, to meet Stretch Code.
- Walls 5 ¼" Fiberglass with vapor barrier (R21)
- Ceilings - Cellulose (R38)
- Basement Ceiling – (R30)

## FRAMING

- All nominal lumber or engineered lumber per Massachusetts Building Code

## FLOOR FRAMING

- Sills – Two (2) 2"x6" (bottom sill pressure treated lumber)
- Girders – Built-up 2"x12" engineered laminated lumber or steel
- Floor Joists – 2"x10", 2"x12" conventional lumber, engineered floor trusses and engineered laminated lumber (per plan)
- Blocking and Bridging – as required
- Sub Flooring – 4'x8'x23/32" tongue and groove OSB glued and nailed

## WALL FRAMING

- Exterior Walls – 2"x 6" studs, single bottom plate, double top plate
- Headers – 2"x10", 2"x12" conventional lumber or engineered laminated lumber (per plan)
- Sheathing – 4'x8'x15/32" Zip System™ with all seams sealed with Zip System™ wall tape
- Ceiling Heights – First floor, approximately 9 ft., second floor approximately 8 ft.

## ROOF FRAMING

- Rafters – 2"x10", 2"x12" conventional lumber or engineered roof trusses (per plan)
- Sheathing – 4'x8'x1/2" Zip System™ with all seams sealed with Zip System™ wall tape

## HEATING & AIR CONDITIONING

- Propane, two (2) zone high efficiency energy compliant forced warm air heating system
- Central Air, two (2) zone high efficiency condensers

## ELECTRICAL

- Electrical Service – 200 Amp underground service
- Receptacles installed as required by Code throughout the house, while consideration is given to aesthetic appearance. Location of receptacles is governed by Code, structural and mechanical elements within the walls and proximity to heat sources.
- Hard wired smoke detectors and carbon monoxide alarms installed as required by Fire Code
- Wiring for gas range, dishwasher, microwave, and refrigerator
- Recessed Lights – Approximately 20 recessed lights throughout the house included
- Wiring for four (6) cable/TV jacks and two (2) telephone jacks. Location TBD by Buyer.
- Keyless light fixtures in attic, garage, and basement to Code
- Electric Dryer – 220- Volt circuit line as per plan
- Exterior – GFCI receptacles on deck and at front of house
- White switch plates and outlet covers
- Exterior light fixtures pre-determined by Designer for continuity throughout the community
- Lighting Allowance - \$4,000 to include all interior locations, bulbs, doorbells and chimes.
- Master walk-in closet wired for florescent light

## PLUMBING

- Water supply lines to be Pex or equivalent
- Waste lines to be PVC
- Laundry to have recessed plumbing connections
- Two exterior frost free spigots
- Cold water connection for ice maker in kitchen refrigerator
- Rennai tank-less water heater

**Builder reserves the right to substitute any materials of equal or better quality**

FOR MARKETING PURPOSES ONLY – SUBJECT TO CHANGE WITHOUT NOTICE

### APPLIANCES

- Appliance Suite includes refrigerator, stove, dishwasher, and microwave per Designer's selections  
\$10,000 appliance allowance

### CABINETS, VANITIES & COUNTERTOPS

- From Designer's in-house selection for kitchen and bathroom vanities per plan
- Granite counters in kitchen and bathrooms, choices from Designer's selections per plan

### FLOORING

- 3 ¼" Red oak hardwood flooring sanded and finished with 3 coats of Polyurethane throughout the first floor.
- Carpeting for second floor bedrooms. Allowance of \$20.00 per sq. yard includes material, labor, and taxes
- Tiled is \$20.00 per sq. ft. Includes materials and labor. Tiled areas to include baths, laundry floor, tiled shower walls and floors. Does not include kitchen backsplash

### INTERIOR MILLWORK

- Windows and interior doors trimmed with 4 ¼" Brook House casing.
- 7 ¼" baseboard
- Main stairs with oak treads and handrails, box Newels and turned square top and bottom balusters
- Basement stairs constructed with plywood treads
- Two panel Shaker style Masonite® molded panel doors, 8' on first floor and 6'-8" in mudroom, laundry room, powder room (A Unit) and second floor. Solid core doors on the first floor and bedrooms and bathrooms
- Privacy sets provided on bathroom and master bedroom doors
- Polished chrome lever handles and hardware on interior doors
- Crown Molding, chair rail, panels and additional trim per plan and builder

### FIREPLACE

- Zero clearance fireplace includes blower and remote with custom designed mantel

### CLOSETS

- Vinyl coated wire shelving per standards

### PAINT

- Exterior: Siding, doors, and exterior trim – Two coats
- Interior: Walls – Benjamin Moore Regal select, primer plus two coats interior latex (three color selections included)
- Interior: Ceilings & Closets – Primer and one coat of ceiling white
- Millwork: All interior trim and doors – Benjamin Moore Regal classic, doors, primer plus two coats

### FINISH PLUMBING

- Kohler® fixtures from Designer's selection – refer to Portfolio Collection

### PATIO & DECK

- Patio: Granite patio on grade per plan – 12' x 12'
- Deck: Pressure treated frame with maintenance free composite decking and steel cable rails per plan if applicable

### FRONT STEPS & WALKWAYS

- Front Steps: Granite top fieldstone risers per plan
- Walkways: Concrete pavers per plan

### LANDSCAPING & DRIVEWAY

- Professionally designed landscaping per plan
- Front and side finished with sod and rear yards finished with hydro-seed
- Underground multi-zoned irrigation system where applicable
- Bituminous asphalt driveway, paved with binder and top coat constructed on a gravel base

### EXTERIOR SIDING

- Siding: Pre-dipped cedar shakes (Colors are predetermined)
- Exterior Trim: PVC composite

### EXTERIOR DOORS

- Front Entrance: Therma Tru® Classic Craft 3'-0" x 8'-0"
- Patio Door: 6'-8" x 8'-0" slider

### GARAGE DOORS

- Clopay® Grand Harbor series overhead 16' x 7' insulated door panels
- LiftMaster® Model #8355-8 ½ hp belt drive opener, wireless keypads
- Barrington Garage, 22' W x 20' D
- Amherst Garage, 20' W x 19'.8" D

### CHANGE ORDERS

- All change orders must be agreed to, signed, and paid for prior to the start of construction. Seller may refuse to make changes which interfere with the construction schedule.

**Builder reserves the right to substitute any materials of equal or better quality**

FOR MARKETING PURPOSES ONLY – SUBJECT TO CHANGE WITHOUT NOTICE