



FEATURES *and* SPECIFICATIONS

LOT IMPROVEMENTS & EXTERIOR GROUNDS

Driveway: Asphalt – base coat and Walks per site plan
Landscaping: Loam, grading, and seeded to 30 feet of disturbed area with 6 foundation plantings
Utilities: private water and septic, underground electric, cable and telephone, and propane gas with 500 gallon buried tank owned by Osterman Propane

EXTERIOR FINISHES & STRUCTURAL ELEMENTS

Foundation: Poured 10" concrete walls and footings, damp-proofed
Basement Floor: Poured concrete over compacted fill with perimeter drains
Insulation: per Massachusetts code
Frame: 2x6 exterior walls, 2x10 and 2x12 floor joists as required
Siding & Trim: Vinyl siding, and soffit vents, aluminum wrapped trim
Windows: Energy efficient vinyl windows double hung, full tilting, and removable sashes with internal grills and screen
Exterior Doors: Steel or Fiberglass insulated entry doors with vinyl sliders with screen to deck area on most plans
Garage: Garage doors per plan with automatic openers
Deck: Pressure treated 12x10 with wood railing system and stairs
Roof: 30 year factory warranty architectural shingles with ice and water shield in selected areas
Sheathing: Roof and wall sheathing are "zip wall sheathing" (30 year warranty), and sub-floors are ¾" tongue and groove OSB nailed, glued, and screwed

INTERIOR FINISHES

Walls & Ceilings: Skim coat plaster, closet walls and ceilings to be textured white
Interior Trim: Painted door, window casing, and woodwork, Sherwin Williams semi-gloss finish
Interior Doors: 2 panel molded smooth grained Masonite doors
Interior Wall Paint: two coats, Sherwin Williams flat finish, 2 colors
Fireplace: Most Plans: propane gas with wood mantle
Appliances: GE Stainless Steel including Stove, Microwave, Dishwasher and Refrigerator

Cabinets & Countertops: Choice of painted or stained cabinets, vanities, and granite countertops from Builder's Options
Flooring: Kitchen, Dining, Family, Study & Foyer: 3^{1/4}" Hardwood
Oak Stairs with painted risers and spindles
Baths and Laundry: Ceramic Tile
All other rooms: Carpet, One Color
All selections from Builder's Options

Closets: Walls and ceilings will be painted white with ventilated closet shelving

Mirrors: Buyer's responsibility

HEATING

Forced Hot Air High Efficiency Propane Gas Furnace
2 Zone Heating and Air Conditioning for Two Story Homes
1 Zone Heating and Air Conditioning for Single Level Homes

PLUMBING

Kitchen: stainless steel single bowl undermount sink, with single lever faucet
Baths: white fiberglass tubs and showers per plan, white toilets and oval white ceramic undermount sinks with 2 handle faucets
Laundry: washer hookup and electric dryer hookup
Hot Water: propane on-demand

ELECTRICAL

200 AMP underground service to home
Included Builder lighting package OR \$1,000 allowance for all interior & exterior Light Fixtures
1 telephone jacks and 4 cable jacks
3 - 4 recessed lights per plan

BUILDER'S NOTES

These specifications are subject to change without notice. All requested changes to the above specifications will be executed only upon written change order signed by the owner and contractor, and all extra costs will be paid at the time of the change order.

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Floorplans, square footage, dimensions, specifications, materials, etc. are estimates only; actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements; and do not take into account potential expandable areas or finishes and options selected. Floorplans, square footage, dimensions, specifications, materials, and availability of homes are subject to change at any time without further notice or obligation. ☺

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