



CONSTRUCTION SPECIFICATIONS

FOUNDATION AND CONCRETE FLOORS:

All units will have an 8" poured concrete (formed) with rebar foundation with basement windows as needed with damp proofing done on exterior concrete. Basement floors will be a 4" poured concrete floor. Basement ceiling height will be at 7'9"±.

FRAME:

All lumber framing will meet the building code structural requirements. Interior walls will be constructed using 2"x4" wall system and exterior walls using 2"x6" at 16" on center spacing. Shared wall for each side will have a 5/8" fire rated blueboard, 3" on each side of Rockwool or equivalent fire rated insulation and soundproofing with sheathing in between. Sub-flooring will be 3/4" sheathing tongue and grooved and nailed and glued to floor joists. Exterior walls will be 1/2" sheathing.

ROOFING:

Roof will be Architectural fiberglass shingles with limited lifetime warranty. Gutters and down-spouts- will be aluminum and installed per plan.

INSULATION:

Will be a blend of fiberglass batts and blown in insulation as required by Mass Energy Code.

EXTERIOR SIDING AND TRIM:

Vinyl siding with a combination of vinyl clapboard and board and batten as shown on plans with white composite trim including a water table to make for a beautiful high end trim package.

WINDOWS AND SLIDING DOORS:

Double hung vinyl Insulated windows and sliding doors with Low-E glass for improved energy efficiency, tilt in sash with glass grills as per plan. All operable windows to have full screens. Sliding doors will have sliding screens.



EXTERIOR DOORS AND GARAGE DOORS:

Energy efficient insulated 6 light painted door for front entry per plan. Per code fire safety garage entry door. All units will have double wide insulated garage doors for 2 car garages. All units will have basement egress with and steel bulkhead doors.

PLUMBING/WATER:

All units will be plumbed for municipal town water and have their own meter. Water disposal will be serviced by onsite private septic system. Laundry hookups for side-by-side washer and electric dryer on first floor. Two exterior wall Faucets on front and rear. Waterline for icemaker.

HEATING/COOLING:

To be provided by a natural gas high efficiency forced hot air and central air conditioning system.

ELECTRIC & LIGHT FIXTURES:

Underground utilities. 200-amp electrical service with circuit breakers. Laundry hook-up for side-by-side washer and electric dryer. CAT5 jack in master bedroom and living room, cable TV jacks in all rooms except kitchen and dining. Recessed lights in kitchen and living room. Pendant light over sink. Flush mount brush nickel ceiling lighting fixtures in all bedrooms and other rooms not supplied with recessed lighting. Attic and basement lights as required by code. One doorbell at front door, two exterior outlets at front and rear and one exterior flood light. Exterior lights for garage door, sundeck and front door.

INTERIOR FINISHES:

Interior doors to be hollow core smooth finish with brush nickel hardware. All windows and doors trimmed in paint grade Baby Windsor architectural casing. All windows to have bullnosed windowsills. Baseboards to be 5 1/2" paint grade wood base. All closets to have coated wire shelf systems.

KITCHEN CABINETRY/COUNTERS:

Cabinets are constructed of hardwood frames, dovetail joints and soft close operation. Crown molding and brush nickel knobs included. Standard color is white. Includes installation of granite countertops and 4" granite backsplash in Kitchen with choice of color from builders' samples. Kitchen cabinets will go to the ceiling with a crown molding trim.



KITCHEN APPLIANCES:

Stainless steel undercounter dishwasher, microwave, and self-cleaning 30" gas range. Single bowl stainless steel undermount sink with a faucet/sprayer. Refrigerator not included.

BATHROOM FINISHES:

Master bedroom bathroom will have a double sink vanity and other bathrooms will have a single sink vanity. Master bath will have a white Acrylx superior finish shower 36"x48" unit with built in seat and 2nd bath will have a white fiberglass bathtub/shower unit. Comfort height elongated bowl toilet. Tile on all bathroom floors. Mirrors, toilet paper holder and towel holders installed.

FLOORING:

Bathroom & laundry Floors to have beautiful tile with standard installation. Buyer's choice of tile from builder's samples. Kitchen, living room and foyer to be High quality wide plank laminate hardwood look flooring for ease of maintenance and choices from fashionable designer colors from builders' samples. Bedrooms and 2nd floor loft to be wall to wall carpeting with pad with choice from builders' samples. Stairs will be hardwood or carpet and will be buyer's choice.

PAINT INTERIOR:

All walls painted with your choice of 3 colors in main common areas, bedrooms, and bathrooms. Walls to be low sheen eggshell, interior doors and trim to be semi-gloss and ceilings to be flat. Benjamin Moore paint will be used.

PLASTER:

All interior area walls will be ½" blueboard and plaster finished smooth. All closet interiors, basement stairway and ceilings will be textured finish. Garage walls and ceilings will be textured.

LANDSCAPING:

Each condo unit will have its own seeded grass area in front, side and rear of yard and planted shrubs with mulch bed along the front. This will vary depending on lot locations. Driveways will be asphalt to accommodate two car garage and walkways to front entrance will be asphalt or other material.



STEPS/PORCH/DECK:

Front steps, porch, rear and side decks to be Composite material to grade per plan. (Railings included if required per MA Building Code.)

BUYER OPTIONS AND UPGRADES:

Buyer will be provided with a list of options and upgrades from the sales agent. All selections will be made from builders' samples. Color shades may vary from samples to actual installation. Specifications are subject to change without notice pending availability at time of order or changes due to inventory shortages or changes in building code or construction or other reasons.