

**FOUNDATION:**

- 10" cast-in-place concrete foundation walls with 12" cast-in-place wall separating the 2 homes
- Interior and exterior foundation drains around perimeter

**FRAMING:**

- 2x6 framing 16" on center in most locations
- Floor and roof are engineered truss systems
- Zip System exterior walls & roof sheathing
- Ice/Water Shield underlayment at all hips, valleys, dormers, rakes & eaves
- Roof: 30 yr. Architectural asphalt roof shingles
- ¾" tongue and groove floor sheathing nailed & glued
- Independent 2-hour fire-rated wall and floor framing between homes, noise and vibration dampening shaft liner system

**EXTERIOR:**

- 36" Insulated front door w/side light and transom
- 60" wide front walkway in brushed concrete
- Front and rear wall lanterns
- Two exterior frost free hose bibb
- Two exterior electrical GFI outlets
- Cedar shake & clapboard vinyl siding
- Fascia & rake boards in white aluminum
- Soffits are ventilated white vinyl on eaves/solid soffit on porch
- Aluminum gutters & downspouts
- Main entrance way w/ tapered columns & composite decking
- Rear deck w/vinyl railing system & composite decking
- Bituminous asphalt drive
- White tilt-in, double hung, low E insulated double pane w/argon gas filled between panes, captured grilles, vinyl frame & full screens for operable windows

**BASEMENT UNFINISHED:**

- Stairwell from 1<sup>st</sup> floor – painted drywall walls (no trim)
- Wood hand rail
- Passive radon mitigation system
- Walk-out (where available) – One 6' slider and double hung windows
- Non walk-out – bulkhead access with concrete staircase and door
- Floor is concrete w/ approx. 7' 8" ceilings

**WALLS/TRIM/DOORS:**

- ½" blueboard gypsum w/plaster smooth finish
- Two panel solid-core doors w/brushed chrome levers
- Garage 5/8" fire code blueboard with plaster
- Walls painted w/1 primer & 2 colors choice of Sherwin Williams flat paint
- Ceilings are smooth finish and painted white
- Trim painted w/1 prime and 2 coats semi-gloss latex
- 9' Ceilings – First floor
- 8' Ceilings – Second floor (Essex only)
- All doors, windows & cased openings are trimmed w/full sills, 3 ½" Windsor casing. Baseboards are 1 piece 5 ¼"
- Shadow box & chair railing on lower walls with crown molding above in dining room

**GARAGE:**

- 2-car interior fully painted – primer & white finished coat
- 2- remote door openers
- 1- External key pad

**LANDSCAPE:**

- Foundation plantings – Builders choice
- Irrigation system selected areas – Builders choice
- Grass lawn areas in front, rear & sides

**FLOORING:**

- Pre-finished 3 ¼' natural red oak hardwood in foyer, living, dining, powder room, kitchen & library
- Ceramic tile in master bath, 2<sup>nd</sup> bath, laundry room per builder selections
- Marble thresholds at master & 2<sup>nd</sup> bathrooms
- Carpet in all bedrooms, bedroom closets, lofts (per plan, Essex only)
- Stairway from 1<sup>st</sup> to 2<sup>nd</sup> floor – natural red oak treads and handrails & white semi-gloss risers (per plan, Essex only)

**CABINETS & COUNTER TOPS:**

- Merrilatt Tolani series full overlay shaker style door per plans
- Granite counters in kitchen per builder selection
- Cultured marble counter w/2 integral bowls in master bath & 1 integral bowl in 2<sup>nd</sup> bath
- All bath faucets are 8" spread

**ENERGY EFFICIENCY:**

- Home Energy Rating System (HERS) & MA Home Utility Efficiency Program
- Forced warm air high efficiency two-zone LP gas with central air-conditioning
- 50 gallon high-efficiency LP gas hot water heater
- R-49 blown fiberglass insulation in attic ceiling areas
- R-30 batt insulation in vaulted ceiling and basement ceiling
- R-21 blown fiberglass insulation system in exterior walls
- R-13 fiberglass batt insulation in demising wall & bathroom walls for sound dampening
- 1 programmable digital thermostat per finished floor space

**ELECTRICAL:**

- 200 amp service
- Hard wired smoke detectors w/battery backup & combination smoke/carbon monoxide detectors per code
- GFI outlet in garage, kitchen, basement, exterior & baths
- Recessed lights-Essex-qty of 15; Coolidge-qty of 12
- Lighting allowance of \$2,000 (Builder's Vendor)
- 4 cable (RG6) & 4 telephone outlets

**APPLIANCES:**

- Kitchen appliance allowance of \$3,000 (Refrigerator/freezer supplied and installed by Buyer)
- Washer & electric dryer hook-up w/vent to outside home (washer/dryer supplied and installed by buyer)

**PLUMBING:**

- PEX plumbing w/hot & cold manifold system
- 18 gauge under-mount single bowl sink in kitchen
- Single-lever Kohler chrome faucet w/spray head & soap dispenser
- Water supply for the ice maker
- Toilets elongated comfort height
- 4' Fiberglass shower w/seat & glass door in master bath
- 6' soaking tub in master bath
- 5' fiberglass tub/ shower in 2<sup>nd</sup> bath
- Pedestal sink in powder room

**MISC.:**

- 36" Direct-vent zero clearance gas fireplace
- Decorative oak newels – main foyer (per plan, Essex only)
- Oak hand rail and white painted balusters – (per plan, Essex only)
- Painted fireplace mantle with marble or granite surround per builder selection
- Frameless mirrors, shower rod (2<sup>nd</sup> bath), towel rod, robe hook, towel ring, toilet paper holder
- Ventilated shelving in all closets and above washer/dryer location

Subject to change without notice

Original items replaced / not used are not credited or refunded to Buyer  
 Builder reserves the right to substitute products of equal or better quality

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