Home Specifications

The construction of this new home will be in accordance with the construction standards set forth by the MA Contractor’s Registration Board and will meet or exceed the requirements of the municipal building codes.

**Pre-Construction**

* Site plans
	+ Site and dwelling grading as per Coneco Engineers and Scientists Town approved plans. Any adjustments in the field are made according to site conditions discovered during construction.
* Architectural plans
	+ Per BKA or MZD Group plans, this new home contains 2 bedrooms, 2.5 or 2 bathrooms and an attached 1 or 2 car garage - all above grade living spaces containing approximately 1,550-1,800 square feet, as per Plan. Any adjustments in the field are made according to site conditions discovered during construction.

\*Site and Architectural plans are referred to as “Plans” throughout this document.

**Mechanical, Electric, Plumbing, Fire**

* Plumbing
	+ Water piping to be Pex or CPVC and sanitary drains to be PVC type plastic
	+ Hot water system to be Rheem, or comparable - 50 gallon hybrid H/W - UEF 3, 45, or electric on-demand
	+ Kitchen
		- Sink to be 8” single bowl stainless steel, Kohler or comparable
		- Range top with recirculating microwave vent
		- Disposal
		- Upcharge for double bowl sink and direct to outside cooktop venting
	+ Primary bath
		- Vanity sink with 8” widespread, Kohler or comparable
		- Kohler, or comparable, two-piece toilet
		- Shower with rough-in valve, drain, and ceramic tile walls with a cast iron shower pan (excludes shower door)
	+ Main bath
		- Vanity sink with 8” widespread, Kohler or comparable
		- Kohler, or comparable, two-piece toilet
		- Shower with rough in valve and aquatic acrylic enclosure with tile surround
	+ Powder Bath
		- One vanity sink with Kohler, or comparable
		- Kohler, or comparable, two-piece toilet
	+ Toilets to be elongated and comfort height
	+ 2 frost-free exterior water faucets (one in the front and one in the rear)
* Electric
	+ House to have 200-amp service with circuit breakers
	+ Telecommunications (Broadband and cable TV) to be Category 5 wiring with pre-wire locations for 3 cable televisions
	+ All baths have exhaust fans vented to the exterior and heat recovery ventilation (HRV) system, ducted per code
* Smoke and CO detectors per fire code
* One door bell
* Circuit for electric vehicle charger
* Upcharge for central vacuum system and security alarm
* HVAC: Water Furnace (WF) Geothermal, Series 5 - closed loop well with a SEER of 28 and a COP of 4.2 (1 zone per floor)
	+ - Geothermal Heating and Cooling
	+ Lighting fixture allowance: $1,500…fixture locations at builder’s discretion

**Site Work**

* Roadways and sidewalks as per Plan
* Land clearing performed for construction (for dwelling, driveway, and utilities) and all debris to be removed from property (including stumps, dead trees and construction material waste)
* Utilities
	+ Sewer main connection to be gravity fed to municipal sewer system, as per Plan
	+ Water main connection
	+ Telephone, electric, and cable underground connection
* Final grading and foundation to be backfill with a gradual slope pitching away from dwelling
* Yard to be rough graded using a minimum of 4” topsoil and hydroseeded
* Driveway to be asphalt

**Foundation**

* Footings to be 10” high by 20” wide concrete with drain pipes on crushed stone pitched away from house to central piping system (footprint staked as per Plans)
* Foundation Slab (concrete basement and garage floors) to be 4”, 3000 PSI (pounds per square inch) concrete mix
* Foundation Walls to be 10” poured concrete walls using 2500 PSI concrete mix with liquid asphalt damp proof coating (waterproofing membrane)
* Walkout basement dependent on lot

**Framing, Roofing**

* Full frame skeleton and roof system
	+ Flooring
		- Floor joists to be 11 ⅞” Truss Joist, Open Joist and/or 2x10 - 2x12 as per Plans
		- Sub-flooring will be 3/4" tongue and groove Advantek, glued and nailed with underlayment placed under all ceramic floor areas
	+ Exterior wall studs to be 2x6 on 16” centers with 2x8 collar ties, 2x10 roof rafters as per Plan
	+ Roof framing to be trusses or dimensional framing with ice and water shield in valleys and eaves
	+ Pressure treated sills to be 2x6 with sill seal between foundation and sill
	+ Girders to be LVL’s, 2x12’s, and/or steel I-beams, generally as per Plans - supported by 3 ½ cement filled columns
	+ First floor ceiling heights to be approximately 9’ and Second floor, if applicable, to be approximately 8’, as per plan
* Sheathing
	+ Roof sheathing will be 5/8” CDX plywood
	+ Zip Wall insulated panels with 1.5” foam board for continuous envelope wrap or zip wall panels with aerobarrier system
* Roofing
	+ Fiberglass shingles to be Certainteed Architectural or comparable
	+ Aluminum valley flashing
	+ Gutters to be aluminum seamless white with down spout
* Insulation
	+ Walls to be 5 1/2" fiberglass R-21
	+ Attic to be R-49 blown-in insulation
	+ Basement to be 6 1/4" fiberglass ceiling R-30
	+ Insulation meets or exceeds building code
* Plaster & Drywall
	+ Walls to be smooth finish
	+ Ceilings to be skip trowel / textured finish

**Interior Finishes**

* Paint & stain
	+ Walls to have two coats (one primer and one finish color)
		- Interior walls to be Eggshell or Satin
		- Ceilings to be white - flat
		- Trim and doors to be Dove White
	+ All interior woodwork to be finished in latex semi-gloss finish
	+ Allowance: 3 colors
	+ Upcharge for color changes and darker colors requiring extra coats
* Hardwood
	+ Hardwood to be installed on 1st floor and 2nd floors, if applicable, (excluding bathrooms and laundry room) with 3 ¼” wide ¾” thick solid wood, prefinished White Oak floors, or engineered floors at builder’s discretion
	+ Hardwood allowance: $7.50 / sqft
	+ Upcharge for wider floor widths, and certain stains
* Tile
	+ Tile to be installed on bathroom and laundry room floors
	+ Primary bath to have tiled shower walls with a cast iron shower pan
	+ Main bath to have tiled tub walls with acrylic tub
	+ Tile allowance: $5 / sqft
	+ Upcharge for kitchen tile backsplash, shower feature strips, niches, large format tile, and non-standard patterns
* Bathroom accessories
	+ Towel bars and toilet paper holders to be purchased by buyer and installed by seller
	+ Flat mirrors to be installed
	+ Upcharge for glass shower door, specialty mirrors, beveled edge mirrors
* Cabinets / vanities
	+ Semi-custom, painted or stained cabinets
		- Diamond Vibe brand, or comparable, ¾” plywood cabinets with trim and crown to ceiling
		- Drawers to be soft-closed with full extension
	+ Upcharge for specialty installs, cabinet extras
* Countertops
	+ Granite and/or quartz countertops in kitchen, primary bath, and main bath
	+ Allowance: $60 / sq ft
* Appliances
	+ GE Café range, refrigerator, dishwasher, microwave, or comparable
	+ Allowance: $7,000
	+ Upcharge for specialty installs
* Doors
	+ Interior doors to be solid core, molded, raised 2 panel Masonite
		- Satin nickel lever handles and hinges
		- 3 1/2" Stafford profile wood casing
		- Pine door frames
	+ Front door to be 3/0 x 6/8 six panel, fiberglass door, generally as per Plans, with a key in knob and single key deadbolt lock
	+ Patio door to be Harvey, 6/0 x 6/8 sliding door with screen
* Interior trims
	+ Casings
		- Finger Jointed pine casing to be 3 ½ Stafford
	+ Baseboards
		- 7 1/4" decorative baseboard (5 ¼” in closets and second floor, if applicable)
	+ Closet
		- Shelves, vinyl coated, ventilated, wire
		- Upcharge for additional shelving
	+ Staircase
		- Oak treads, painted risers and balusters

**Exterior Finishes**

* Siding to be .046 heavy duty vinyl
* Front elevation to be vinyl shingles, board and batten and/or thin stone
* Exterior siding color to be selected by buyer and approved by builder
* Exterior trim to be white Azek
* Windows
	+ Harvey brand, exterior clad with Low-E, Argon, insulated glass
	+ Double hung and/or casement vinyl, white, grilles-between-the-glass with a 6-over-6 grille pattern on top sash only, wood extension jambs
	+ Upcharge for black exterior
* Garage door
	+ Raised panel insulated steel Premium Series Clopay with belt-driven opener, or comparable
	+ 2 remotes provided
* Porch / Patio
	+ Front porch and rear deck to be pressure treated wood frame with slate gray Azek composite decking, or comparable
		- Rear deck can be replaced with a patio at the request of the buyer
	+ Handrails and balusters to be PVC/Vinyl manufactured by Bridgewater Polyvinyl, or comparable
* Concrete paver block walkways
* Landscaping to be at builders discretion

**Buyer Allowances**

* Interior paint colors (doors and walls) - 3 colors
* Flooring
	+ Tile - $5 / square feet
	+ Wood - $7.50 / square feet
* Electrical fixtures - $1,500
* Countertops - $60 / sq ft
* Appliances - $7,000

**Disclaimers**

All manufacturer warranties and material guarantees are passed through to the buyer.

All work shall be performed in a good and workmanship-like manner.

No credits for unused allowances.

All prices, floor plans, and specifications are subject to change at any time without notice.

Full house cleaning.