

FOUNDATION & GARAGE

- Concrete footings and poured concrete walls
- Basement floors to be 4" poured concrete
- Foundations may be stepped to accommodate grade modifications
- All homes feature 2-car garage with garage door opener(s) per plan located on the lower level of home

FRAME & ROOF

- Exterior wall construction 2"x6" wood studs
- Roof sheathing with architectural shingles
- Ice and water shield per building code
- Siding is Maintenance vinyl siding with PVC trim
- Porches and Decks in Maintenance Free Trex (or similar)

EXTERIOR DOORS & WINDOWS

- Door to Deck is a full lite ENERGY STAR rated glass door
- All exterior windows are ENERGY STAR rated; most are double hung with insulated Low E glass and screens

INSULATION

- R 21 batt insulation on exterior walls; R 49 insulation on second floor ceiling
- Basement walls are covered with rigid foam insulation in compliance with new energy regulations. Basement Ceilings will have no batt insulation
- R 38 insulation on second floor ceiling
- Acton is a Stretch Code community and home will be in compliance with all applicable regulations.

INTERIORS WALLS & TRIM

- First floor ceiling height approximately 9'0"; Second floor ceiling height approximately 8'0"
- All interior walls will receive one coat primer and one coat flat latex paint from Builder's samples
- All doors and trim will be paint grade and will receive one coat primer and one coat semi-gloss white paint
- Closets will not be painted
- One paint color throughout standard
- Architecturally appropriate Craftsman Style trim package
- Interior Door hardware and handles will be black.
- Stair handrail and trim will receive two coats clear polyurethane
- Direct vent gas fireplace with custom mantle and granite surround per Builder in Living Room

CABINETS & COUNTERTOPS

- Kitchen and bath cabinets will be Maple in choice of white or available stain finishes from Mantra Omni. Cabinets from Spotlight Kitchen and Bath Design Center.
- Countertops in Kitchen and Baths will be granite from Builder Standards with under mount sinks

APPLIANCES & PLUMBING

- Appliance package to include dishwasher, gas range/oven and microwave in Stainless Steel finish
- Forced hot air heating system by natural gas – T Stats on 1st & 2nd floors
- ENERGY EFFICIENT Tank less Hot Water Heater by natural gas
- One exterior water spigot
- Laundry hook-up as located on plan with dryer vent
- Water Line to Refrigerator included
- All plumbing to be completed in accordance with state and local regulations
- Plumbing Fixtures per Builder Selections
- Tub & Shower to be fiberglass
- Shower Doors are not provided

ELECTRICAL & UTILITIES

- 200 AMP service to home with circuit breaker panel
- Central Air Conditioning
- 220V plug for dryer
- Smoke detectors and CO2 detectors as required by code
- Exterior outlet by front porch and rear/side deck
- Pre-wiring for five CATV outlets
- 5 Recessed lights and two pendants in kitchen with dimmers
- USB outlets provided in 5 locations
- Wall switches shall control outlets on wall for room lighting
- Lighting Fixtures per Builder Selections
- Municipal Water & Sewer Service

FLOORING

- Oak Hardwood floors (3 ¼") in Foyer, Living, Dining & Kitchen
- Ceramic Tile from Builders samples in Bathrooms & Laundry Room
- Carpeting from Builders samples in Study, stairway to 2nd floor and in all other areas – One Color throughout

SHELVING & MIRRORS

- All bedrooms, linen and laundry areas will have white epoxy coated steel shelving
- All bathrooms will have individual mirrors over sink/vanity areas
- Bathroom hardware (toilet paper holders or towels bars) are not provided or installed

LANDSCAPING

- Landscape design per Builder; lawn irrigation included.