

## MATERIALS SPECIFICATIONS

### HOLLIS HILLS PRESERVE

#### Foundation

1. 3000 lb concrete
2. Pour to 7'8" +/- (may vary if lot will accept a basement with a knee wall)
3. Crushed stone spread inside foundation footing
4. Foundation damp proofed prior to back fill
5. Window locations may differ from plan
6. Location and elevation of foundation to be determined by Seller

#### Basement Floor and Concrete Work

1. 3500 lb. concrete
2. 4" thickness +/-
3. Garage floor will pitch toward garage door

#### Framing, Doors, Windows and Insulation

1. Engineered floor joists, dimensional lumber and all framing components will be built in accordance with the architectural plans of each model
2. 3/4" fir plywood decking, 1/2" fir plywood wall and roof sheathing
3. Fiberglass dimensional roof shingles 30 yr. 'Elk' Prestigie II, color "Barkwood"
4. 9' ceilings on first floor
5. 'Certaineed' premium Monogram Blend vinyl siding with natural stone accent on front exterior, white aluminum trim, aluminum gutters and downspouts
6. Shutters installed where located on elevations
7. 'Stergis' Windgate Low E Vinyl Thermal pane windows with inserts between glass
8. Double hung windows will be tilt-in and supplied with half screens
9. 'Stergis' patio door units will have an operable in-swinging door with sliding screen door
10. Front door will be 'Therma-Tru' insulated wood stain unit
11. Insulation will meet Massachusetts state building code energy guidelines
12. 14' X 12' rear open deck consisting of pressure treated frame, composite decking and cedar railings and balusters (Units 25, 26, 27 to be 14' X 10')

#### Plumbing

1. 'Lasco' Tub 2603 and shower 1483 with 'Symmons' S96-2 valves (white)
2. 'Kohler' elongated toilets K-3422 with 'Church' 585 seat
3. 'Sterling' pedestal sink 442128 (white)
4. 'Delta' bath faucets 3530LHP with H41 handles
5. 'Kohler' K-3355 kitchen sink
6. 'Delta' 470 kitchen faucet
7. ISESPDI disposal
8. 'Symmons' W-600 laundry mate
9. 'IAO Smith' FSG40 water heater
10. 2 frost-free sillcocks
11. Supply line to icemaker

12. Dryer vent installed
13. Gas or electric range hookup
14. Gas or electric dryer hookup
15. Master bath has one obscure glass enclosure with chrome trim
16. Main and master bathroom sinks will be 'Addressen' in-cabinet section

#### Electrical

1. As per Massachusetts Electrical Code
2. 200 Amp service
3. 40 circuit breaker panel box
4. Underground electrical service
5. Four recessed lights
6. Two bathroom fan/lights (main and master)
7. One bathroom fan (half bath)
8. Three telephone outlets
9. Two cable outlets
10. Two outside GFCI outlets
11. Four basement lights with three-way switch at stairs and bulkhead
12. One duplex receptacle in basement near service panel
13. Hardwired with battery back-up smoke detectors per current building code and fire dept
14. Wiring for seventeen interior decorative lighting fixtures
15. Exterior standard fixtures will be provided at front entry, each end of garage door, and rear exit door. One set of spotlights installed above rear deck area.
16. Standard post and light at walkway

#### Painting (Benjamin Moore Product)

1. Interior woodwork to receive one coat oil base primer with a finish coat of latex semi-gloss finish
2. Walls painted two coats with eggshell finish (three color selection)

#### HVAC

1. First floor will have one 60,000 B.T.U. 92% efficient 'Ruud' gas furnace with three tons of air conditioning.
2. Second floor unit will have a 50,000 B.T.U. 80% efficient 'Ruud' gas furnace with two tons of air conditioning.
3. Exhaust fans in each bathroom
4. Location of equipment will be at Sellers discretion
5. Humidifier incorporated in first floor heating system

#### Cabinets and Vanities (custom made by Uxbridge Cabinet Center, Inc.)

1. Natural finish cherry cabinets with square raised panel doors and crown molding with '1950 Knob' hardware
2. Full depth refrigerator cabinet
3. Granite kitchen countertops (limited color selection)
4. Cherry main and master vanities with swanstone solid surface countertops and built-in backsplashes (limited color selection)

#### Plastering

1. Smooth walls with antique ceilings
2. Textured closets, basement stairwell, garage walls and ceiling
3. All walls and ceilings will be 1/2" blueboard base except garage, which will be 5/8" firecode blue board

#### Finish Trim

1. Colonist six-panel doors throughout with non-locking brass finish passage sets (locking bathrooms). Doors leading to unheated areas will be solid or insulated doors with thresholds and weather stripping
2. 4 1/2" speed base with 3" concord casings (paint grade)
3. Dining room will have 2-piece chair rail with 1-piece 3 5/8" crown moldings
4. Main stairway to be oak threads with handrails, newel posts and paintable balusters
5. Basement staircase will be hard pine threads with pine risers
6. Closets and laundry to have shelf and pole. Linen closets to have shelves (wire shelving and pole)

#### Flooring

1. Tile in laundry room and all baths (\$8.50 /sq.ft. labor and material allowance)
2. 1"x3" select oak installed in first floor excluding master bedroom
3. Remaining areas to be carpeted (\$18.00 /sq.yd. allowance)

#### Garage Door

1. Steel insulated double garage door with raised panels
2. 'Liftmaster' model 2280 garage door opener, belt driver premium series 1/2 H.P. with two security plus remotes

#### Fireplace

1. Quadra-Fire Direct vent gas fireplace consisting of:
  - a. Black 'Harmony Hall' decorative doors
  - b. Wood mantel with tile surrounding
  - c. Remote control

#### Driveways, Walks and Landscaping

1. Areas that are disturbed during construction will be loamed, raked, seeded and fertilized or mulched
2. Planting and landscape plan will follow that designed by Steven G. Cosmos, Registered Landscape Architect

#### Allowances

Tile: \$8.50/sq.ft. labor and material  
Lighting: \$2,000.00  
Appliances: \$2,200.00  
Carpet: \$24.00/sq. yd. labor and material  
Mirrors: \$300.00

\*Allowances include installation and taxes.  
\*All specifications subject to change.