

SPECIFICATIONS

Lot 13 Baker Rd., Medfield · North Meadows Estates

FOUNDATION

10" poured concrete and damp-proofed

CONCRETE FLOORS

Basement-3-4" poured concrete

Garage - 4" poured concrete

FRAME

2x6 exterior walls & interior partitions

1/2" CDX plywood wall/roof sheathing

Asphalt 25 year textured roof shingles

3/4" tongue and groove plywood sub-floor

Insulation per MA building & Energy Codes

DECK

Pressure treated

ATTIC

Access by staircase or pull down stair per plan

FIREPLACE

Masonry & brick chimney

Fluted wood mantle with dental moulding

EXTERIOR

1/2"x6" cedar clapboard, rough side out

Trim-#2 pine or better

Seamless aluminum gutters & downspouts

Shutters installed on front of house

WINDOWS AND EXTERIOR DOORS

Wood clad insulated tilt sash windows with screens

Slider or patio door to deck

Fiberglass insulated doors-front,rear,garage entry

Steel insulated 9/0 x 7/0 garage doors

PLUMBING

Double bowl stainless undermount kitchen sink
with single lever faucet and integrated spray

Pedestal sink in first floor half bath

Whirlpool tub with reheater in Master Bath

Custom multi-port tiled shower in Master Bath

Masterbath, main & kids bath - corian counter tops & sinks

Main & kids bath - one piece fiberglass tub/shower

Exterior sill faucets front and rear

ELECTRICAL

200 amp service

Telephone outlets (6) in kitchen,study,bedrooms

Cable TV outlets (6) in family room,study & bedrooms

Wired for ceiling light/fan fixture in MBR & FR

Recessed lighting in kitchen & other areas

Eyeball lights at fireplace, whirlpool, sitting area

Hook-ups for washer and dryer

Rough & finish alarm system per builder's specs
to include doors, motions, and keypads

Garage door openers

Wired for surround sound in FR

HEATING

Forced warm air by gas, central air conditioning

PAINT/STAIN

Exterior

Body - 2 coats or 1 coat over preprimed, Trim-2 coats

Interior

Walls - one coat flat latex paint, up to 5 color changes

Trim - two coats semi-gloss latex paint

INTERIOR TRIM

Colonial casing, baseboards

Six panel masonite doors

Crown molding, chair rail, wainscoting - DR

Crown molding LR

Main stair to second floor-oak treads, painted risers,

Beech stair rails and bottom double starter

step with birdcage and velutes

Custom built-in bench in mudroom

FLOORING

Kitchen, baths, mudroom & laundry - ceramic tile

Living room, dining room, foyer, study - hardwood

Stairs - oak treads with carpet runner

Family room, bedrooms - wall to wall carpet

WALLS AND CEILINGS

Walls - blue board skim coat plaster, smooth finish

Ceilings - textured finish

Closets, garages,basement stairway-scrolled

or textured finish

KITCHEN AND BATHS

Custom maple cabinets per floor layout

Granite countertops in kitchen

Corian countertops in master & main baths

Stainless steel Thermadore or equivalent

kitchen appliances to include:

36" gas cooktop with hood, double electric wall oven
microwave & dishwasher

DRIVEWAY/LANDSCAPING

Asphalt paved driveway

4" topsoil - screened loam, raked and hydro-seeded

Mulched shrub bed across front of house - plush plantings

Wood front exterior stairs to match farmers porch

Stamped concrete walk to front door and garage apron

UTILITIES

Town Sewer, Town Water

Underground electric, cable, telephone

BUILDER CONTRIBUTION

Electrical - \$4000 - interior & exterior fixtures,
bulbs and doorbell chimes

Carpet - \$2.77/square foot installed w/pad

Ceramic tile - \$8.00/square foot installed

Ceramic tile on spa - per builders specification

Plumbing - Upgrades available through builder

Hardwood - \$7.00/square foot

Extras must be paid when ordered. Specifications subject to change without notice.

6/2/2008