

The Village At Auburnville

CONSTRUCTION SPECIFICATIONS

1. SITE WORK

- a) Provide domestic water service and connect to Town of Whitman public water supply.
- b) Install sewer service and connect to Town of Whitman sewer system.
- c) Electric service to be underground provided and connected by the utility company.
- d) Install gas service and connect to Boston Gas service line.
- e) Install conduit for Comcast cable television service. Comcast to be responsible for cabling and final connection
- f) Install conduit for Verizon phone service. Verizon to be responsible for cabling and final connection

2. FOUNDATION

- a) Form and pour 10" thick concrete walls with footing
- b) One coat exterior damproofing below grade on exterior foundation walls
- c) Concrete basement floor slab and garage slab with an average thickness of 4"

3. FRAMING

- a) Sized to meet all code and structural requirements.
- b) Architectural style roof shingles with ridge and soffit vents as required.
- c) Vinyl siding with aluminum wrap on trim
- d) Install aluminum gutters and downspouts
- e) Install metal bulkhead units (if applicable)

4. DOORS AND WINDOWS

- a) Install double hung vinyl tilt out windows with screens and grills.
- b) Install insulated, raised panel exterior doors on front doors.
- c) Install sliding glass door with insulated glass leading to rear.
- d) Install pre-hung hollow six panel masonite interior door units.
- e) Install overhead garage door with opener. Color and style to be chosen by builder.

5. INSULATION

- a) Per Massachusetts State Building Code.

6. DRYWALL

- a) Install drywall.
- b) Walls to be primed and finished with two coats eggshell latex.
- c) Ceilings and closets to have textured finish.

7. INTERIOR FINISH

- a) Install approx. 5 ½" baseboards, paint grade.
- b) Install 2 ½" finger jointed colonial casing at all doors and windows, paint grade.
- c) Install vinyl shelving in closets.

8. PAINTING

- a) Paint all walls two coats eggshell latex paint.
- b) Paint all wood interior finish, baseboard, window and door casings two coats semi-gloss latex paint.
- c) Apply two coats semi-gloss paint to interior doors.
- d) Builder to choose all paint colors.

9. FLOORING

- a) Supply and install all carpeting with pad in living room, bedrooms, and hallways.
- b) Provide and install ceramic tile floor over underlayment in kitchen. Choice of color from builders selection.
- c) Provide and install ceramic tile floor over underlayment in bathrooms. Choice of color from builders selection.
- d) Provide and install pre-finished 2 ¼" oak flooring in diningroom and foyer. Choice of color from the builders selection. Provide and install oak stair treads to second floor.
- e) Price includes installation, materials and sales tax.

10. HEATING

- a) Supply and install gas fired single zone forced hot air heating system with air conditioning and necessary supply and return registers. Air conditioning to utilize same registers as heating.

11. PLUMBING

- a) Install a gas hot water heater.
- b) Install one piece Fiberglass tub and shower units with tub and shower valve. (White)
- c) Install two Kohler or equivalent drop in vanity sinks. (White) Install Kohler or equal water saver water closet. (White)
- d) Install one single bowl stainless steel kitchen sink with faucet and spray.
- e) Supply necessary piping and connection for dishwasher.
- f) Install one garbage disposal with necessary piping and wiring.
- g) Install washing machine connections in laundry room. Connection of appliance to be done by new homeowner once closing takes place.
- h) Supply dryer vent hose and weather hood for venting of electric clothes dryer. Connection of appliance to be done by new homeowner once closing takes place.
- i) Location of all utilities to be determined by Builder.
- j) Supply the necessary gas piping for the furnace and hot water heater.

12. CABINETS

- a) Install kitchen cabinets and vanities.
- b) Install laminate square edge countertops with backsplash at kitchen cabinets and bathroom vanities and mirror.
- c) Choice from Builders selections.

13. APPLIANCES

- a) Install one electric range, approximately 30". Model by builder
- b) Install one dishwasher. Model by builder
- c) Install one microwave with built-in ductless hood fan over stove. Model by builder
- d) Buyer may take an \$1100 allowance and select their own appliances at the Builders vendor.

14. FIRE PROTECTION

- a) Living areas and common areas are fully sprinklered.
- b) Smoke detectors per state code.

15. ELECTRICAL

- a) Install 125 Amp electrical service with all breakers, switches, outlets per state building code.
- b) Supply 4 CATV jacks. Final connection by new home buyer.
- d) Supply 5 phone jacks. Final connection by new home buyer.
- e) Install 1 GFI receptacle on front porch.
- f) Install standard light fixtures, wiring and switching

16. Front porch and rear deck

- a) Install deck & railings determined by grade and code and style chosen by Builder.

17. Miscellaneous

- a) Install rough central vacuum. Rough central vacuum to include all outlets on first and second floor with piping brought down to basement. All additional basement piping and vacuum unit are available at an additional price.

All prices and building specifications are subject to change without notice.