

DEER POND
HOUSE SPECIFICATIONS

Seller: Deer Pond Village L.L.C.

Buyer:

Property: Lot

SITE PREPARATION

1. All clearing, excavation, backfilling and grading necessary for the construction of the house to be built, including driveway, utilities and septic system. Tree removal and grading to be at the sole discretion of Deer Pond Village L.L.C.
2. Deer Pond Village L.L.C, will be responsible for foundation location and the determination of all grades and elevations.
3. All footings and walls meet local and Massachusetts building codes.
4. Foundation walls - poured concrete, 8" thick on continuous footings - 3,000 P.S.I. Minimum.
5. Asphalt sealer applied to foundation exterior.
6. All basement windows – Vinyl Insulated with screens

FRAMING AND SIDING

1. Roof and sidewalls to be Advantech Zip System, 2" X 6" Kiln Dried Wall Framing
2. Siding – White Cedar Shingles 3 sides. Hardi Plank Clapboard Front
3. Subfloor - 3/4" Advantech.
4. Exterior trim – PVC Azek (White)
5. All plates and deck framing material (if applicable) Pressure treated lumber.

ROOFING AND GUTTERS

1. 30 year architectural shingles (Certaineed Moire Black).
2. Continuous ridge vent.
3. Seamless gutters and aluminum downspouts.
4. Ice & Water shield.

WINDOWS AND DOORS

1. Windows double hung, thermopane glass, tilt-in/take-out type, with grilles between the glass and screens (White Exterior).
2. Front door – Thermatru six panel
3. Mud Room Door Thermatru (9 Lite).
4. All other exterior doors to be steel insulated.
5. Sliding doors - to be steel/vinyl Insulated, sliding type with screens, if applicable.
6. Garage doors – Carriage House Style
7. Casement kitchen window.
8. Covered Portico Front Entrance on All Homes. Farmers Porch is an option

HEATING

1. (1) System zoned for each floor to be forced warm air fueled by Natural gas with central air 97% Efficiency.
2. Rinnai Tank less water heater on Demand fueled by Natural gas.

FIREPLACE

Standard natural gas fireplace with mantel and surround

PLUMBING

1. 5 foot one piece fiberglass tub Main Bath (White). Master bath Fiberglass shower (White).
2. Energy efficient toilets-comfort height –Kohler Devonshire
3. Single bowl stainless steel sink in kitchen.
4. Two outside sillcocks, one each in front and rear of house.
5. All water pipes to plastic with proper hangers and supports.
6. Ice & Water Line for Refrigerator hook up
7. Public Water from the Plymouth Water Company.
8. Kohler Kitchen Forte (Chrome.) Bathroom Faucets Devonshire (Chrome).
9. Kohler Shower/Tub valves Devonshire (Chrome)
10. Half Bath Pedestal Sink Kohler Devonshire in white

ELECTRICAL

1. Underground Service to code.
2. Garage door openers with keypad
3. Hard wired Smoke /Carbon/ Heat detectors with battery back up.
4. Wiring for all exterior light fixtures/post lamp.
5. Light/exhaust fan in each bathroom.
6. Doorbell.
7. Outlets & Switches to code. (standard white)
8. 4 cable hook-ups.
9. 2 exterior outlets.
10. Interior Lighting Fixture * From Builder Package
11. 6 Interior Recessed lights

INSULATION

1. To Code.

EXTERIOR PAINTING

1. Entry Doors- two coats of oil base enamel.
2. PVC Trim 1 Coat White
3. Hardi Plank clapboard painted 1 Coat
4. Exterior colors to be from Benjamin Moore Historical Collection

WALLS AND CEILINGS

1. Walls to be 1/2" blueboard/hand plastered, smooth finish.
2. Ceilings – hand plastered textured finished.

INTERIOR TRIM

1. All interior doors to be Masonite with brushed nickel hardware, Selected from Builders samples.
2. Window and door trim to be 3 1/2" Stafford Casing.
3. Baseboard – 5-1/4" Colonial Speed Base.
4. All closets to have metal reinforced shelving.

INTERIOR PAINTING

1. Walls - one coat of primer, two coats of latex Matte (3) Interior colors included
2. Woodwork – pre primed two coats finish painted
3. Benjamin Moore or equivalent.

FINISH FLOORING

1. Bedrooms- Carpet- To be Chosen from Builder Samples.
2. Bathrooms- Tiles- To Be chosen from Builder Samples.
3. All other areas- Hardwood flooring 3 1/4" width prefinished- To Be Chosen from Builder Samples.
4. Stairs- Hardwood Treads.

KITCHEN CABINETS AND BATHROOM VANITIES

1. Cabinets, vanities and Granite countertops to be chosen from Builder Samples.

KITCHEN APPLIANCES BUILDERS STANDARD PACKAGE

- GE Free-Standing Gas Convection Range (Model: JGB700SEJSS)
- GE Stainless Steel Interior Dishwasher Hidden Controls (Model GDT695SSJSS)
- GE 1.9 Cu.Ft. Over-the Range Sensor Microwave (Model JVM7195SKSS)

DRIVEWAY AND WALKWAY

- 1. Asphalt driveway two car width.
- 3. Paver walk, dry set.

LANDSCAPING

- 1. All disturbed areas will be loamed, then hydro seeded. On average this includes 20' on the sides and 40' front and rear unless otherwise restricted by conservation land guidelines.
- 2. Shrubs, to be planted and mulched.
- 3. 144 Square Foot Paver Patio.
- 4. Irrigation System Front Yard.

NOTE: Buyers to select carpets, appliances, counter top colors, flooring and bathroom fixtures as designated by Builder. Choice of such materials are subject to the availability to the builder from his suppliers and distributors.

Builder reserves the right to substitute materials with equal value materials.

NOTE: These specifications supersede all previous representations.

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