

South End Farm, Millis, MA

Beech Street - Lots #23,25,29,31,33 SPECIFICATIONS

FOUNDATION

10" poured concrete and damp-proofed

CONCRETE FLOORS

Basement - 3-4" poured concrete

Garage - 4" poured concrete

FRAME

2x6 exterior walls & 2x4 interior partitions

1/2" sheathing exterior walls and roof

Asphalt roof shingles

Pressure treated deck, constructed per MA Code

INSULATION / ATTIC

Insulation per MA Building & MA Energy Code

Access by staircase or pull down stair per plan

FIREPLACE AND CHIMNEY

Chimney - Flue for gas insert

Gas Direct Vent Fireplace per builders spec

Fireplace surround and hearth at tile allowance

Wood mantle per builders spec

EXTERIOR

HardiePlank siding

Seamless aluminum gutters & downspouts

Shutters installed on front of house

WINDOWS AND EXTERIOR DOORS

Insulated tilt sash windows with screens

Slider or patio door to deck

Fiberglass insulated doors - front, rear, garage entry

Garage doors - raised panel, thermal with openers

PLUMBING

Stainless undermount kitchen sink

with single lever faucet and integrated spray

First floor half bath - Pedestal sink

Master bath - Whirlpool tub and tile

shower per allowance and plan

Main bath - one piece fiberglass tub/shower

Laundry connections for washer & electric dryer

Exterior sill faucets front and rear

ELECTRICAL

200 amp service

Telephone outlets in kitchen and bedrooms

Cable TV outlets in family room and bedrooms

Network wiring in bedrooms per plan

Wired for ceiling light/fan fixture in MBR & FR

Recessed lighting in kitchen & other areas

Electric hook-ups for washer and dryer

Rough alarm system per builder's specs

Outlets, smoke & carbon monoxide detectors per MA Code

HVAC

Forced warm air by gas, central air conditioning

PAINT/STAIN

Exterior

Body - one coat over pre-primed or factory
pre-painted HardiePlank

Interior

Walls - one coat primer,
one coat flat latex paint-up to 4 color changes

Trim - two coats semi-gloss latex paint

INTERIOR TRIM

3.5" casing, 5.25" baseboards, six panel masonite doors
to be painted throughout

Crown molding, chair rail, wainscoting - dining room

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

Oak stair rails and bottom starter

step with birdcage and velutes

All coat closets - white wire free-glide pole and shelf

All linen/pantry closets - white wire shelves

FLOORING

Kitchen, living room, dining room, & foyer -
hardwood, 2 coats poly

Baths, mudroom & laundry - ceramic tile

Family room, bedrooms, second floor hall-wall to wall carpet

WALLS AND CEILINGS

Walls - blue board skim coat plaster, smooth finish

Ceilings - textured finish

Closets, garage, basement stairway - scrolled
or textured finish

KITCHEN AND BATHS

Natural Cherry custom kitchen cabinets per floor layout
with granite kitchen counter tops

GE Profile or equivalent appliances - per builders spec -
double wall oven, dishwasher, cooktop, hood & microwave

Natural Cherry vanities-master and main baths per floor layout

Granite countertops in master & main baths

DRIVEWAY/LANDSCAPING

Asphalt paved driveway

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

Mulched shrub bed across the front of the house

Concrete walk to front door

UTILITIES

Town Water, Private Sewer, Natural Gas

ALLOWANCE

Electrical - \$3,000.00 allowance to include interior &
exterior fixtures, bulbs and doorbell chime

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

Hardwood - \$7.75/square foot installed

Ceramic tile - \$7.75/square foot installed

All extras and upgrades must be paid for when ordered.

Specifications subject to change without notice. 4/20/11

South End Farm, Millis, MA

Lot #12 SPECIFICATIONS

FOUNDATION

10" poured concrete and damp-proofed

CONCRETE FLOORS

Basement - 3-4" poured concrete

Garage - 4" poured concrete

FRAME

2x4 exterior walls & interior partitions

1/2" sheathing exterior walls and roof

Asphalt roof shingles

Pressure treated deck, constructed per MA Code

INSULATION / ATTIC

Insulation per MA Building & MA Energy Code

Access by staircase or pull down stair per plan

FIREPLACE AND CHIMNEY

Chimney - Flue for gas insert

Gas Direct Vent Fireplace per builders spec

Fireplace surround and hearth at tile allowance

Wood mantle per builders spec

EXTERIOR

HardiePlank siding

Seamless aluminum gutters & downspouts

Shutters installed on front of house

WINDOWS AND EXTERIOR DOORS

Insulated tilt sash windows with screens

Slider or patio door to deck

Fiberglass insulated doors - front, rear, garage entry

Garage doors - raised panel, thermal with openers

PLUMBING

Stainless undermount kitchen sink

with single lever faucet and integrated spray

First floor half bath - Pedestal sink

Master bath - Whirlpool tub and one piece fiberglass

shower per allowance and plan

Main bath - one piece fiberglass tub/shower

Laundry connections for washer & electric dryer

Exterior sill faucets front and rear

ELECTRICAL

200 amp service

Telephone outlets in kitchen, study, bedrooms

Cable TV outlets in family room, study and bedrooms

Network wiring in study and bedrooms per plan

Wired for ceiling light/fan fixture in MBR & FR

Recessed lighting in kitchen & other areas

Electric hook-ups for washer and dryer

Rough alarm system per builder's specs

Outlets, smoke & carbon monoxide detectors per MA Code

HVAC

Forced warm air by gas, central air conditioning

PAINT/STAIN

Exterior

Body - one coat over pre-primed or factory
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Interior

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INTERIOR TRIM

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Oak stair rails and bottom starter

step with birdcage and velutes

All coat closets - white wire free-glide pole and shelf

All linen/pantry closets - white wire shelves

FLOORING

Baths, mudroom & laundry - ceramic tile

Kitchen, living & dining rooms & foyer - hardwood, 2 coats poly

Family room, bedrooms, second floor hallway

and study - wall to wall carpet

WALLS AND CEILINGS

Walls - blue board skim coat plaster, smooth finish

Ceilings - textured finish

Closets, garage, basement stairway - scrolled
or textured finish

KITCHEN AND BATHS

Natural Maple custom kitchen cabinets per floor layout
with granite kitchen counter tops

GE Profile or equivalent appliances - per builders spec
to include microwave, dishwasher, range

Natural Maple vanities - master and main baths per floor layout

Granite countertops in master & main baths

DRIVEWAY/LANDSCAPING

Asphalt paved driveway

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

Mulched shrub bed across the front of the house

Concrete walk to front door

UTILITIES

Town Water, Private Sewer

ALLOWANCES

Electrical - \$3,000.00 allowance to include interior &
exterior fixtures, bulbs and doorbell chime

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

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