



Home Features

EXTERIOR GROUNDS

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| ✓ DRIVEWAY | Paved asphalt |
| ✓ FRONT WALK | Architectural brick pavers |
| ✓ FRONT STEPS | Granite step(s) to maintenance free |
| ✓ LANDSCAPING | Professionally landscaped by builder |
| ✓ LIGHTING | Architectural unit and street lighting |
| ✓ SIGNAGE | Architectural signage and mailboxes throughout site |

EXTERIOR HOUSE

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| ✓ FOUNDATION | Poured concrete, damped proofed with perimeter drain, run to daylight |
| ✓ BASEMENT FLOOR | Poured 4" concrete |
| ✓ INSULATION | Walls: 3.5" fiberglass with vapor barrier/R-13 Ceiling: 9"/R-30 ;Basement ceiling: 6"/R-19 |
| ✓ HOUSE WRAP | Tyvek or equal |
| ✓ SIDING | Architectural vinyl siding |
| ✓ TRIM | Treated Exterior Low Maintenance Composite Material |
| ✓ WINDOWS | Marvin or equal, vinyl, low E, double hung tilt out, awnings or casement where applicable, integrated grilles and screens |
| ✓ DECK | 12x12 Deck constructed of pressure treated framing with maintenance free composite deck and rail system with crushed stone. Units with walk out basements only. |
| ✓ BLUESTONE PATIO | 12X12 on units without walk out basements. |
| ✓ WATER SILCOCKS | Front and rear |
| ✓ EXTERIOR ELECTRICAL | Double weatherproof outlet on deck and front of house All exterior lighting is to be pre-selected by developer All exterior front lights to be on a photo cell. |
| ✓ FRAME CONSTRUCTION | 2" x 4" wall construction with ½" sheathing on walls and roof. ¾ " tongue and groove plywood on floors |
| ✓ ROOF | 25-year architectural fiberglass-based roof shingles over asphalt paper and ½"sheathing |
| ✓ FRONT DOOR | Thermo Tru fiber classic 15 light entry door – side lights where applicable |
| ✓ GUTTERS | Where applicable at builders discretion.. |

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| ✓ WALLS | Smooth plaster walls, skip trowel ceilings, garage and closets. Interior trim to receive one coat primer, one coat finish semi-gloss paint. Interior walls to receive one coat primer, one coat finish-flat . One color for trim, one color for walls (any additional colors or dark colors will be an added cost) All paint to be Benjamin Moore or equal |
| ✓ CEILING HEIGHT | Nine feet on first floor; Eight feet on second floor |
| ✓ DOORS | Four-panel paint grade, bedroom and baths solid core |
| ✓ TRIM | 3-1/2" window and door casing, 5-1/2" one piece base molding. Style to be chosen by the developer. <ul style="list-style-type: none"> • DINING ROOM-2-piece crown with wainscoting • FIRST FLOOR-2-piece crown molding living room, dining room, foyer, powder room. Architectural columns as shown on plans. |
| ✓ FIREPLACE | Zero-clearance gas fireplace with traditional style mantle and 8" tile (allowance item) surround |
| ✓ FLOORING | <ul style="list-style-type: none"> • FRONT FOYER - Pre-Finished red oak hardwood • LAUNDRY - Ceramic tile • KITCHEN/BREAKFAST AREA - Ceramic tile • MASTER BEDROOM - Carpet and pad • DINING ROOM - Pre-finished red oak hardwood • STAIRS TO SECOND FLOOR - Red oak hardwood • LIVING/GREAT ROOM - Carpet and pad, ceramic tile (allowance item) at Fireplace hearth • BASEMENT STAIRS - Plywood tread and risers • SECOND FLOOR BEDROOM & LOFT - Carpet and pad • MASTER BATH TUB - Ceramic tile on tub deck, wall and surround (8"-12") border above depending on tile. Allowance item • MASTER BATH & MAIN BATH - Ceramic tile • POWDER ROOM - Ceramic tile • GARAGE ENTRY/HALLWAY - Ceramic tile |
| ✓ KITCHEN CABINETS, BATH VANITIES & LAUNDRY ROOM CABINETS | Cherry, white, maple or oak from builder's selection Kitchen counter tops & backsplash - granite, from builder's selection. Master and Guest bathroom vanity counter tops are marble, from builder's selection. Laundry countertops are Formica (straight edge) from builder's selection |

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| <p>✓ PLUMBING (NO SUBSTITUTIONS ON PLUMBING FIXTURES)</p> | <p>• MAIN BATH Shower valve: Symmons Temptrol -Chrome Toilet: Gerber Maxwell Elongated 21-412-linen Toilet Seat: Bemis Elongated Lav: Am Standard Aqualyn -linen Faucet: Am Standard Hampton - Chrome Tub/shower: Lasco Tub/Shower-linen</p> <p>• MASTER BATH Shower valve: Am Standard Hampton –satin nickel Toilet: Gerber Maxwell Elongated 21-412-linen Toilet Seat: Bemis Elongated Lavs: Am Standard Aqualyn-linen Faucets: Am Standard Hampton –satin nickel Soaking tub: Cadet -linen Faucet tub: Am Standard Hampton –satin nickel Shower: Lasco Super Core – linen</p> <p>• POWDER ROOM Toilet: Gerber Maxwell - linen Toilet Seat: Bemis Ped. Lav: Am Standard Colony -linen Faucet: Am Standard Hampton – satin nickel</p> |
| <p>✓ KITCHEN</p> | <p>Under mount SS sink: Franke PCX110-21(single bowl) Faucet: Grohe Pullout</p> |
| <p>✓ LAUNDRY ROOM</p> | <p>Fiberglass sink & Delta faucet Pre-wired for electric washer & dryer</p> |
| <p>✓ APPLIANCES (White or Black)</p> | <p>Gas Range: GE Profile JGB905WE Microwave: GE Profile JVM1870W Refrigerator: GE Profile PSC23MG Dishwasher: GE Profile PDW7300</p> |
| <p>✓ SURFACE LIGHT FIXTURES (Allowance Items – Wiring Only Provided by Builder)</p> | <p>Dining Room, Breakfast Room (if applicable), Provided by Builder) Master Bedroom, Loft, Powder Room, Master Bathroom, Guest Bathroom, Foyer (in Ashmont, Bristol and Fairmont only), Study (in Ashmont only), Guest Bedroom (in Fairmont only), Great Room (Eastham, Fairmont and Ashmont only). And Door Chimes.</p> |
| <p>✓ CEILING MOUNTED LIGHT FIXTURES (Selected and provided by Builder)</p> | <p>Laundry (all units), Study (Bristol, Eastham and Fairmont only), Guest Bedroom (Ashmont, Bristol and Eastham only). All units have ceiling mounted light fixtures (includes florescent lights) in garage and closets (excluding linen closets)</p> |
| <p>✓ MIRRORS</p> | <p>3' high and length of vanity Powder Room: Framed beveled mirror</p> |
| <p>✓ EXTERIOR LIGHTING</p> | <p>Pre-selected by builder</p> |
| <p>✓ RECESSED LIGHTS</p> | <p>As per unit plan</p> |
| <p>✓ HEATING SYSTEMS</p> | <p>One unit - two zone, high efficiency forced hot air by gas. Digital thermostat. Humidifier</p> |
| <p>✓ AIR CONDITIONING</p> | <p>Central Air</p> |
| <p>✓ SMOKE DETECTORS</p> | <p>As required by code</p> |

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| ✓ ELECTRICAL SERVICE | 125 AMP |
| ✓ HOT WATER HEATER | 50-gallon gas hot water tank |
| ✓ PRE-WIRE FOR TELEPHONE | All bedrooms, loft, kitchen, great room & study |
| ✓ PRE-WIRE FOR CABLE TV | All bedrooms, loft, kitchen, great room & study |
| ✓ GARAGE DOOR OPENERS | Electric eye openers, external keypad |
| ✓ CLOSETS | Vinyl Coated Wire |
| ✓ BUILDER'S PLANS | All dimensions shown on plans are approximate. Omissions or dimensions may vary. Builder will have final determination. Plans may change |