

Standard FEATURES

Foundation

Walls: 10" Poured concrete on top of poured concrete footings with a 60-mil flexible, polymer-enhanced waterproof foundation coating

Perimeter Foundation Drain: 4" PVC drain with crushed stone around house foundation

Slab: Poured concrete over crushed stone over 6-mil poly vapor barrier

Basement: Full foundation.

Doors & Windows

Exterior Doors: Energy efficient insulated steel patio sliders with insulated and tempered glass. Size and location per Plan

Garage Doors: (White) Insulated steel with raised panel design

Interior Doors: Four-panel colonial style interior doors

Windows: Energy efficient Low E Argon filled insulated glass. Double hung, vinyl tilt-wash, full-screen, with grilles between the glass.

Interior Finish

Walls: Blue Board Smooth Skim coat plaster

Ceilings: Rough Textured plaster with enlarged ceiling height on first floor per plan

Closets: Rough Textured plaster; white wire ventilated shelving

Trim: Factory primed woodwork; Chair rail & crown molding in dining room, Colonial 4 panel interior doors.

Main Stairway: Carpeted with oak handrails & painted colonial spindles

Fireplace: Energy Star-rated 42" direct vented gas fireplace by "Heatilator" with "Intellifire" ignition

Pull Down Staircase: For attic access with insulated energy cover

Interior Painting

Walls: Benjamin Moore,* two coats flat finish paint – Linen White

Trim: Benjamin Moore,* finish one coat semi-gloss paint on factory primed woodwork

Ceilings: White ceiling finish

* The Builder retains the right to substitute for equal quality paint

Electrical

Service: Underground service for a 200 Amp circuit breaker system

Smoke Detectors: Photo electric hardwired with battery backup

Carbon Monoxide Detectors

Heat Sensors in Garage

Ground fault Interrupt (GFI) outlets: Garage, kitchen, bathrooms, basement & exterior

Cable, Phone & Computer: 3 telephone jacks, 3 Cable TV jacks, high-speed internet ready

Lighting Fixtures: Exterior & interior decorative lighting package provided per plan

Wiring & installation of buyer supplied fixtures for (foyer, island, kitchen eating area & dining room)

(3) 6" recessed lights in kitchen

Lighted bathroom Energy Star-rated exhaust fans in main & master bath/fan only in 1/2 bath

(1) Exterior lighted lamp post at end of front walkway

Pre-wired for automatic garage door openers

Exterior Outlets: front and rear

Landscaping

Lawn: All disturbed area loamed, raked and hydro seeded

Shrubs: Shrubs of various species with mulch front of house only

Driveway: Asphalt-2 course

Front Walkway: Concrete

Front Steps: Precast concrete or pressure treated wood (Per Plan)

Exterior

Framing: 2" x 4" exterior wall framing

Roof Sheathing: 1/2 inch "Zip System" roof sheathing with built in water resistant barrier and a 30-year warranty.

Roof: Architectural shingles, 30-year warranty with ridge vent, metal drip edge, ice and water shield barrier at roof eaves & valleys

Wall Sheathing: 7/16 inch "Zip System" wall sheathing with built in water resistant barrier and a 30-year warranty.

Exterior Siding: Certainteed "Monogram" full coverage vinyl siding from builder's selections.

Exterior Trim: White vinyl corner boards and ventilated soffit. White aluminum fascia

Rear Deck: Pressure treated deck – size per plan

Gutters & Downspouts: Seamless aluminum

Fireplace: Energy Star-rated 42" direct vented gas fireplace by "Heatilator" with "Intellifire" ignition

Insulation

Energy Star Rating: Certification of energy efficiency

Exterior Walls: Full-cavity blown-in cellulose – Blanket System (Class 1 Fire Rated Product)

Basement Ceiling: R-19 fiberglass

Attic: R-38 blown in cellulose with air baffles and blockers

Other: Low expansion foam around all exterior windows and doors

Flooring

Sub-flooring: 3/4 inch tongue and groove "Advantek" with a 50-year warranty.

Pre-finished Hardwood: Kitchen, foyer, dining room and half bath

Carpet: 30 oz Nylon Philadelphia carpeting w/6 lb bonded padding in family room, living room, foyer stairs, upper foyer and bedrooms. (From builder's selections)

Ceramic Tile: Master and main baths. (From builder's selections)

Kitchen

Appliances: "Whirlpool" brand package to include builder's selection of: range, microwave, dishwasher and disposal

Sink: Single-bowl stainless

Cabinets: "Shrock" Brand cabinetry from builder's selections

Countertops: Granite from builder's selections

Plumbing

Baths: Elongated porcelain toilets & bath sink

Half Bath: Pedestal sink

Tubs/Shower Stall: Fiberglass, one-piece Master Bath – Double vanity with double sinks – per plan

Vanities: Plate glass mirrors with overhead lighting

Faucets & Shower valves: Builder's selections of "Delta" brand

Rough plumbed for future water line for ice maker in kitchen

Front and rear water spigot

Heating

Hot Water: Insulated indirect water heater by Vaughn with priority control gas fired boiler

Heating: Energy Star-rated gas fired "Weil-McLain" AFLUE rated 93% for energy efficient zoned forced hot water baseboard heat.

Air Conditioning

Condenser & Air Handler: "Westinghouse" 14 Seer rated per Energy Star Requirements

Ductwork: Sealed and pressure tested for air leakage per Energy Star Requirements

Miscellaneous

Water & Sewer: TOWN OF GRAFTON

Gas Service: NSTAR

Electric: NATIONAL GRID

Telephone Service: VERIZON

Cable: CHARTER COMMUNICATIONS

Warranty

Builder's warranty

Specifications are subject to change without notice. Brookmeadow Village, LLC reserves the right to substitute equivalent fixtures and appliances for all brand names listed, and/or to change prices without prior notice.

