

Finishing Touches (Standard Features)



THE VILLAGE AT
CANTER BROOK FARM
HAMILTON, MASSACHUSETTS

Foundation:

- 10" cast-in-place concrete foundation walls, or in case of Duplex/Triplex designs, 12" cast-in-place wall separating the two homes
- Interior and exterior foundation drains around perimeter

Framing:

- 2x6 framing 16" on center in most locations
- Floor and roof are engineered I-joist and truss systems
- Zip System exterior walls and roof sheathing
- Ice/Water Shield underlayment at all hips, valleys, dormers, rakes & eaves
- Roof: 30-year architectural asphalt roof shingles
- ¾" tongue and groove floor sheathing nailed and glued
- If Duplex/Triplex home, independent 2-hour fire-rated wall and floor framing between homes, noise and vibration dampening shaft liner system

Exterior:

- 36" Insulated front door with side light and transom windows
- 60" wide front walkway in brushed concrete
- Rear wall lanterns
- Two exterior frost-free hose bibs (outside water spigots)
- Two exterior electrical GFI outlets
- Cedar shake and clapboard siding
- Fascia and Rake boards in white PVC
- Eave soffits are ventilated white vinyl/solid soffit on porch
- Aluminum gutters and downspouts lead to infiltration systems
- Main entrance way with tapered columns and composite decking
- Rear patio with pavers
- Privacy panels on rear patio
- Bituminous asphalt driveway
- White tilt-in, double hung, low E insulated double pane w/argon gas between panes, captured grilles, vinyl frame and full screens for operable windows (excluding vaulted ceiling locations)

Basement Unfinished:

- Stairwell from 1st floor– painted drywall walls (no trim)
- Wood handrail
- Passive radon mitigation system
- Non-walk-out bulkhead access with concrete staircase and steel door
- Floor is 4" concrete slab with vapor barrier with approximately 7' 8" ceilings

Walls/Trim/Doors:

- ½" blue dry wall with smooth finish
- Two panel solid-core door with brushed chrome levers
- Garage 5/8" Fire Code drywall with smooth finish
- Walls painted 1 coat primer & 2 finish coats. Choice: Sherwin Williams or Benjamin Moore flat paint
- Ceilings are smooth finish and painted white
- Trim painted with 1 coat primer and 2 finish coats semi-gloss latex
- 10' Ceilings – First floor, vaulted ceilings per marketing plan
- 8' Ceilings – Second floor
- All doors, windows and cased openings in living areas trimmed with full sills, 3 ½" Windsor casing. Baseboards are 1 piece 5 ¼"
- Shadow box and chair railing on lower walls with ceiling double crown molding in Dining Room

Garage:

- 2-car interior fully painted - primer and white finish coat
- 2 remote door openers
- 1 external key pad

Landscape:

- Foundation plantings – per landscape plans
- Irrigation system in selected areas – Builder's choice
- Grass lawn areas in front, rear & sides (where applicable)

Flooring:

- Pre-finished 3 ¼" natural red oak hardwood in Foyer, Living, Room, Dining Room, Powder Room, Kitchen and Library
- Ceramic tile in Master bathroom, 2nd bathroom, Laundry room per Builder selection*
- Marble thresholds in Master and 2nd bathroom
- Carpet in all bedrooms, bedroom closets, lofts
- Stairway from 1st to 2nd floor: natural red oak treads and handrails and white semi-gloss risers

Cabinetry & Counter Tops:

- KraftMaid Renway Maple Stain Finish
- Granite countertops in kitchen per Builder selection*
- Granite countertops in Master bathroom and 2nd bathroom
- All bathroom faucets are 8" spread

Appliances:

- Kitchen appliance allowance of \$3,000 (Refrigerator/Freezer supplied and installed by Buyer)
- Washer & electric dryer hook-up, w/vent to outside home
(Washer/Dryer supplied and installed by Buyer)

*Buyers choose from Builder selection of standard finishes and/or Designer 1, 2, 3 upgrade options

Energy Efficiency:

- Energy Star Home and Home Energy Rating System (HERS)
- Forced warm air high efficiency, two-zone natural gas with central air-conditioning. Energy recovery ventilation (ERV) unit included
- Tankless hot water heater
- R-49 blown cellulose insulation in attic ceiling areas
- R-30 insulation (Bib) in vaulted ceiling and basement ceiling (Batt)
- R-21 blown cellulose insulation in exterior walls
- R-13 fiberglass batt insulation in demising wall and bathroom walls for sound dampening
- 1 programmable digital thermostat per finished floor space

Electrical:

- 200 amp service
- Hard wired smoke detectors with battery backup and combination smoke/carbon monoxide detectors per Building Code
- GFI outlet in garage, kitchen, basement, exterior and bathrooms
- Recessed lights – Total: 15 in each Single-Family (Myopia), Duplex (Secretariat) and Triplex end (Preakness) homes. Total: 10 in Triplex center homes (Equestrian I & II)
- Lighting allowance of \$2,000 (Builder's preferred vendor)
- 4 cable lines and 2 telephone homerun outlets (Smart Home ready)

Plumbing:

- PEX plumbing with supply line manifold
- 16-gauge under-mount single bowl sink in Kitchen
- Single-lever Kohler chrome faucet with spray head and soap dispenser
- Water supply for the ice maker
- Toilets elongated comfort height
- Master bath: Tiled shower, size per marketing plans, with marble threshold with decorative tile accent from Designer 1 selection and glass door, 6' soaking tub
- 5' fiberglass tub with Designer 1 tile on shower walls
- Pedestal sink in powder room

Miscellaneous:

- 36" Direct-vent zero clearance gas fireplace
- Oak handrail and white painted balusters (per Marketing/Floor Plan)
- Painted fireplace mantle with granite surround per Builder selection
- Frameless mirrors, shower rod (2nd bathroom), towel rod, robe hook, towel ring, toilet paper holder
- Ventilated shelving in all closets and above washer/dryer location

***Original items replaced/not used are not credited or refunded to Buyer.
Builder reserves the right to substitute products of equal or better quality.***

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