



Building Specification Sheet

11 Wash Station Village

Ipswich, MA 01938

Foundation

Poured Concrete

Roof

Architectural Shingles

Ice and Water Shield around perimeter

Exterior Siding

Hardie plank (fiber cement siding)- Front, Sides, and Rear

Exterior Walls

2x6 Construction

Ceiling Heights

Main floor (kitchen and entertaining space) at least 9'

All other floors at least 8'

Gutters

Seamless gutters

Porch and Steps

Pressure Treated Frame with Azek Decking

PVC railings and lattice

Windows

Harvey or Equivalent

Exterior Doors

Manufacturer: Thermatru or equivalent

Garage Doors

Insulated Haas Garage Doors

Lift Master Belt Drive Openers, Keypad





Insulation

Exterior Walls: Type: Fiberglass

Mineral wool

Ceiling: Type: Fiberglass

Basement Ceiling: Type: Fiberglass

Closed cell & open cell

Insulation will be dictated by HERS Rater Inspection to Code

Heating

Type: Forced Hot Air with Central Air Conditioning

Fuel: Natural Gas

Zones: 3

Hot water

On-demand hot water

Electric

Service: 200 amp

Builder supplies all necessary wiring for all fixtures, appliances, heating and electric outlets per all building codes

Recessed lights

Cable outlets in each room except Bathrooms

Exterior Outlets are included by code

Note: Surface mounted fixtures to be supplied by Buyer

Interior Walls

1/2" blueboard with skim coat plaster. Walls and Ceilings will be smooth. Scroll finish on closets and garage.

Interior Doors

Choice of 3 styles interior doors: single panel, double panel, triple panel

Interior hardware - choice of brushed nickel or chrome knobs

Interior Trim

7 1/4" Base

3 1/4" Window & Door Trim

Interior Paint

Trim: 1 coat latex primer and 1 coat semi-gloss finish - White Benjamin Moore or equivalent

Walls: 2 coat latex eggshell - Color: TBD - Benjamin Moore or equivalent

Note: 3 Color changes are included





Stairs

Basement stairs will be plywood
Main stairs will be oak

Fireplace

1 Fireplace - Gas
Mantle included

Outside Sillcocks (outside faucets)

At least one (varies per unit)

Bulkhead

Included (varies per unit)

Patio/Deck Door

Patio door is included

Driveway

Asphalt

Garage – every unit has a one or two car attached garage (varies per unit)

Units with a one-car garage have an additional deeded space that is not tandem

Landscaping

Walkway included
Loom and hydroseed included





Interior Features

Kitchen Cabinets

Merillat cabinets or equivalent
White Shaker Style soft closing
Kitchen island can be a different color

Countertops

Granite

Appliances

GE Stainless Steel: Dishwasher, Stove, Refrigerator, Microwave
Washer / Dryer provided by buyer

Bathroom Vanities: Merillat

cabinets or equivalent
White Shaker Style

Buyer to provide all bathroom mirrors. Builder will install

Bathroom Fixtures

All bathroom fixtures will be white
Standard shower/tub valves are Kohler or equivalent
Buyer to provide all bathroom mirrors and towel bars. Builder will install.

Main Shower

Tile floor and surround
Glass shower doors

Flooring

Bathrooms & Laundry - Tile
All Laundry and Bathrooms will be tile on floor
3 1/4" Red Oak Hardwood Natural sanded with 3 coats Polyurethane in the rest of the house.





Elevator: Optional upgrade

Decks: varies per unit

Patios: varies per unit

Roof Decks: varies per unit

****Every unit will have separate outdoor space**

Condo Fee includes: \$295 or under includes:

Master insurance, snow plowing/removal, common landscaping, common electrical, reserves, refuse removal

Individual water meters in each unit

Units A,B,C,D,E,H have roof decks
All other units have decks/patios
All units have their own outdoor space

**All specifications subject to change.*



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