



200 Randall Road - Berlin MA

BUILDING SPECIFICATIONS

FOUNDATION:

Poured concrete, 10" thick walls with 4" thick floors.

EXTERIOR WALLS:

Exterior Framing: 2"x 6" with maintenance free vinyl siding and trim. Garage framing is 2" x 4"

INSULATION:

Walls: R-20 fiberglass insulation

Roof: R-49 fiberglass insulation

Basement Ceiling: R-30 fiberglass insulation

ROOFING:

Lifetime architectural shingles; continuous drip edge along all eaves; ridge vents with soffits to ventilate attic.

WINDOWS:

United thermo pane tilt-in windows internal grills, full screens. Window locations and sizes per Builder.

EXTERIOR DOORS: Six panel fiberglass or steel insulated (style per plan).

GARAGE DOORS:

Carriage style Doors

INTERIOR WALLS AND CEILINGS:

Walls: ½" blue board with smooth skim coat plaster

Closets and ceilings: Texture or sand finish

First & 2nd floors 9ft Ceilings

INTERIOR DOORS & TRIM:

Smooth six-panel masonite doors.

7 ¼ Baseboard on 1st & 2nd floor windows & doors

Crown molding in first floor living areas

(excludes bathroom & laundry room)

Chair rail & wainscoting in family room, dining room & study

PLUMBING:

All plumbing to be in accordance with state and local codes. Decorative plumbing fixture package from Builder's options

2 exterior spigots (1 in front & 1 in back)

ALLOWANCES:

Appliances - GE Stainless Steel \$6,000

Kitchen & Bath Cabinetry - \$15,000

Granite Countertops - \$7000

Lighting - \$1,000

Tile - \$3.50 Per Sq. ft

LIGHTING & CLOSETS:

Wire shelving in bedroom, linen and pantry closets
(See lighting allowance) (bath accessories are not included.)

CABINETS & COUNTERTOPS per plan: Granite counters in kitchen & 2nd Floor Baths. Cabinets: from Builder's options.

APPLIANCES:

GE appliances: Gas range, microwave & dishwasher.

*** Refrigerator not included**

FLOORING:

Hardwood Floors throughout (except baths & Laundry - ceramic tile.

INTERIOR PAINT:

One coat primer plus one coat of flat latex walls. All trim doors primed plus one coat of semi-gloss.

Colors: 2 interior flat wall colors and 1 interior semi-gloss trim color throughout from Builder's options.

HVAC:

Forced hot air by propane gas with central air.

2 heating/cooling zones.

Instantaneous (tankless) Hot Water System

ELECTRIC SERVICE - 200 AMP:

Underground service; outlets and switches per code,

Decorative lighting package from Builder's options.

Includes interior recessed lights throughout

2 exterior electric outlets (1 in front & 1 in back)

PULL DOWN STAIRCASE:

To attic (plan specific)

SEWERAGE DISPOSAL & WATER SERVICE:

Private well & septic system

DRIVEWAY & LANDSCAPING:

Asphalt driveway per plan; Lawn areas to be graded

loomed and seeded

Front with walkway & decorative planting

PORCHES & DECKS per plan:

Front porch: Custom granite stairs

Rear: deck: Composite deck w/vinyl rails 12' x 12'

SHUTTERS:

Plan specific (front of house only)

TELEPHONE/CABLE:

Telephone Jack & 1 internet per builder's plan