

**2 Red Tail Circle
Hopkinton, MA**

SPECIFICATIONS AND ALLOWANCES

Builder is constructing home to EPA Energy Star Standards and will submit home for associated inspections and certifications.

Certain energy efficient items are highlighted in green.

SERVICES

Electric - Eversource
Telephone - Verizon
Water - Town Of Hopkinton
Sewer - Town Of Hopkinton

FRAMING/STRUCTURE

Concrete footings with foundation walls to be concrete, 9' high walls, 10" thick
All structural framing to meet or exceed Massachusetts Code. *2x6 exterior walls*
Exterior siding - LP Smartside Lap Siding & Vertical Board & Batten
Exterior trim - As per plans w/ *Boral Tru Exterior trim*
Columns: custom, square style
Brackets: Per plans
Porch ceilings: T&G painted trim color
Roof - Certaineed asphalt shingles, 30 year warranty,
6' ice and water shield barrier at perimeter and valleys
Gutters - Seamless 5", heavy duty aluminum w/downspouts

ELECTRICAL

400 Amp electrical service w/sub panel
Switches, outlets, voice and data per electrical plans
Surround sound (1 cat 6 @ family room for sound bar) & speakers (7 pair total) - (rough wiring only for all)

WINDOWS & EXTERIOR DOORS

Pella "Lifestyle Series", Energy Efficient tilt wash windows (black exterior w/black interior)
Front Door by Pella Entry Door (black)
Garage Doors with automatic openers, insulated (per garage door allowance)
Patio Doors - Pella Lifestyle sliders with matching exterior and interior as windows
Mudroom Door by Pella Entry Door, single door with 2 sidelites

HVAC

Mitsubishi ducted heat pumps by electric with air conditioning, 4 zones
1 ERV system per code
Electrostatic air filters on all zones
Four (4) programmable digital thermostats
All duct work sealed with Mastic and insulated to meet Energy Star duct leakage requirements

PLUMBING

Pex tubing or equivalent for waterlines, PVC piping for drains and vents, and all connections and fasteners to be Builders' standard selections per code
1st floor Powder Room - vanity and commode *(per plumbing fixture allowance)*
Basement Powder Room - vanity and commode, "rough only" *(per plumbing fixture allowance)*
2 - Ensuite Baths - 1 custom shower w/tile surround & 1 5' tub/shower w/tile surround, vanity and commode *(per plumbing fixture allowance)*
Jack & Jill Bath - 5' tub/shower w/tile surround, 2 sinks, vanity and commode *(per plumbing fixture allowance)*
Master Bath - Custom vanity, 2 sinks, tiled shower & tub per plans, frameless glass shower door, commode *(per plumbing fixture allowance)*
Kitchen Sink - undermount with faucet *(per plumbing fixture allowance)*
Butlers Pantry - sink and faucet *(per plumbing fixture allowance)*
Laundry - sink and faucet *(per plumbing fixture allowance)*
Three (3) frost-free exterior water spigots
High efficiency 80 gallon hybrid electric water heater w/mixing valve

INSULATION - Walls and ceilings insulated as necessary to meet "Energy Star" standards

Exterior walls - 2x6 walls with R-30 insulation covered with vapor barrier
Basement exterior walls - R-21
Unfinished basement ceiling - R-28
Attic ceilings - R-60
Entire house 'Super Sealed' to meet Energy Star air leakage requirements

INTERIOR WALLS & CEILINGS

9' ceilings on 1st floor, 8' ceilings on 2nd floor
1/2" blueboard with plaster finish - garage walls & ceiling included
Smooth finish, except garage and closets
5/8" fire code drywall in garage on all walls

INTERIOR FINISH WORK

Doors - "MDF" solid core in beds & baths, hollow core for closets. All doors to be smooth finish and paint grade
Basement stairs have Oak treads, painted risers, oak rails w/matching railings
Finish carpentry package-All moldings to be pre-primed pine unless otherwise specified
Moldings - 4 1/2" casing for windows and doors
Two piece 1"x8" baseboard-first floor, 1 piece baseboard-second floor
Stairs - oak treads, painted risers, oak rails and Brosco balusters
Crown molding in Foyer, dining room, study, family room & powder room
Applied astragal wainscoting in foyer & dining room
Family Room Fireplace - zero clearance, Bio-Fuel or Electric
Hearth/Mantel (per fireplace surround allowance)
Interior and Exterior door hardware (per door hardware allowance)

FLOORING

Oak hardwood flooring (3 1/4" white oak) with stained Satin Finish - Entire 1st floor (except Mudroom and Powder Room)
Master bedroom & 2nd floor hallway (per hardwood allowance)
Natural/Ceramic tile in Mudroom, Powder Room, Laundry Room and all bathrooms (per tile allowance)
Carepet in all bedrooms & Carpet or luxury laminate flooring in basement - (per carpet allowance)
Electric floor heat in master bath only

EXTERIOR PAINT/STAIN

House body - LP Smartside Lap Siding & Vertical Board & Batten
Trim and doors - one coat primer, two coats paint

INTERIOR PAINT -

All walls - 2 coats Benjamin Moore Linen White, 8 additional colors throughout house
All ceilings - 2 coats Benjamin Moore Ceiling White
Finish trim and woodwork (including wainscoting) - 1 coat primer; 2 finish coats
paint, white semi-gloss Benjamin Moore Dove White

CABINETS, VANITIES AND COUNTERTOPS

Kitchen and bath cabinets by Crystal or similar, semi-custom - (per cabinet allowance)
Built in cabinetry - (per built-in allowance)
Kitchen & bath countertops - (per countertop allowance)

LIGHTING

Light fixtures - (per lighting fixture allowance)
Recessed lights, phone & cable installed per Electrical Plan
Rough wiring for surround & sound per electrical plans (no finish)
Unfinished basement and interior garage lights supplied by the Builder per code

APPLIANCES

Thermador or similar Package - (per appliance allowance)

DRIVEWAY

1 1/2" binding base coat and 1 1/2" finish coat of asphalt

LANDSCAPING & PORCHES

Bluestone to front doors and concrete pavers on rear patio (per hardscape allowance)
Loam and seed all disturbed areas
Plantings & irrigation (per landscape allowance)
Front & mudroom porch - pre-finished 1x4 pvc decking w/granite steps

House Square Footage

1st Floor	1838
2nd Floor	2345
Basement	1085
Total Living SF	5268
Garage	780
Gross	6048