

Builder Specifications & Allowances

2 Red Tail Circle, Hopkinton, MA | Built to EPA Energy Star Standards

Services

- Electric: Eversource
- Telephone: Verizon
- Water: Town of Hopkinton
- Sewer: Town of Hopkinton

Framing & Structure

- Concrete footings, 9' high foundation walls, 10" thick
- 2x6 exterior walls per Massachusetts Code
- LP Smartside Lap Siding & Vertical Board & Batten
- Boral Tru Exterior trim; custom square columns
- Porch ceilings: T&G painted trim color
- Certainteed asphalt shingles, 30-year warranty
- 6' ice & water shield at perimeter and valleys
- Seamless 5" heavy duty aluminum gutters w/downspouts

Electrical

- 400 Amp service w/sub panel
- Switches, outlets, voice & data per plans
- Surround sound rough wiring: 7 speaker pairs + sound bar cat 6

Windows & Exterior Doors

- Anderson 400 Series energy-efficient tilt-wash windows (black exterior/interior)
- Thermatru Craftsman Style front entry door (black)
- Anderson 400 Series patio sliders
- Mudroom:Thermatru single door w/2 sidelites
- Insulated garage doors w/automatic openers

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HVAC

- Mitsubishi ducted heat pumps, 4 zones
- 1 ERV system per code
- Electrostatic air filters on all zones
- 4 programmable digital thermostats
- All ductwork sealed with Mastic, Energy Star compliant

Plumbing

- PEX waterlines, PVC drains & vents
- Master Bath: custom vanity, 2 sinks, tiled shower & tub, frameless glass door
- Jack & Jill Bath: 5' tub/shower w/tile surround, 2 sinks
- 2 Ensuite Baths: custom shower & tub/shower w/tile surround
- 1st floor & basement powder rooms
- Kitchen, Butler's Pantry & Laundry sinks
- 3 frost-free exterior spigots
- 80-gallon hybrid electric water heater w/mixing valve

Insulation (Energy Star)

- Exterior walls: R-30 w/vapor barrier
- Basement walls: R-21
- Unfinished basement ceiling: R-28
- Attic: R-60
- Entire house "Super Sealed"

Interior Walls & Ceilings

- 9' ceilings on 1st floor, 8' on 2nd floor
- ½" blueboard with plaster finish throughout
- Smooth finish (except garage and closets)
- 5/8" fire code drywall in garage

Builder Specifications & Allowances

2 Red Tail Circle, Hopkinton, MA | Interior Finishes & Allowances

Interior Finish Work

- Doors: MDF solid core in beds & baths, hollow core for closets
- Basement stairs: oak treads, painted risers, oak rails
- Moldings: 4½" pre-primed pine casing for windows & doors
- Baseboard: 1"x8" two-piece (1st floor), 1-piece (2nd floor)
- Stairs: oak treads, painted risers, oak rails, Brosco balusters
- Crown molding in foyer, dining room, study, family room & powder room
- Astragal wainscoting in Staircase

Flooring

- 3¼" white oak hardwood, satin finish – entire 1st floor (except mudroom & powder room)
- Master bedroom & 2nd floor hallway (per hardwood allowance)
- Ceramic tile in mudroom, powder room, laundry & all bathrooms
- Carpet in all bedrooms; carpet or luxury laminate in basement
- Electric floor heat in master bath

Interior Paint

- Walls: 2 coats Benjamin Moore Linen White + 1 accent colors
- Ceilings: 2 coats Benjamin Moore Ceiling White
- Trim & woodwork: Benjamin Moore Dove White semi-gloss

Cabinets, Countertops & Appliances

- Crystal or similar semi-custom kitchen & bath cabinets
- Kitchen & bath countertops (per allowance)
- Thermador or similar appliance package

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2 Red Tail Circle, Hopkinton, MA | Exterior, Landscaping & Square Footage

Lighting

- Light fixtures per allowance
- Recessed lights, phone & cable per electrical plan
- Rough surround sound wiring (no finish)

Exterior & Landscaping

- Driveway: 1½" base coat + 1½" finish coat asphalt
- Pavers to front doors
- Loam & seed all disturbed areas; plantings & irrigation per allowance
- Front, rear & mudroom porch: pre-finished 1x4 PVC decking w/granite steps

House Square Footage

- 1st Floor: 1,838 sq ft
- 2nd Floor: 2,345 sq ft
- Basement: 1,085 sq ft
- Total Living SF: 5,268 sq ft