



## River Road, Berlin MA - Lot Numbers 1 thru 3

### **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:**

30-year 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

1<sup>st</sup> Floor Ceilings 9 feet; 2<sup>nd</sup> Floor 8 feet

#### **INTERIOR DOORS & TRIM:**

Smooth six-panel masonite doors.

5 ¼ Baseboard on 1<sup>st</sup> & 2<sup>nd</sup> floor windows & doors

Crown molding in first floor living areas

(excludes bathroom & laundry room)

Chair rail & wainscoting in dining room only

#### **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 \$3,500**

**Kitchen & Bath Cabinetry - \$12,400**

**Granite Countertops - \$4,200**

**Lighting - \$1,000**

**Tile - \$3.50 Per Sq. ft**

**FIREPLACE - Zero Clearance Gas Fireplace with mantle and tile surround.**

#### **LIGHTING & CLOSETS:**

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

#### **CABINETS & COUNTERTOPS per plan:**

Countertops: Granite in kitchen & 2<sup>nd</sup> Floor Baths Cabinets: from Builder's options.

#### **APPLIANCES:**

GE appliances include stainless steel oven/gas range, microwave & dishwasher

**\*Does not include refrigerator**

#### **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 heat 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 8 interior recessed lights*

*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 decorative planting

#### **PORCHES & DECKS per plan:**

*12x12 Composite Deck (Trex or equivalent) w/ vinyl rails*

#### **SHUTTERS:**

*Plan specific (front of house only)*

#### **TELEPHONE/CABLE:**

Three telephone jacks, Five cable jacks.

*1 internet connection.* Locations per Builder/per plan.

Specifications are subject to change w/o notice.

Builder reserves the right to modify products and/or materials of similar or greater quality.

**March 16, 2023**