



Stow, Massachusetts

Features & Benefits

Foundation

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

Exterior Walls

2" x 6" exterior framing with CertainTeed vinyl siding, or equal and painted wood trim

Insulation

Walls: R-13 fiberglass insulation

Roof: R-30 fiberglass insulation

Basement Ceiling: R-19 fiberglass insulation

Exterior House Wrap: Tyvek, or similar vapor barrier

Roofing

30-year architectural shingles; ridge vents with soffits to ventilate attic

Windows

Silverline, or equal, low-E, double-hung thermopane tilt-in windows, internal grills, full screens

Window location, sizes, and types per plan.

Exterior Doors

Six panel fiberglass insulated, style per plan

Interior Wall & Ceilings

Walls: 1/2" blueboard with smooth skim coat plaster

Closets & Ceilings: texture or sand finish

Interior Doors

Smooth six-panel hollow masonite



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Baseboards/Casings

Door & Windows Casing: 3 1/2" painted Stafford pine casing; Baseboards: one-piece 5 1/4" painted pine
Foyer: stair handrails oak with painted balusters

Mirrors & Closets

Wire coated shelving with integral rod in bedroom, linen, and pantry closets, per plan
Sheet mirrors over the bath vanities
Bath accessories are not included.

Cabinets & Countertops per plan

Cabinets: HomeCrest, choices include a variety of wood species, doors styles, and finishes from Builder's options
Countertops: granite in kitchen, Palette Solid Surface in bathrooms from Builder's options

Appliances

General Electric Stainless Steel appliances include gas range, microwave (internal exhaust), dishwasher and refrigerator

Flooring from Builders' options

Hardwood 2 1/4" pre-finished oak: foyer, kitchen/eating area, dining room, rear hall and living room
Tile: baths, laundry
Carpet: stairs, upstairs hall, bedrooms; one carpet color throughout

Interior Paint

Walls: One coat primer plus one coat Sherwin Williams flat latex paint, or equivalent, single color throughout from Builder's options
All trim and doors: primed plus one coat of semi-gloss, white 01 throughout



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HVAC

Gas forced hot air heat with central air

50-gallon electric hot water heater

Electric Service

200 AMP underground service; outlets and switches per code, 4 recessed lights kitchen

Decorative lighting package with finish options

Plumbing

All plumbing to be in accordance with State and Local Codes.

Decorative plumbing fixture package

Telephone/Cable

Three CAT5 telephone jacks, three cable jacks

Locations per Builder

Fireplace

Gas-log fireplace with marble-tile surround

Porches & Decks per plan

Front porch: mahogany decking and cedar handrails

Rear deck: pressure treated lumber

Garage Door Openers

One per door

Sewerage Disposal & Water Service

On-site community wastewater treatment plant.

On-site community well based water supply.



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Driveway & Landscaping

Asphalt driveway per plan

Lawn areas to be graded, loamed, and seeded

Decorative plantings and trees

Front walk of pavers

Irrigation system

Warranty

In addition to any manufacturer's warranties for items included in the home, the Builder shall warrant all materials and labor for a period of one (1) year from the date of closing. The Limited Warranty and Service Policy shall be attached to the Purchase and Sale Agreement.

Features & Benefits are subject to change without notice and are subject to product availability. The Builder reserves the right to substitute any of the above products with materials of similar or greater quality.