



PARK PLACE WESTBOROUGH

WESTBOROUGH, MASSACHUSETTS

Building Specifications

Foundation

- Concrete footings, lally column pads and 10" poured concrete walls

Basement

- Full unfinished basement with exposed concrete walls (some basements may have a walkout feature. Those with walkout basements will have a sliding glass door and a full sized double hung window. Those with walkout basement will have a sliding glass door and 1 full sized double-hung window)
- All walkouts of 2x6 wood frame construction
- Poured concrete floor 4" thick over gravel or crushed stone
- Perimeter drains to day light or connected to drainage system

Garage

- Approximately 22' x 22' 2- car garage with two (2) 9' by 7' doors. Some homes shall have a single 12' x 22' car garage
- Garage doors to be white steel with vinyl backed interior and of barn-door style
- Poured concrete floor
- Walls will be plastered with painted finished trim

Roof

- CDX plywood fir sheathing will be covered by black 25-year architectural shingles
- Metal drip edges above all soffits
- Ice and water shield barrier extending six feet up from all soffits and in all valleys
- Continuous soffits and ridge vent on all roof soffits and ridges
- Gutters

Exterior Walls & Finish

- 2"x6" wood studs with OSB plywood sheathing with Tyvek or similar house wrap
- Certaineed fiber cement lap siding and shakes siding with freeze, skirt and corner board painted white

Exterior Doors & Windows

- Front door will be a 3' wide six panel steel frame insulated door
- Door to deck will be 6' vinyl sliding patio door with screen
- All exterior windows will be double hung vinyl with insulated glass and screens by Andersen
- Both top and bottom windows will be operable and tip in for easy cleaning
- Fixed picture windows are not operable and do not have screens when available

Insulation

- R21-batt insulation on exterior walls
- R30-batt insulation on basement ceiling
- R38 insulation on second floor ceiling
- Homes built in compliance with the New Homes Program with Energy Star

Interior Walls & Ceilings

- 2" by 6" wood studs covered by 1/2 " thick blue board with smooth skim coat plaster
- Smooth plastered walls and ceilings
- First and Second floor ceiling height approximately 7'6"- 8'0"
- All living rooms to have Cathedral ceilings
- All dining rooms to have tray ceilings
- Some Master Bedrooms to have tray ceilings
- Columns at all dining rooms
- Skylights in living rooms
- All interior walls will receive one coat primer and one coat flat latex Benjamin Moore paint from builder's samples

Interior Doors & Trim

- All interior room and closet doors will be architectural masonite and are 2-panel style
- Solid core doors throughout except closets
- Brushed nickel door hinges and handles
- 5/4" trim for all baseboard, 2-piece crown molding at hall, dining, powder rooms, with Stafford trim throughout. Chair rail with wainscoting at dining room.
- Open rails with balusters at staircase and loft areas
- All doors and trim will be paint grade and will receive one coat primer and one coat semi-gloss white paint
- Oak handrails will receive two coats clear polyurethane

Fireplace

- Direct vent gas fireplace by gas
- Gas fire log kit
- Decorative mantel

Cabinets & Countertops

- Maple kitchen and bath cabinets from builder samples with choice of stain finish from builder's list
- Brushed nickel hardware on all cabinets
- Granite countertops in kitchen and baths selected from Builder's samples (except where some baths to have pedestal sink at Powder Room)

Appliances

- Stainless steel appliances for gas range, microwave, dishwasher.
- Garbage disposal

Plumbing and Heating

- Forced hot air heating system by gas with air conditioning
- Tankless hot water heater
- Two exterior water spigots
- Laundry hook-up as located on plan with dryer vent
- Half bath features one comfort height water closet and one undermount sink or pedestal sink
- Full bath features one comfort height water closet, one undermount sink and one fiberglass tub/shower
- Master bath features one comfort height water closet, undermount sink (as per plan), and either a tiled or acrylic/fiberglass walk-in shower or tub/shower unit
- Stainless steel undermount kitchen sink in choice of single or double bowl (depending on fit)
- Water line for ice maker
- Faucets supplied by Moen or Kohler and are undermount
- Sinks and water closets supplied are by American Standard or comparable
- Fiberglass tub/shower supplied are by Lasco or comparable

Electrical Service

- 200 AMP service to home with circuit breaker panel located in basement or garage
- All units will be individually metered
- 220V plugs for dryer

- Smoke detectors as required by code
- Automatic garage door openers with keypad
- Sprinkler system for fire suppression
- 10 Recessed lights and brushed nickel lighting throughout
- Black exterior lighting
- Exterior GFI outlet by front and rear deck
- Pre-wiring for two telephone outlets and two CATV outlets
- Decora rocker switches and outlets
- Ceiling fan at living room
- Wiring for ceiling light fixture at master bedroom and dining room

Flooring

- Ceramic tile from Builder samples in full bathrooms.
- 2 ¼ " Red oak flooring throughout first floor (except master suite)
- Red oak stairs to 2nd floor
- Carpeting over a 8 lb. pad installed in all bedrooms and lofts
- Carpet and tile selections will be made from Builder's samples

Shelving

- All bedrooms, linen and laundry areas will have white epoxy coated steel shelving

Mirrors

- Mirrors in all bathrooms

Deck

- A 10'x12' deck or brick or bluestone patio, determined by builder, located per plans

Driveway

- 2" binder course and 1" finish course approximately the width at garage door openings

Utilities

- Town water and sewer service
- Telephone, CATV, High Speed Fios, and electric utilities from street will run underground to units

Landscaping

- All disturbed areas to be re-graded to ensure proper drainage run-off
- Areas around home will receive 4-6" of loam and will be seeded
- Plants, shrubs and trees shall be planted to enhance the surroundings
- Brick or bluestone walkway from front porch to driveway, determined by builder

Warranty

- In addition to any warranty for materials and labor given by manufacturers of the various components of the homes, Builder shall warrant all materials and labor for a period of one (1) year from the date of closing as further described in the Limited warranty and Service Policy attached to the Purchase and Sales Agreement.

Builder reserves the right to substitute any of the above products with materials of similar or greater quality. If certain product and material specifications require clarification, inquires should be made with the builder's representative for details. The construction specifications will be limited strictly to those features outlined above, labeled as the "Building Specifications."