

SPECIFICATIONS

Kent Cottage Townhomes



FOUNDATION

- Lally Column Footing Pads: 20" wide, 3000 3/4 poured concrete.
- 4" PVC radon pipe tied into interior footing drain vented through roof via 4" PVC pipe.

UTILITIES

- Utilities: Electric water heater, electric panel, electric HVAC system and duct work, domestic and sanitary piping located as determined by the Builder.

UNFINISHED BASEMENT

- Floor: 4000 3/4 poured concrete with fibermesh approximately 4" thick.
- Finish: All stone walls insulated spray foam with fire resistant paint.
- Ceiling: Basement ceiling hung with sheetrock with a primed finish.
- Concrete surfaces will be left natural and unpainted.

ROOF

- Construction: 5/4" x 8" Wood Planks, fully overlaid with 7/16" Zip Sheathing.
- Certaineed Highland Slate: Smoky Quartz, 10 year warranty, prorated beyond 10 years.
- Black aluminum drip-edge along all soffits and rakes.
- Synthetic underlayment and Grace Ice & Water shield.
- Guttered roof tied into site drainage chambers.

EXTERIOR WALLS & FINISH

- Existing natural exterior stone walls at minimum. 18" thick. Inside of the stone walls, 2"x4" wood studs 16" o.c.
- Existing natural stone finish: All joints repointed as necessary.
- Trim: Hardie trim or equivalent at roofline, soffit, and at window casings, painted.

EXTERIOR DOORS

- Entry Door: Oversized, full tempered glass with factory mulled side lights and upper transom, composite material, painted finish, separate deadbolt.
- Courtyard Door: Full tempered glass with factory mulled upper transom, composite material, painted finish, separate deadbolt.

EXTERIOR WINDOWS

- Manufacturer: Anderson 100.
- Style: Casement and single hung style windows.
- Finish: Vinyl clad, black exterior frame and black interior sash.
- Glass: Double pane, Low E with sound control.
- Exterior windows meet Energy Star specs.

INTERIOR CEILINGS

- First Floor: Ceiling height of approximately 10'.
- Second Floor: Ceiling height of approximately 8'+.
- Third Floor: Ceiling height of approximately 8'. Knee wall ceiling height of approximately 6'6".
- Finish: Sheetrock with a smooth finish and painted.

INTERIOR TRIM

- Baseboard: 1"x6" one-piece, square edge, in all areas.
- Window and Door Casings: 1"x4" one-piece, square edge, in all areas.
- Cove Molding: First floor kitchen, dining, great room, second floor hallway, third floor hallway.
- Stairs: Hardwood treads, poplar risers and skirt boards.

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888-707-7105

225 Middlesex Turnpike, Burlington, MA 01803



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INTERIOR WALLS & FLOORS

- Walls: 2"x4" wood studs @ 16" o.c. (typical) covered by 1/2" sheetrock.
- Floors: Wood Floor Joist with 3/4" Advantech sub-floor, gypsum floor leveler.
- Finish: Sheetrock corners and seams will have three coats of joint compound and smooth finish.

INTERIOR DOORS

- Style: Masonite one-panel, smooth finish, solid core, 6'-8" high as shown on the plans.
- Door Hardware: Schlage lever handles, brushed nickel finish.
- Privacy Lock Sets: Button lock door sets for all bathrooms.

INTERIOR FINISH

- Walls: Two (2) coats of satin latex paint (1 primer, 2 finish).
- Interior Doors: One (1) coat of semi-gloss latex paint.
- Poplar trim: Two (2) coats of semi-gloss latex paint.
- Oak trim: Two (2) coats of clear polyurethane to match floors.
- Materials which come pre-primed may require only one (1) coat of paint.

INSULATION

- Type: Spray foam, kraft, and unfaced insulation as well as poly and vents as required, air seal foam around windows and doors.
- Insulation meets applicable building codes and Energy Star specs.

CABINETRY

- Construction: Omega Cabinetry featuring framed cabinets in maple construction with full overlay doors and drawers. Box construction all plywood. Drawers feature hardrock maple dovetail joints with Blum, full access undermount slides, soft-close feature on doors and drawers. Double trash cabinet.
- Style: Doors and drawers will be shaker style. All bathrooms will have "floating" style vanities.
- Hardware: To be installed on operable drawers and doors. Buyer will have an assortment of styles and finishes to choose from.

COUNTERTOPS

- Kitchen and Island: Quartz with undermount sink. Buyer to choose between 4" Separate backsplash or wall tile.
- Bathrooms: Quartz with undermount sink, 4" separate back & side splash in bathrooms.
- Colors: To be selected by Buyer from Builder's samples.

APPLIANCES

- Style: GE Stainless Steel Profile appliances consisting of:
- Refrigerator: Model #PWE23KYNFS
- Dishwasher: Model #PDT715SYVFS
- Electric Convection Range: Model #PSS93YPFS
- Range Hood: Model #UVW8301SLSS
- Microwave: Model #PWL1126SWSS
- Front Load Washer: Model #GFW850SSNWW (white, third floor laundry)
- Electric Dryer: Model #GFD85ESSNWW (white, third floor laundry)

FLOOR COVERING

- Pre-finished Engineered Hardwood: Buyer will choose from a selection of Hallmark "Novella" flooring. To be installed throughout the first floor and in the second and third floor hallway.
- Tile: Porcelain or ceramic tile installed in the first floor foyer, bathroom floors and primary bathroom shower floor, the guest tub and primary shower walls.
- Carpet: Tarkett Serenade over 6LB rebond pad installed in the bedrooms.
- Selections: To be chosen by Buyer from Builder's samples.

HEATING, VENTILATION & AIR CONDITIONING

- System: Two (2) Mitsubishi Dual Zone ducted heat pump systems.

FIREPLACE

- Electric Fireplace: The Lex2-S by Valor, 50", linear.

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ELECTRICAL

- Service: 200 amp with circuit breaker panel located on the first floor and individual house meter.
- Switches & Outlets: Decora style white, located per code, GFI outlets where required.
- CAT6 & Telephone: Located in the living, study, and all bedrooms per the electrical plan. Conduit installed in the living room for future HDMI. Installation of buyer supplied wall-mounted TV and accessory cords by Buyer.
- LED Lighting: Recessed and surface lighting, some on dimmers and motion sensors.
- Junction Boxes: Prewiring for three (3) Buyer supplied fixtures located in the dining room, kitchen island and primary bedroom, fixture to be installed by Builder.
- Bathroom Lights: LED recessed fixtures.
- Exhaust Fan: One (1) per bathroom.
- Undercounter Lighting: LED strip under cabinet lighting in the kitchen.
- Smoke detectors and electrical work will be in accordance with all applicable electrical and building codes.

PLUMBING

- Primary Bath: One WC, two under mount lavs, 6'x3' "curb-less" full tile shower including floor with Kohler Rain Head Model #K-76465-BN and Kohler Handheld on slide bar Model #K-98361-G-BN.
- Guest Bath: One WC, one under mount lav, one white cast iron tub base Kohler Bellwether Model #K-875-0 with tiled shower walls with single function shower Model #K-TS22026-4-BN.
- Powder Room: One WC, one under mount lav.
- Kitchen Sink: Choice between rectangular bowl and D-bowl undermount in stainless steel.
- Water Closets (WC): 2 piece elongated bowl in white porcelain, 1.28 GPF Kohler Model #K-3814-0, comfort height, soft close, brushed nickel lever.
- Under mount Lavs: Kohler Rectangle or Oval bowl in white porcelain.
- Kitchen Faucet: Kohler single hole brushed nickel with pull down sprayer. Model #K-24662-VS.
- Lav Faucets: Kohler single lever in brushed nickel. Model #K-22022-4-BN.

- Shower Valve: Kohler in brushed nickel.
- Enclosures: Clear glass shower panel and door with brushed nickel hardware in the primary bath.
- Garbage Disposal: ISE "Badger 5".
- Water Heater: 55-gallon electric.

LAUNDRY ROOM

- Location: One laundry room located on the third floor as shown on the plans.
- Connections: Hot and cold water with shut-off, braided water hose and dryer line, stub for electric dryer, 110-volt outlet for washing machine & exterior dryer vent.

SHELVING

- Location: As shown on plans.
- Style: Adjustable white melamine closet shelf with hanging bar, one per closet except for pantry which will have two rows.

FIRE & SAFETY

- Smoke Detectors: Ceiling mounted, hard wired with battery back-up located throughout the house per the building code and Town of Burlington.

FRONT LANDING

- Type: Existing natural granite landing.

FRONT WALKWAY

- Layout: From the front entry steps to the courtyard.

DRIVEWAY

- Layout: See site plan.
- Construction: Two (2) coats of bituminous concrete (hot top) over gravel - 2" binder course, 1" finish course.

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LANDSCAPING

- Trees, Shrubs & Plants: Extensive package, the exact size, type, and quantity to be per site plan.
- Sod: Installed throughout.
- Bark Mulch: In all shrub and plant beds.
- As site conditions vary, Builder will determine the landscaping layout.

UTILITIES

- City sewer and water.
- Underground electric, telephone, and CATV service.

BUILDERS NOTES

- The Unit Specifications are offered subject to change, omissions and errors by the Builder.
- The Builder reserves the right to substitute any of the above Unit Specifications with materials of similar or greater quality.

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