

SPECIFICATIONS

Kent Townhomes



FOUNDATION

- Footing: 20" wide, 3000 3/4 poured concrete footing and lally column pads.
- Walls: 10" wide, 3000 3/4 poured concrete walls.
- Sill sealer between top of walls and pressure treated sills.
- Interior and exterior footing drains (perforated PVC pipe) to daylight.
- 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.

GARAGE

- Style: two car garage located on grade per the floor plans, approximately 23'x21'.
- Floor: 4000 3/4 poured concrete with fibermesh approximately 4" thick.
- Overhead Door: one (1) 18'x7'.
- Overhead Door Finish: exterior in heavy-duty steel or aluminum, thermal insulation.
- Overhead Door Operation: 1/2 HP electric motor.
- Window: one (1) awning window located per the floor plan.
- Door: one (1) door located per the floor plan.
- Finish: all walls and ceilings will be sheetrocked and painted.
- Concrete surfaces will be left natural and unpainted.

ROOF

- Construction: 5/8" CDX.
- Rubber Membrane Roof: Carlisle EPDM Rubber Membrane - Black, 10.5 year warranty.
- White aluminum drip edge along all soffits and rakes.

EXTERIOR WALLS AND FINISH

- Walls: 2"x8" wood studs 16" o.c. (typical), and 7/16" Zip sheathing
- Siding: a combination of Certainteed "Certaplank" 7" horizontal vinyl siding double wood grain, Certainteed "STONEfacade", and James Hardie "Hardie Panel" accents with 1x4 "Hardie Trim" overlay.
- Trim: corners, soffits, rakes, and miscellaneous pieces will be covered by PVC, vinyl, Hardie Trim or aluminum trim where applicable.

EXTERIOR DOORS

- Entry: 3'-0"x6'-8" composite material, white finish, white handle style door hardware, separate dead-bolt.
- Deck: 8'-0"x7'-0" sliding glass door, vinyl clad, white finish and screen, low E tempered glass, white hardware.

EXTERIOR WINDOWS

- Manufacturer: Anderson 100
- Style: casement and awning style windows.
- Finish: vinyl clad, white finish window frames and sash.
- Glass: double pane, Low E with sound control
- Exterior windows meet Energy Star specs.

INTERIOR CEILINGS

- First Floor: ceiling height of approximately 9'.
- Second Floor: ceiling height of approximately 9'.
- Third Floor: ceiling height of approximately 8'.
- Finish: sheetrock with a smooth finish and painted.

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225 Middlesex Turnpike, Burlington, MA 01803



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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: second floor kitchen, dining, great room.
- Stairs: hardwood treads, poplar risers and skirt boards.
- Handrails: first, second and third floors per code, style to be determined by Builder.

INTERIOR WALLS & FLOORS

- Walls: 2"x4" wood studs @ 16" o.c. (typical) covered by 1/2" sheetrock.
- Floors: Wood Trusses with 3/4" Advantech sub-floor.
- 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.

CABINETS

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

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 and 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 Drawer: Model #PWL1126SWSS
- Front Load Washer: Model #GFW850SSNWW (white, second floor laundry).
- Electric Dryer Model: #CFD85ESSNWW (white, second 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 hallway and utility room, entire second floor, and the third floor hallway.

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- Tile: Porcelain or ceramic tile installed in the first floor entry foyer, bathroom floors, primary bathroom shower floor, and the shower walls.
- Carpet: Tarkett Serenade over 6LB rebound pad installed in the first floor study, and third floor bedrooms.
- Selections: To be chosen by Buyer from Builder's samples.

HEATING, VENTILATION AND AIR CONDITIONING

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

FIREPLACE

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

ELECTRICAL

- Service: 200 amp with circuit breaker panel located on the first floor and individual house meter.
- Switches and Outlets: Decora style white, located per code, GFI outlets where required.
- CAT6 and 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 per the electrical plan, 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.
- Exterior Lighting: Located at the exterior doors per the electrical plan.
- Smoke detectors and electrical work will be in accordance with all applicable electrical and building codes.
- Prewiring for one electric car outlet in garage. Outlet installation and car charger supplied/installed by Buyer.

PLUMBING

- Primary Bath: One (1) WC, two (2) under mount lavs, 60"x36" "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 (1) WC, one (1) under mount lav, one (1) white cast iron tub base Kohler Bellwether Model #K-875-0 with tiled shower walls with single function shower Model #K-TS22026-4-BN.
- First Floor Bath: One (1) WC, one (1) under mount lav, one (1) Aker, low threshold shower base with Kohler Shower Trim Model #K-TS22028-4-BN
- Powder Room: One (1) WC, one (1) under mount lav.
- Kitchen Sink: Choice between rectangular bowl and D-bowl undermount in stainless steel.
- Water Closets (WC): two-piece elongated bowl in white porcelain, 1.28 GPF Kohler Model #K-3814-0 - comfort height, soft close, brushed nickel lever.
- Under mount Lav: 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 and first floor bath
- Garbage Disposal: ISE "Badger 5".
- Water Heater: 55-gallon electric

LAUNDRY ROOM

- Location: One laundry room located on the second 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 and 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.

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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 & STEPS

- Type: Natural grey granite landing and steps.
- Steps: Number to be determined depending on grade.

FRONT WALKWAY

- Layout: from the front entry steps to the courtyard.
- Finish: Genest "Harborline" individual concrete pavers.

REAR DECK

- Type: Units 101-105, 108-109 will have approximately 8'x18' deck on 2nd floor.
- Finish: Trex or equivalent composite decking.

DRIVEWAY

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

LANDSCAPING

- Trees, Shrubs and 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.

BUILDER 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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