

CONSTRUCTION SPECIFICATIONS

28 Woodland Road, Wayland

(Address to be changed to 44 Pilgrim Path)

4,070 SF (+ bonus 801 SF of finished attic space)

3 BR, 3.5 Bath | 2 Car Garage | .26 Acre

\$2,100,000 offering

FOUNDATION

- Poured concrete of 10-inch thick walls.

EXTERIOR WALLS

- **Wood frame:**
 - 2" x 6" framing in inches with OSB sheathing, air infiltration barrier.
 - Cedar impressions double 7in. straight edge perfection shingle siding.
 - 9' first floor ceiling heights, 8' second floor ceiling heights.

WINDOWS & EXTERIOR DOOR

- **Front entrance:** Craftsman style entry door; Front door will have a deadbolt lock.
- **Windows** – Black Andersen 400 double-hung tilt-in windows made with Low E glass & full screens.

ROOF

- Architectural style fiberglass shingle with stainguard, 30-year life.

UPPER LEVEL / ATTIC

- Walk up access. 801 SF with sheetrock / drywall on walls and ceiling.

LOWER LEVEL / BASEMENT

- Full walk-out basement.
- 1,218 SF available of finished space with kitchenette, full bathroom, laundry, space for exercise room, rec room, home theater,

INSULATION

- Roofs shall have R-60 and walls shall be R-30 open and close cell foam insulation, as needed.

INTERIOR WALLS & CEILING

- All finished rooms shall have plaster drywall finish. Closets and ceilings will be smooth finish.
- Walls will be painted with two (2) coats of Benjamin Moore Ultra Spec 500, no VOC, latex paint, flat finish; three (3) colors allowed, with two-coat coverage.
- Additional color choices or additional coats for deeper color coverage are available as a homeowner upgrade.

HEATING & AIR CONDITIONING

- Forced warm air: two (2) 96%+ efficient heat pump forced-air furnace systems by electricians, with central air conditioning and 3-Zone with three (3) programmable thermostats.
- Floor registers to be metal brown or white and ceiling registers to be white, as determined by the contractor.

FLOORS

- First & second floor Foyer entry, study, family room, kitchen, dining room; red oak hardwood for flooring. Stairways shall be oak treads, painted risers, with black metal balusters and oak railings and square newel posts, as required. Stairs to basement will be plywood risers and treads.
- Bath, mudroom & laundry room floors: ceramic tile (\$5.00 per-sq. ft. tile materials allowance), basic block installation. Kitchen will have tile backsplash (\$5.00 per-sq.ft. tile materials allowance), sub-way installation. Oversized tile materials, rectified tile, marble or natural stone or tile installed in any pattern or with accent inserts will have an added installation cost. ¼” hardibacker or equal added to tiled areas.

PLUMBING – All fixtures supplied in white

- **Kitchen:** Large under-mount sink with single-handle restaurant style pull-out spray faucet and Waste King ½ HP garbage disposal.
- Thermador stainless steel stove, refrigerator, dishwasher, undercounter drawer microwave, and built-in side wall oven. Chimney style range hood (range hood must be <400cfm), vented to the exterior, and wine / beverage fridge.

First Floor, One and Half-Bath:

- 36” wide vanity with granite top and one (1) rectangular undermount lav. sink supplied by granite vendor
- Kohler chrome lavatory faucet (8” spread)
- Toilet with elongated front and soft close toilet seat

Second Floor, Primary Bathroom:

- One soaking tub, adjacent to tiled shower stall with seat, hand held shower on adjustable slide and rainhead (\$5/s.f. tile materials allowance); basic block installation
- Shower door – semi-frameless chrome 3/8” tempered glass w/glass panels to separate tub area
- 9” wide double vanity with tower cabinet in the middle, granite top with two (2) rectangular undermount lav. sinks supplied by granite vendor
- Two (2) Kohler chrome lavatory faucets (8” spread)
- Toilet with elongated front and soft close toilet seat

Second Floor, 1.5 Additional Bathrooms:

- Bathroom 1: One (1) 5-ft. tub unit with tile surround, tile allowance is \$5/s.f. tile materials allowance, basic block installation
- 60” wide vanity with granite top and two (2) rectangular undermount lav. sinks supplied by granite vendor
- Two (2) Kohler chrome lavatory faucets (8” spread)
- Toilet with elongated front and soft close toilet seat

- Bathroom 2 (half bath): Adjacent to Bathroom 1, tile allowance is \$5/s.f. tile materials allowance, basic block installation 36” wide vanity with granite top and (1) rectangular undermount lav. sink supplied by granite vendor. Kohler chrome lavatory faucet (8” spread)
- Toilet with elongated front and soft close toilet seat

Laundry Room (2nd Floor):

- 48” cabinet with 25’x22’ laundry sink and granite top. Connections for hot and cold water with shut-off, drain and electric dryer, 110 volt outlet for washing machine and exterior dryer vent. Buyer will provide own washer and dryer and be responsible for the cost of hook-up of same.

Additional Plumbing:

- Frost free sill cocks - front and rear
- Refrigerator water supply

FIREPLACE

- Gas burning white surround and a painted wood mantle, located in the family room.

ELECTRICAL

- 200 AMP Service
- Exterior Lights: Three (3) located over front door (recessed) + two (2) lantern style lights
 - Two (2) located over garage doors (recessed)
 - One (1) light at rear exit door
 - One (1) light at rear door by kitchen
 - One (1) double flood light on rear
- Four (4) bath fans, vented to the exterior, all to be “green” fans to meet energy code
- Exterior Outlets: One (1) located at the rear-on deck, and one (1) located in the front
- One doorbell; front and rear door. Door Chime purchased as part of allowance.
- White light decora switches.
- Recessed LED Lights:
 - Lower Level: Twenty-eight (28) 4” LED lights (see lighting plan)
 - First Floor: Thirty-eight (38) 4” on the first floor (see lighting plan)
 - Second Floor: Seventeen (17) 4” LED lights (see lighting plan)
 - Upper Lever / Attic: Six (6) 4” LED lights (see lighting plan)
- Under-cabinet lights in kitchen, per standard kitchen design, all on one switch.
- Interior Light Locations: Ceiling light fixtures in all bedrooms, laundry room, dining room, family room, study, walk-in closets, stairways (sconces), mudroom, kitchen island (3 pendants) and bathroom vanities.
- Cable Connection & CAT6 Wire installed in the office. Ample electrical outlets throughout the home are provided per MA Electrical Code. Light Fixture Allowance is \$2,500.00. Home Buyer will be provided with a list of light fixtures, which includes a door chime/transformer kit. Recessed lights, under-cabinet lights and fluorescent closet lights are not part of light fixture allowance.

INTERIOR TRIM

- Interior doors are masonite, solid, two-panel, square style, painted white, with black lever style handles. Door casing is 3 ½ ” with 7 ¼” speed base, primed and painted to match doors. Mudroom will have a bench with cubbies and ½ wall beadboard.

CLOSETS

- All closets & laundry area shall contain built-in custom wood shelves. Pantry in kitchen and linen closets will have four (4) wood shelves.

CABINETS

- Maple kitchen cabinets and bath vanities, per standard builder design with granite countertops selected from builder’s samples Tier 1. Alterations to standard builder design may be made within the standard allowance (all cabinetry \$35,000 and all countertops \$10,500). Range hood must be <400 cfm for Stretch Energy Code.

MIRRORS

- Mirrors measuring approximately the width of the vanities and approximately 42” in height shall be installed above the bathroom vanities.

DECK/PORCH

- Front porch will have stone top and front walkway will be pavers and bluestone stepping stones. 8” square architectural columns.

DRIVEWAY / WALKWAY

- Driveway will be asphalt paved.

GARAGE DOORS

- Two (2) 9’wide, insulated steel, pre-finished white doors with transom windows in top of door (barn door style with spade straps); electric garage door openers, one (1) key pad, two (2) remotes.

LANDSCAPING

- Builder to provide the makings of a lawn by hydro-seeding.
- Shrub package in a mulched bed can be provided as an upgrade.

SERVICES

- Sewer: Septic
- Water: Municipal
- Gas: National Grid (just for stove and fireplace)
- Electric: Eversource

CLEANING

- At completion of construction, builder shall clean all windows, clean bathrooms and kitchen cabinets, dust all woodwork, dust-mop and/or wash all floors, and vacuum all carpets.

COLOR SELECTIONS

- It is imperative that the Buyers meet with vendors and make all selections within 21 days of a signed Purchase and Sale Agreement. All materials selected by the Buyer must be available to the Builder within the construction schedule.

BUYER CHANGE ORDERS

- All changes/modifications to specifications and or plans, after signed Purchase and Sales Agreement, are subject to a \$250.00 change order fee, accompanied by payment in full, prior to any work commencing or ordering of any materials. All monies paid for custom upgrades are non-refundable. All Purchase and Sales Agreements include one change order at no charge. No change order fee will be charged for additional electrical work requested following the electrical walkthrough.

SITE VISIT POLICY: * STRICTLY ENFORCED *

Due to insurance liability and safety concerns, all visits to any home site must be scheduled and accompanied by Builder or Builder’s representative. Children under 16 years of age are prohibited from visiting the site.

THESE SPECIFICATIONS ARE OFFERED SUBJECT TO CHANGE, OMISSIONS AND ERRORS BY THE BUILDER TO FACILITATE THE CONSTRUCTION PROCESS. THE BUILDER RESERVES THE RIGHT, UPON NOTICE TO BUYER, TO SUBSTITUTE ANY OF THE ABOVE WITH MATERIALS OF SIMILAR OR GREATER QUALITY. No Credit Given on Unspent Allowances