

Pre-Construction SPECIFICATIONS

Fox Hill at Four Oaks

Dracut, MA

5/16/2017

HEATING

- Heat type: Forced warm air by natural gas, 1 zone, consists of high 96% efficiency furnace.
- Central Air Conditioning

ELECTRICAL

- 100 Amp
- Pre-wired cable outlets will be installed in family room and all bedrooms.
- Pre-wired for ceiling fan/light in sun room & bedrooms. (Install fan extra \$150.00)
- 1 Telephone jack installed, if desired
- 4 Recess lights in Family room
- 3 Recess lights in Kitchen
- Lights in all walk-in closets
- Two exterior GFI outlets: one at the front and one at the rear of house.
- Allowance: \$750: Standard package for light fixtures will be offered.
- LED light bulbs are included.

DOORS

- Interior: Choice of 4 Masonite doors – Cheyenne, Riverside, Winslow, or Saddlebrook style.
- Exterior: Craftsman style weatherproof doors
- Garage: Wayne Dalton Sonoma carriage style insulated doors with motor, car control opener, and decorative hardware.

FLOORING

- Hardwood flooring: Prefinished premium 3-1/4" Red Oak – Stain Color choice from designated selection.
- Hardwood Rooms: Throughout First floor, Excludes bathrooms, laundry closet, bedrooms, and sunroom.
- Additional Hardwood Allowance: \$8/sqft (materials & labor)
- Tile: All bathrooms and laundry room closet – Tile to be chosen from designated selection.
- Tile Allowance: \$7/sqft (materials & labor)
- Carpeting: All Bedrooms & Sunroom – Carpet and padding to be chosen from Builder's designated selection.
- Carpet Allowance: \$18/square yard (materials & labor)

WINDOWS

- Double-hung vinyl windows with screens & feature tilt-ins and removable sashes.

KITCHEN

- Maple panel cabinets with crown molding accents. Color and style designs chosen by Homeowner from designated selection.
- Granite countertops, chosen by Homeowner from designated selection
- Cabinet/Vanity/Granite Allowance: \$11,000
- Appliances: Microwave, Dishwasher, Gas Range Oven.
- Appliance Allowance: \$1,500

FIREPLACE

- One zero clearance, gas burning fireplace with wood mantle to be installed in the family room.

SUPERIOR 2X6 FRAMING EXTERIOR

- Lumber will meet or exceed local building codes and be constructed with 2x6 exterior walls.

ENERGY STAR RATED CONSTRUCTION

- Each home is a HERS rated home with Energy Star and is certified by a third party representative. **If Applicable**

ROOFING

- Roofing material will be asphalt/fiberglass shingles, architectural style

EXTERIOR SIDING

- Vinyl Siding & Shakes – Builder's Choice
- No maintenance Composite and aluminum trim

DECKS

- No maintenance Composite decking and handrails.
- Size approximately 9 x 11.

INTERIOR WALLS and CEILING

- Interior walls will be ½" drywall
- Smooth Ceilings throughout home
- All paint will be Benjamin Moore two coats. (3 color choices standard)
- Ceiling Height shall be 9' – Tray ceiling in Master Bedroom & Vaulted ceiling in Sun Room.

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PLUMBING

- Hot Water Heater – *On-Demand Tankless AO Smith Water Heater*
- Disposal
- Kitchen Sink – Under-mount stainless steel
- Kitchen Faucet - Kohler model faucet
- Toilets – Kohler grade – comfort height
- Faucets and valves – Kohler grade
- Washer and electric dryer hook-up included.
- Two exterior water spigots (*one at front and one at rear of house*)
- Main Bathroom: 5' one piece fiberglass tub shower
- Master Bathroom: 3'x5' Stand-up shower with fiberglass one-piece floor plan, tile walls and glass shelves. (size subject to house plans)
- Town Water, Town Sewer

BATHROOMS

- Bathroom vanities with granite counter tops chosen from builder's supplier.
- 60" double vanity in MBR Bath
- 30" single vanity in main Bath
- Under-mount porcelain sinks included
- Standard package for plumbing fixtures will be offered.

LANDSCAPING

- Landscape package designed by builder to include shrubs, stone walls(if applicable) and mulch beds.
- Professionally landscaped.
- Brick Paver walkway at front of home to driveway.

CLEANING

- Your home will be professionally cleaned and ready for occupancy at the time of closing.

**Note: The Builder reserves the right to substitute any of the above specified materials at Builder's discretion when necessary to enhance/expedite building process, improve quality, or correct any design errors.*

**Note: Specifications may change without notice.*