

## **HERITAGE BUILDERS INC.**

### **Building Specifications**

**2 Rosario Way, Burlington, MA 01803**

Four (4) Bedroom Colonial, 2 1/2 baths, 2 car Garage, approx. 2500 sq.ft.

### **Kitchen Features & Appliances**

- Stainless steel undermount sink
- Stainless steel appliances (stove, dishwasher, microwave, exhaust fan) \$2,500.00 allowance
- Cabinets (self closing drawers) under cabinet lighting - \$6,000.00 allowance
- Granite counter tops (kitchen & baths) \$3,500.00 allowance

### **Bathroom Features**

- Vanities with granite counter tops (2nd floor) within allowance
- Bathtub - Fiberglass tub/shower - \$450.00 allowance
- Mirrors to be installed in bathrooms - \$400.00 allowance
- Half bath will have a pedestal sink
- Soaking tub in master bath - \$500.00 allowance
- Ceramic tile in bathrooms & laundry room (floors) \$3,000.00 allowance

### **Flooring**

- Bedrooms (4) - Hardwood
- Stairs - first to second floor - hardwood treads & pine risers
- Hardwood floors, kitchen, foyer, living room & dining room

### **Doors, Windows & Trim**

- Interior doors - four panel with 3 1/2" colonial casing
- Baseboard - 5 1/4" speed base
- Dining Room - Crown molding, chair rail & wainscoting
- Living Room - Crown molding, chair rail
- Foyer - Crown molding, chair rail, wainscoting
- Brushed nickel knobs & hinges on doors

### **Framing**

- Exterior Walls-2x6 construction, 16" on center with 1/2 plywood
- Interior walls - 2x4 construction, 16" on center
- Siding- cedar clapboard
- Floor - 2x10
- Roof - 1/2" fir with fiberglass shingles
- All construction will conform to State & Local Building Codes

### **Insulation**

- Per Massachusetts Building Code (with foam)

### **Interior**

- Walls - plastered with 2 coats of paint
- Wood Trim - 3 1/2" colonial casing with 2 coats of paint
- Ceilings - plastered - kitchen & baths smooth

### **Exterior**

- Painting - choice of color (if not already painted)

### **Heat**

- Hydro Air 4 zone

### **Air Conditioner**

- 4 zone

### **\*French drain inside & outside foundation**

### **\*Gutters with tank**

### **Plumbing**

- All fixtures to be Eljer, Kohler, Delta or equivalent. Faucets to be Delta or equal
- Sinks & faucets - \$3,200.00 allowance (toilets, valves, membrane, no towel or toilet paper hanger, no soap dispensers)
- Plumbing for washer, gas or electric hookup for dryer
- Design built to Massachusetts Building Code

### **Electrical**

- 200 amp service, circuit breakers, all plugs & switches conforming to State & Local Codes
- Lighting fixtures for interior & exterior lights - \$ 1,100.00
- Recessed lights in kitchen & family room
- Cable & phone outlets in all bedrooms, family room & kitchen
- Bedrooms will have ceiling lights
- Family room and Master bedroom will have ceiling fan/light combo
- Bedroom closets will have fluorescent lighting
- Bathrooms will have light fixtures over the sink & fan/light combo on the ceiling
- House will be pre-wired for alarm system
- Decora wall switches

### **Closets**

- wire shelving in closets

### **Fire Protection**

- Smoke/Carbon monoxide detectors will be installed per Massachusetts Fire Code

### **Utilities**

- Water - Public
- Sewer - Public
- Gas - National Grid

### **Deck**

- the deck will be 12' x 16'

### **Central Vacuum**

- four outlet system with accessories

### **Chimney**

- Zero Clearance

### **Landscaping**

- all disturbed areas to be graded, top soiled & seeded, bark mulch around evergreens and flowers, crushed stone under deck

### **\*Underground lawn sprinklers**

### **Driveway**

- Hot Top

### **Front Walk**

- Aggregate concrete

### **\*Granite light post & mail box post**

### **\*Radon pipe for future**