

## **HERITAGE BUILDERS INC.**

### **Building Specifications**

#### **6 Rosario Way, Burlington, MA 01803**

- Four (4) Bedroom Colonial
- 2 1/2 baths
- 2 car Garage
- approx. 3,100 sq.ft.

#### **Kitchen Features & Appliances**

Stainless steel undermount sink

Stainless steel appliances (stove, dishwasher, microwave, exhaust fan) \$4,800.00 allowance

Cabinets (self closing drawers) under cabinet lighting - \$8,000.00 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 equivalent

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 - \$ 1,500.00

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**