

HERITAGE BUILDERS INC.

**Building Specifications - 4 Prospect St, Woburn, MA
6 Room, 3 Bedroom, 2 1/2 Bath- Approximately 1600 SQFT.
Townhouse**

Kitchen Features & Appliances

- Stainless steel under-mount sink
- Stainless steel appliances (stove, dishwasher, microwave, exhaust fan) \$2,500.00 allowance
- Cabinets (self closing drawers) - \$5,000.00 allowance
- Granite Counter Tops (kitchen & baths) \$3,000.00 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
- Ceramic tile in bathrooms (floors) \$2,000.00 allowance

Flooring

- Bedrooms (3) - Hardwood
- Stairs - first to second floor - hardwood treads & pine risers
- Hardwood floors 1st floor

Doors, Windows & Trim

- Interior doors - four panel with 2 1/2" colonial casing
- Baseboard - 5 1/4" speed base
- Living Room - Crown molding, chair rail

Framing

- Exterior Walls-2x6 construction, 16" on center with 1/2 plywood
- Interior walls - 2x4 construction, 16" on center
- Siding- Vinyl w/pvc trim
- 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 - 2 1/2" colonial casing with 2 coats of paint

Heat

- Forced hot air 2 Zones

Air Conditioner

- 2 Zones

Plumbing

- All fixtures to be Eljer, Kohler, Delta or equivalent. Faucets to be Delta or equivalent
- 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 - \$800.00
- Recessed lights in kitchen
- Cable & phone outlets in all bedrooms & kitchen
- Bedrooms will have ceiling lights
- 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

Closets

- wire shelving in closets

Fire Protection

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

Utilities

- Water - Public
- Sewer - Public
- Gas

Deck

- the deck will be 12' x 16'

Central Vacuum

- four outlet system with accessories

Landscaping

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

Driveway

- Hot Top

Radon pipe for future

French drain inside & outside foundation

Gutters with tank