

Home Specifications – EXHIBIT B

The construction of this new home will be in accordance with the construction standards set forth by the MA Contractor's Registration Board and will meet or exceed the requirements of the municipal building codes

Pre-Construction

- Site plans
 - Site and dwelling grading as per Coneco Engineers and Scientists Town approved plans. Any adjustments in the field are made according to site conditions discovered during construction.
- Architectural plans
 - Per BKA or MZO Group plans, this new home contains 2 bedrooms, 2.5 or 2 bathrooms and an attached 1 or 2 car garage - all above grade living spaces containing approximately 1,550-1,800 square feet, as per Plan. Any adjustments in the field are made according to site conditions discovered during construction.

*Site and Architectural plans are referred to as "Plans" throughout this document.

Mechanical, Electric, Plumbing, Fire

- Plumbing
 - Water piping to be Pex or CPVC and sanitary drains to be PVC type plastic
 - Hot water system to be Rheem, or comparable - 50 gallon hybrid H/W - UEF 3.5
 - Kitchen
 - Sink to be single bowl stainless steel - SUPPLIED BY COUNTERTOP VENDOR.
 - Range top with recirculating microwave vent -
Upcharge for direct to outside cooktop venting
 - Primary bath
 - Vanity sink with 8" widespread, Kohler or comparable
 - Kohler, or comparable, two-piece toilet
 - Shower with rough-in valve, drain, and ceramic tile walls with a cast iron or acrylic shower pan (excludes shower door)
 - Main bath
 - Vanity sink with 8" widespread, Kohler or comparable
 - Kohler, or comparable, two-piece toilet
 - Shower with rough in valve and aquatic acrylic enclosure with tile surround
 - Powder Bath
 - One vanity sink with Kohler, or comparable
 - Kohler, or comparable, two-piece toilet
 - Toilets to be elongated and comfort height
 - 2 frost-free exterior water faucets (one in the front and one in the rear)
- Electric
 - House to have 200-amp service with circuit breakers including dedicated circuit electric vehicle outlet in garage.

- o HVAC: High efficiency, air source heat pump system provided as standard. As an upgrade, a super high efficiency geothermal system is available - Water Furnace Series 5, closed loop 400' well with a SEER of 28 and a COP of 4.2 (1 zone per floor). ***\$12,000 upcharge at closing, offset with 30% federal energy tax credit (approx. \$11,000) resulting in a net cost upgrade of approximately \$1,000.***
 - o Telecommunications (Broadband and cable TV) to be Category 5 wiring with pre-wire locations for 3 cable televisions. *XFINITY or Verizon fiber optic available - Buyers choice.*
 - o All baths have exhaust fans vented to the exterior and heat recovery ventilation (HRV) system, ducted per code
 - o Smoke and CO detectors per fire code
 - o Fire Alarm panel, independently monitored, to be installed. *Monthly cost included in Homeowners Association fee. System can be upgraded to include security and cameras.*
 - o One door bell
 - o Upcharge for central vacuum system and security alarm
 - o Lighting fixture allowance: \$1,500 - fixture locations at builder's discretion
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Site Work

- Roadways and sidewalks as per Plan
 - Land clearing performed for construction (for dwelling, driveway, and utilities) and all debris to be removed from property (including stumps, dead trees and construction material waste)
 - Utilities
 - o Sewer main connection to be gravity fed to municipal sewer system, as per Plan
 - o Water main connection
 - o Telephone, electric, and cable underground connection
 - Final grading and foundation to be backfill with a gradual slope pitching away from dwelling
 - Yard to be rough graded using a minimum of 4" topsoil and hydroseeded
 - Driveway to be asphalt
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Foundation

- Footings to be 10" high by 20" wide concrete with drain pipes on crushed stone pitched away from house to central piping system (footprint staked as per Plans)
 - Foundation Slab (concrete basement and garage floors) to be 4", 3000 PSI (pounds per square inch) concrete mix
 - Foundation Walls to be 10" poured concrete walls using 2500 PSI concrete mix with liquid asphalt damp proof coating (waterproofing membrane)
 - Walkout basement dependent on lot
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Framing, Roofing

- Full frame skeleton and roof system
 - o Flooring
 - Floor joists to be 11 7/8" Truss Joist, Open Joist and/or 2x10 - 2x12 as per Plans
 - Sub-flooring will be 3/4" tongue and groove Advantek, or comparable, glued and nailed with underlayment placed under all ceramic floor areas
 - o Exterior wall studs to be 2x6 on 16" centers with 2x8 collar ties, 2x10 roof rafters as per Plan

- o Roof framing to be trusses or dimensional framing with ice and water shield in valleys and eaves
 - o Pressure treated sills to be 2x6 with sill seal between foundation and sill
 - o Girders to be LVL's, 2x12's, and/or steel I-beams, generally as per Plans - supported by 3 ½ cement filled columns
 - o First floor ceiling heights to be approximately 8' to 9' and Second floor, if applicable, to be approximately 8', as per plan
 - Sheathing
 - o Roof sheathing will be 5/8" CDX plywood
 - o Zip Wall sheathing panels.
 - Roofing
 - o Fiberglass shingles to be Certainteed Architectural or comparable
 - o Aluminum valley flashing
 - o Gutters to be aluminum seamless white with down spout
 - Insulation
 - o Insulation includes fiberglass batts, open cell and/or closed cell foam. Air infiltration and insulation values meet or exceed Massachusetts' stretch energy/building code
 - Plaster & Drywall
 - o Walls to be smooth finish
 - o Ceilings to be skip trowel / textured finish
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Interior Finishes

- Paint & stain
 - o Walls to have two coats (one primer and one finish color)
 - Interior walls to be Eggshell or Satin
 - Ceilings to be white - flat
 - Trim and doors to be Dove White
 - o All interior woodwork to be finished in latex semi-gloss finish
 - o Allowance: 3 colors
 - o Upcharge for color changes and darker colors requiring extra coats
- Hardwood
 - o Hardwood to be installed on 1st floor and 2nd floors, if applicable, (excluding bathrooms and laundry room) with 3 ¼" wide ¾" thick solid wood, prefinished White Oak floors, or engineered floors at builder's discretion
 - o Hardwood allowance: \$7.50 / sqft
 - o Upcharge for wider floor widths, certain stains and some engineered floor choices.
- Tile
 - o Tile to be installed on bathroom and laundry room floors
 - o Primary bath to have tiled shower walls with a cast iron or acrylic shower pan
 - o Main bath to have tiled tub walls with acrylic tub
 - o Tile allowance: \$5 / sqft labor and materials
 - o Upcharge for kitchen tile backsplash, shower feature strips, niches, large format tile, and non-standard patterns
- Bathroom accessories
 - o **Towel bars and toilet paper holders** to be purchased by Buyer and installed by Seller. Installation locations to be selected and marked in field by Buyer.
 - o Flat mirrors to be installed. Decorative mirrors can be installed if chosen and paid for by Buyer.
 - o Upcharge for glass shower door, specialty mirrors, beveled edge mirrors and grab bars.

- Cabinets / vanities
 - Semi-custom, painted or stained cabinets
 - Diamond Vibe brand, or comparable, 5/8" plywood cabinets, upper cabinets 42 with crown moulding. **Riser board and crown to ceiling is an upcharge.**
 - Drawers to be soft-close with full extension hardware
 - Upcharge for specialty installs and cabinet accessories.
 - Countertops
 - Granite and/or quartz countertops in kitchen, primary bath, and main bath
 - Allowance: \$60 / sq ft
 - Appliances
 - GE Café range, refrigerator, dishwasher, microwave, or comparable
 - Allowance: \$7,000 (including installation by supplier - approx \$890)
 - Upcharge for specialty installs
 - Doors
 - Interior doors to be solid core, molded, raised 2 panel Masonite
 - Satin nickel lever handles and hinges
 - 3 1/2" Stafford profile wood casing
 - Pine door frames
 - Front door to be 3/0 x 6/8 six panel, fiberglass door, generally as per Plans, with a key in knob and single key deadbolt lock
 - Patio door to be Harvey, 6/0 x 6/8 sliding door with screen and no grilles
 - Interior trims
 - Casings
 - Finger Jointed pine casing to be 3 1/2" Stafford
 - Baseboards
 - 7 1/4" decorative baseboard (5 1/4" in closets and second floor, if applicable)
 - Closet
 - Shelves, vinyl coated, ventilated, wire
 - Upcharge for additional shelving and/or solid melamine or wood shelving.
 - Staircase
 - Oak treads, painted risers and balusters
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Exterior Finishes

- Siding, rear and sides, to be .044 heavy duty vinyl clapboard (D4)
- Front elevation to be vinyl shingles, board and batten and/or thin stone
- Exterior siding color to be selected by buyer and approved by builder
- Exterior trim to be white, PVC generally per plan, and at Builder's discretion
- Windows
 - Harvey brand, exterior clad with Low-E, Argon, insulated glass, or comparable.
 - Double hung and/or casement vinyl, white, grilles-between-the-glass with a 6-over-1 grille pattern. Grilles on top sash (upper half) only, wood extension jambs
 - Upcharge for black exterior
- Garage door
 - Raised panel insulated steel Clopay Coachman (CD.11), or comparable, with belt-driven opener, or comparable. Glass in top door panels is an upcharge.
 - 2 remotes provided

- Porch / Patio
 - Front porch and rear deck to be pressure treated wood frame with Azek, composite decking, or comparable. Granite landing and steps is an upcharge.
 - Handrails and balusters to be PVC/Vinyl manufactured by Bridgewater Polyvinyl, or comparable
 - Exterior patio to be 10'x10' using concrete pavers, if applicable
 - Concrete paver block walkways
 - Landscaping to be at builders discretion
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Buyer Allowances

- Interior paint colors (doors and walls) - 3 colors
 - Flooring
 - Tile - \$5 / square foot
 - Wood - \$7.50 / square foot
 - Electrical fixtures - \$1,500
 - Countertops - \$60 / sq ft
 - Cabinet hardware \$5/per knob/pull (*equals \$8 if purchased through Top Knobs or Hardware Resources using Builder account*)
 - Appliances - \$7,000 (inclusive of approximately \$890 installation)
 - Exterior Deck Expansion - \$80 psf
 - Closet shelving upgrade - Wire to Melamine \$3,200
 - Paver Patio expansion - \$60 psf - Belgard Keystone Citystone Demi - Granite Blend Color
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Finished Basement - with full bathroom (if applicable) - \$84,000

- Framing – 2x4 walls with pressure-treated base plate
 - Insulation – Fiberglass batt, open cell and/or closed cell foam, and/or rigid board insulation panels
 - Walls - Plaster
 - Electrical – as per Building Code
 - Plumbing – as per layout drawing
 - Mechanical – full air conditioning and heat layout sufficient as per Building Code
 - Recessed lights – layout at Builder's discretion
 - Door and window trim – 3 ½" Stafford
 - Staircase – Carpeting at \$26 per square yard. Finished staircase optional upcharge \$3,800
 - Floors – Luxury Vinyl Plank (LVP) with 20mm wear layer, bathroom (if applicable) tile at standard allowance
 - Bathroom – same cabinet specs as shown above, including 4' fiberglass shower unit.
 - Sink
 - Suspended ceilings (standard 2x4 tiles) and/or drywall - Upgrade to 2x2 with reveal \$1.75 psf
 - Countertop - \$60 per square foot allowance.
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Basement Bathroom - Standalone

- Rough Plumbing only - \$5,800
- Complete finished bathroom with 4' fiberglass shower - \$13,200

Disclaimers

All manufacturer warranties and material guarantees are passed through to the buyer.

All work shall be performed in a good and workmanship-like manner.

No credits for unused allowances.

All prices, floor plans, and specifications are subject to change at any time without notice.