



## Specifications for Sawmill Village

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.

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### Pre-Construction

- Site plans
  - Site and dwelling elevations per Coneco Engineers and Scientists plans. Any adjustments in the field are made according to site conditions discovered during construction.
- Architectural plans
  - Per BKA Architecturals 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.

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### 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 - 66 gallon hybrid H/W - UEF 3, 45, or comparable
  - Kitchen
    - Sink to be 8" single or double bowl stainless steel with Kohler polished faucet
    - Range top with recirculating microwave vent
    - Upcharge for direct to outside cooktop venting
  - Master bath
    - Vanity sink with 8" widespread, Kohler or comparable
    - Kohler two piece toilet
    - Shower with rough in valve, tiled shower pan, drain, and ceramic tile walls (excludes shower door)
    - Water closet
  - Main bath
    - Vanity sink with 8" widespread, Kohler or comparable
    - Kohler two piece toilet
    - Shower with rough in valve and aquatic acrylic enclosure with tile surround
    - Water closet
  - Powder Bath
    - One vanity sink with Kohler polished chrome faucet
    - Kohler 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
  - Telecommunications (Broadband, cable TV and telephone) to be Category 5 wiring with pre-wire locations for 3 cable televisions and 1 telephone
  - Fixture allowance: \$1,000 for the following locations, generally as per Plan
    - Mudroom - 1 ceiling mount
    - Kitchen - 2 hanging pendants
    - Living room - 1 fan/light fixture
    - Laundry room - 1 ceiling mount light
    - Bathrooms - 1 mirror fixture each
    - Master bedroom - 1 fan/light fixture
    - Main bedroom - 1 ceiling mount



- Study - 1 ceiling mount
  - Walk-in closets - 1 ceiling mount
  - All baths have exhaust fans vented to the exterior, heating, ventilation, air conditioning, and heat recovery ventilation system
  - Smoke and CO detectors per fire code
  - One door bell
  - Circuit for electric vehicle charger
  - Upcharge for central vacuum system, security alarm, and electric vehicle charger
  - HVAC: Geothermal-water furnace, ground source heat pump - Series 5, closed loop with a SEER of 28 and a COP of 4.2 (1 zone per floor) OR Mitsubishi air source heat pump, ducted
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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
    - Sewer main connection to be gravity fed to municipal sewer system, as per Plan
    - Water main connection
    - Telephone, electric, and cable underground connection
  - Final grading and foundation to be backfill to be a gradual slope pitching away from dwelling and 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
  - Flooring
    - Floor joists to be 11 7/8" Trus Joist, Open Joist and/or 2x10 - 2x12 as per Plans
    - Sub-flooring will be 3/4" tongue and groove Advantek, glued and nailed with underlayment placed under all ceramic floor areas
  - Exterior wall studs to be 2x6 on 16" centers with 2x8 collar ties, 2x10 roof rafters as per Plan
  - Roof system to be 15 lb. felt paper with ice and water shield in valleys and eaves
  - Pressure treated sills to be 2x6 with sill seal between foundation and sill
  - Girders to be LVL's, 2x12's, and/or steel I-beams, generally as per Plans - supported by 3 1/2 cement filled columns
  - Ceiling heights
    - First floor to be approximately 9' and Second floor to be approximately 8', as per plan
- Sheathing
  - Roof sheathing will be 5/8" CDX plywood
  - Zip Wall insulated panels with R6, 1.5" foam board for continuous envelope wrap
- Roofing
  - Fiberglass shingles to be Certainteed Architectural or comparable
  - Aluminum valley flashing
  - Gutters to be aluminum seamless white with down spout
- Insulation



- Walls to be 5 1/2" fiberglass R-21
  - Attic to be R-49 blown-in insulation
  - Basement to be 6 1/4" fiberglass ceiling R-19
  - Plaster & Drywall
    - Walls to be smooth finish
    - Ceilings to be skip trowel / textured finish
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### Interior Finishes

- Paint & stain
  - 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
  - All interior woodwork to be finished in latex semi-gloss finish
  - Allowance: 3 colors
  - Upcharge for color changes and darker colors requiring extra coats
- Hardwood
  - Hardwood to be installed on 1st floor and 2nd floors (excluding bathrooms and laundry room) with 3 1/4" wide 3/4" thick solid wood, prefinished Red Oak floors
  - Hardwood allowance: \$6/sqft
  - Upcharge for White Oak, wider panel widths, and certain stains
- Tile
  - Tile to be installed on bathroom and laundry room floors
  - Master bath to have tiled shower walls with a cast iron shower pan
  - Main bath to have tiled tub walls with acrylic tub
  - Tile allowance: \$4/sqft
  - Upcharge for kitchen tile backsplash, shower feature strips, niches, large format tile, and non-standard patterns
- Bathroom accessories
  - Towel bars and toilet paper holders to be purchased by buyer and installed by seller
  - Flat mirrors to be installed
  - Upcharge for glass shower door, specialty mirrors, beveled edge mirrors
- Cabinets / vanities
  - Semi-custom, painted or stained cabinets with hand applied, oven-baked catalyzed varnish finish
    - All drawers to be soft close hardware with dovetail joinery, full extension ball bearing drawer glides
  - Allowance: \$15,000
  - Upcharge for specialty installs, cabinet extras (including accessories, pull out drawers, cabinet towers, additional crown, and cabinet/trim to ceiling)
- Countertops
  - Granite and/or quartz countertops in kitchen, master bath, and main bath
  - Allowance: \$5,000
  - Upcharge for nonstandard selections
- Appliances
  - Whirlpool stainless steel range, refrigerator, dishwasher, microwave, and beverage refrigerator
  - Allowance: \$9,000
  - Upcharge for specialty installs
- Doors
  - Interior doors to be six panel, solid core molded raised 2 panel Masonite
    - Satin nickel lever handles and hinges
    - 3 1/2" Stafford profile wood casing
    - Solid-jamb 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
- Interior trims
  - Casings
    - Finger Jointed pine casing to be 3 ½ Stafford
  - Baseboards
    - 5 ¼ one-piece baseboard OR 7 1/4" decorative base (installed in all closets)
  - Closet
    - Shelves, vinyl coated, ventilated, wire
    - Upcharge for closet system, additional shelving, and alternative materials
  - Staircase
    - Oak treads, painted risers and balusters

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**Exterior Finishes**

- Exterior painting color to be selected by buyer and approved by builder
- Exterior trim to be white Azek
- Windows
  - Harvey brand, exterior clad with Low-E, Argon, insulated glass
  - Double hung and/or casement vinyl, grilles-between-the-glass with a 6-over-6 grille pattern, wood extension jambs (black exterior, white interior)
- Garage door
  - Raised panel insulated steel Clopay Coachman (CD.11) with belt-driven opener
  - 2 remotes provided
- Porch / Patio
  - Front porch and rear deck to be pressure treated wood frame with Azek, composite decking, or comparable
  - Handrails and balusters to be PVC/Vinyl manufactured by Bridgewater Polyvinyl, or comparable
  - Exterior patio to be 10'x10' using Pavestone, if applicable
    - Additional patio area \$60/sqft
- Concrete paver block walkways
- Landscaping to be at builders discretion

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**Post Construction**

- Home Energy Rating System, final report
- Title V (sewer compliance)
- Certificate of Occupancy
- Full house cleaning

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**Buyer Allowances**

- Interior paint colors (doors and walls) - 3 colors
- Flooring
  - Tile - \$4/square feet
  - Wood - \$6/square feet
- Electrical fixtures - \$1,000
- Cabinets / vanities - \$15,000
- Countertops - \$5,000
- Appliances - \$9,000

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All manufacturer warranties and material guarantees are passed through to the buyer.  
All work shall be performed in a good and workmanship-like manner.