

SPECIFICATIONS

CONSTRUCTION FEATURES

Roof

½ inch roof sheathing
Architectural style shingles, 30-year manufacturer's warranty

Walls

2 x 6 frame construction
2 x 4 interior walls
9' ceilings on the first floor, 8' on second floor
½" wall sheathing
Board and plaster, textured ceilings
Paint color TBD, two colors throughout
10' Coffered ceiling in family room

Sub Floors

¾" tongue-and-groove decking

Foundation

Full basement, 10-inch poured concrete walls with 8-foot ceilings

Heating

Forced hot air with central air conditioning (2 furnaces)
Propane
Four zones, programmable thermostats

Insulation

Per Massachusetts energy code
Floor: R-30 insulation
Walls: R-21 insulation
Attic: R-59.2 insulation
Foundation: R-26

Plumbing

Electric hot water tank
Propane wall-mount hot water on demand available as upgrade
Frost-free front and rear exterior water faucets (location determined by plumber)

Electrical

200 amp electrical service panel
Outlets located per code
Front and rear exterior outlets (location determined by electrician)
Lighting allowance to be used at Just Lights (interior & exterior)
Front doorbell

Utilities

Town water, private septic
Littleton Electric Company
Cable pre-wired (location determined by electrician)
Electric car charger in garage



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EXTERIOR FEATURES

Fire Protection

Hard-wired smoke/carbon monoxide detectors per state code

Windows

SWS vinyl double-hung insulated windows, black, four-over-one

Tilt wash

Screens

Doors

Insulated masonite exterior doors

Craftsman style

Matte black door hardware

Garage Doors

Insulated, black

Farmer's Porch / Portico

Composite decking and steps (builder's selections)

10" square fiberglass structural columns, painted white

Step: 8' x 26" x 8" granite step (builder's selections)

Small porch area: Stone with 7'x18"x8" granite step

Siding

Vinyl, color from builder's selections

White trim

Exterior Trim

Metal-wrapped roof trim

Landscaping

Loam, rake, and seed all disturbed areas

Shrubs and mulch in front of home

2 - 7' granite light post with standard flat cap (builder's selection light fixture)

10 Arborvitaes along front of property

Patio

22 x 16 Ideal brand paver patio

Rear steps: 4' x 15" x 8" granite steps

Driveway

Paved, flare top

2 coats asphalt: 1½ binder, 1½ finish



SPECIFICATIONS

INTERIOR FEATURES

Walls

Board and plaster textured ceilings, closets, and garage
Painted, matte finish, 2 colors included

Doors and Window Trim

3½" flat stock white, semi-gloss painted finish
Schlage or similar knobs, matte black finish
3-panel solid core paint-grade interior doors

Baseboard Trim

7¼" speedbase baseboards on first level
5¼" speedbase baseboards on second level
White, semi-gloss painted finish

Flooring

Hardwood, 3¼" red oak, natural, finish in place
Front foyer, kitchen, stairway and upper hall
Carpeting in bedrooms and family room
Ceramic tile in bathrooms, mudroom, pantry and laundry (builder's selections)
LVP in basement (builder's selections)
Additional charge for switching carpet to oak or tile

Kitchen

White maple cabinets, color: Steam
Granite counters (builder's selections)
Stainless steel D-shaped single bowl sink
Kohler plumbing fixtures
Appliances: Refrigerator, dishwasher, double electric oven, electric cooktop, drawer microwave, beverage refrigerator, oven hood

Family Room

Vaulted coffered ceiling
Functioning masonry chimney/fireplace with provisions for gas log

Bathrooms

White porcelain sinks

Master Bath:

Tiled step-in shower (size per plans)
8 ft double maple vanity, color: TBD

Main Bath:

5 ft fiberglass tub with tile surround
8 ft double white maple vanity, color: TBD

First Floor Full Bath:

54" white maple vanity, color: TBD
Ceramic tile flooring (builder's selections)
4x4 tile shower (builder's selections)

Basement Full Bath:

45" white maple vanity, color: TBD
Ceramic tile flooring (builder's selections)
4x4 tile shower (builder's selections)



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ADDITIONAL ROOMS

Laundry Room

Ceramic tile (builder's selections)
Hot and cold water supply
Dryer vent outlet
Electrical dryer outlet
Washer and dryer not included

Mud Room

Ceramic tile (builder's selections)
Bench with small shelf and hook hanging

Lighting

20 recessed LED lights throughout
Allowance for lighting fixtures

Buyer Responsibilities

Paper holders
Towel rods and bars
Mirrors

BUYER SELECTIONS

Choose from builder's selections:
Countertops: Granite Plus, Chelmsford MA
Wall Color: Benjamin Moore
Carpet: Post Road Carpet, Acton MA
Ceramic Tile: Post Road Carpet, Acton MA
Lighting: Just Lights, Nashua NH

NOTE

Seller reserves the right to substitute and make changes, as conditions require, with equal or better-quality materials. All selections must be made from seller's samples and suppliers. Upgrades not included in the Purchase and Sale Agreement must be paid directly to the seller and are non-refundable. All selections must be made within one week of signing the Purchase and Sale Agreement. Actual location of house, driveway, and all grading is determined by the seller.

