



The Cottages at Old Oaken Bucket

AN E.J. PONTIFF COMMUNITY

Home Specifications
By E.J. Pontiff

SITE PREPARATION

1. All clearing, excavation, backfilling and grading necessary for the construction of the house to be built, including driveway, utilities, and septic system. *Tree removal and grading to be at the sole discretion of EJP Oaken Bucket L.L.C.*
2. EJP Oaken Bucket L.L.C, will be responsible for foundation location and the determination of all grades and elevations
3. All footings and walls meet local and Massachusetts building codes
4. Foundation walls - poured concrete, 8" thick on continuous footings - 3,000 P.S.I. minimum
5. Asphalt sealer applied to foundation exterior. (10 Year Warranty)
6. All basement windows – Vinyl Insulated with screens

FRAMING AND SIDING

1. Roof and sidewalls to be Advantech Zip System, 2" X 6" Kiln Dried Framing
2. Siding: Bleaching Oil Cedar Shingles 4 sides
3. Subfloor-3/4" Advantech
4. Exterior trim–PVC(White)
5. All plates and deck framing material (if applicable) pressure treated lumber
6. 9' Ceilings First floor

ROOFING AND GUTTERS

1. 30-year architectural shingles (GAF Charcoal)
2. Seamless gutters and aluminum downspouts
3. Ice & water shield at eaves and valleys

WINDOWS AND DOORS

1. Windows double hung, thermopane glass, Anderson 200 series tilt-in/take out type, with grilles between the glass and screens (White Exterior)
2. Front door - Thermatru (9 Lite)
3. All other exterior doors to be steel or fiberglass insulated
4. Sliding Door - Anderson/Vinyl insulated, sliding type with screens, if applicable
5. Garage doors–Carriage house style
6. Casement kitchen window

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HEATING

1. (1) System to be forced warm air Propane gas 350 gallon buried tank with central air 96% EFF
2. (2) Zones Heating and A/C

FIREPLACE

1. Standard Propane gas fireplace with mantel and surround

PLUMBING

1. 5-foot one-piece fiberglass tub Main Bath, Master bath Fiberglass shower (White)
2. Energy efficient toilets-comfort height- Kohler Devonshire
3. Single bowl stainless steel sink in kitchen
4. Two hose bib, one in front and one in rear of house
5. All Domestic water piping to be PEX, waste piping to be PVC with proper hangers and supports
6. Ice & Water Line for refrigerator hook up
7. Public Water
8. Kohler Kitchen Forte (Brushed Nickel) Bathroom Faucets Devonshire (Chrome)
9. Kohler Shower/Tub valves Devonshire (Chrome)
10. Half Bath Pedestal Sink Devonshire
11. Hot water via Rinnai or A.O. Smith Tankless On-Demand water heater

ELECTRICAL

1. Underground service to code
2. Garage door openers with keypad
3. Hard wired Smoke/Carbon/ Heat Detectors with battery backup
4. Wiring for all exterior light fixtures/post lamp
5. Outlets & Switches to code - (standard white)
6. 4 cable hook-ups
7. 2 exterior outlets
8. Interior Lighting Fixture (The lighting Gallery) Contact Heather at 1-508-823-6372
 - a. \$1,700.00 Allowance Interior Fixture only
9. 6 Recessed Lights

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INSULATION

1. High Efficiency Insulation Package per MA Stretch Code

EXTERIOR PAINTING

1. Entry Doors - two coats of oil base enamel
2. PVC Trim 1 Coat White
3. Front door to be chosen from Benjamin Moore Historical Collection

WALLS AND CEILINGS

1. Walls to be 1/2" blueboard/hand plastered, smooth finish
2. Ceilings - smooth finished

INTERIOR TRIM

1. All interior doors to be Solid with MDF panels with hardware color selected from Builders samples
2. Window and door trim to be 3 1/2" Stafford Casing
3. Baseboard - 5-1/4" Colonial Speed Base
4. Stairway to have Boxed newel post and square balusters painted white
5. All closets to have metal reinforced shelving

INTERIOR PAINTING

1. Walls - one coat of primer, two coats of latex Matte (2) interior colors included
2. Woodwork - pre primed two coats finish painted
3. Benjamin Moore Ultraspec or equivalent

FINISH FLOORING

1. Carpeting in Bedrooms - To be chosen from Builder Samplers at Carpet/Tile Vendor
2. Bathroom- Tiles to be chose from Builder Samplers at Carpet/Tile Vendor
3. Hardwood Flooring 3 1/4" width Prefinished Clear Red Oak. Stain upgrades available
4. Hardwood Treads on stairs to second floor

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KITCHEN CABINETS AND BATHROOM VANITIES

1. Cabinets, vanities and Granite countertops to be chosen from Builder Samples at Wood Palace Kitchen

Vendor - (\$20,000 Allowance)

KITCHEN APPLIANCES BUILDERS STANDARD PACKAGE

1. 30" General Electric Slide-In Gas Range - Model #GGF600AVSS
2. 24" General Electric Dishwasher Stainless Steel - Model #GDT650SYVFS
3. 24" Microwave Drawer Built-in Ready - Model #YMD241AS
4. Traditional Yale Hood Vent Chimney Wall, 30" Stainless Steel - Model #PCHLC630SS

DRIVEWAY AND WALKWAY

1. Asphalt driveway two car width
2. Herringbone Paver walk, dry set

LANDSCAPING

1. All disturbed areas will loamed and sod all around the house
2. Front Shrubs, to be planted and mulched
3. Front walkway in herringbone paver pattern

NOTE: Buyers to select carpet, appliances, countertop stone, flooring and bathroom fixtures as designated by Builder. Choice of such materials are subject to the availability to the builder from his suppliers and distributions.

Builder reserves the right to substitute materials with equal value materials.

NOTE: These specifications supersede all previous representations.

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