Wachusett Valley Estates
Holden, MA

## Liberty – 2,898 square feet

### Garage
24' x 24' Finished Garage
Garage Door to have windows
Garage Door Openers

### Foundation
Poured concrete foundations, 10" thick walls
Perimeter drain – as needed
Foundation pins snapped off & filled with hydraulic cement. Wall coated w/foundation coating below grade
Steel bulkhead with interior door or walkout with insulated exterior door.

### Public Water
Buyer responsible for additional filtration

### Public Sewer

### Landscaping
Loamed, hydro-seeded, bark mulch in front and shrubs
Paver front walkway

### Paved Driveway

### Framing – per plan
Interior wall studs – 2" x 4" – 16" O.C.
Exterior wall studs – 2" x 6" – 16" O.C.
Floor joists 26' foundation – 2" x 10" – 16" O.C.
Roof rafters – 2" x 10" – 16" O.C. or trusses
Garage walls – 2" x 6" – 16" O.C.

### Exterior Finish
Walls- 7/16" OSB Zip Strip sheathing system and vinyl siding (choice of color)
Roof – ½" OSB with weather shield and 15lb felt and Architectural asphalt/fiberglass, shingles (choice of color)
Vented soffit – front, back and ridge

### Farmer's Porch
Composite decking with vinyl railing

### Seamless Gutters

### Insulation
R-21 high density standard walls, R-38 Cap standard, R-30 basement ceiling,
concrete basement floor with vapor barrier.

### Interior finish
Ceilings – drywall, stucco
Walls- drywall, painted, off white latex eggshell enamel
Kitchen and bath cabinetry – Maple - Granite countertops throughout
Tile Backsplash in kitchen

**Floors**

¾" T & G OSB – glued and nailed
Wall to wall carpet with ½" vinyl pad – Family Room, 2nd Floor Hall, Loft & BR's
Tile – baths and entry
Hardwood – Kitchen, Office/Study, Dining room and Stairs

**Doors and Windows**

Exterior doors – insulated steel doors with leaded glass on front
Interior doors – painted masonite colonist (Brush Nickel Levered door knobs)
Windows – double glaze, tilt out vinyl with screens and grilles
Exterior Trim Package on windows & doors on front
Attic access – scuttle
*see plan for window schedule

**Trim and baseboard**

3 ½" window trim, 5 ¼" speed baseboard throughout
Crown & Shadow boxing in Dining Room & Stairway
Upgraded Newell Post & wrought iron spindles on interior stairway

**Coffered Ceiling – Den**

**Fireplace –**

Upgraded

**Electric** – to code

200 amp circuit breaker service, electric dryer connection, Kitchen stove electric or propane
Outside outlet by deck and one in the front
3 telephone jacks and 3 cable jacks
Doorbell – front door with chime
Light fixtures – contractor's choice included
Under Cabinet Lighting

**Plumbing** – to code

Kitchen – stainless steel double bowl sink with goose neck faucet
Bathroom – vanity, oblong porcelain toilets w/soft close lids
Fiberglass tub/shower enclosure
Tile shower with double shower heads in Master Bath
Washer hook-up
Exterior – 2 water spigots

**Heating** - Propane fired furnace with central air

**Domestic hot water** – propane mounted wall unit

**Appliances** – Microwave– ductless, Refrigerator, Range, Dishwasher and Bathroom fans

**Back Deck**

12' x 12' deck with Composite Decking and Vinyl Railings

**Builder reserves the right to change specifications, products, and**
**Materials to those of equal or higher quality without notice**
****Any changes to Addendum A to be specified on a separate Upgrade Sheet****