

HERITAGE ESTATES PEPPERELL, MA 01463

TULLY HOMES GENERAL CONSTRUCTION SPECIFICATIONS

FOUNDATION

- ❑ Poured concrete foundation with footings/10" walls
- ❑ 4" thick concrete floor
- ❑ 3 basement windows
- ❑ perimeter drain or stone

FRAMING

- ❑ Pressure treated lumber on foundation sill
- ❑ 2 x 6 exterior wall framing—16" on center w/1/2" O.S.B.* sheathing
- ❑ 2 x 4 interior walls, 16" on center
- ❑ 8' ceilings on first and second floors
- ❑ subfloor is 3/4" Advantek--glued and ring-nailed to floor joists—tongue and groove edge
- ❑ roof is 1/2" plywood with 30-year architectural –style asphalt shingles with ridge vent and aluminum drip edge
- ❑ ice and watershed waterproofing barrier on eaves
- ❑ Tyvek or equivalent wrap

*Oriented Strand Board

EXTERIOR FINISH/FEATURES

- ❑ Vinyl clapboard-style siding—Certaineed brand—Mainstreet line—choice of color
- ❑ Exterior wood trim wrapped in aluminum
- ❑ Shutters vinyl only on front
- ❑ Two exterior frost-proof spigots
- ❑ Deck size (varies by plan) pressure treated frame/cedar decking and railings

INSULATION

- ❑ Exterior walls R19 w/ air barrier housewrap
- ❑ Ceiling closest to roof R30
- ❑ Basement ceiling R19

DOORS AND WINDOWS

- windows --vinyl insulated—tilt—grills between glass—full screens—low E glass
- Exterior doors insulated fiberglass
- Interior doors—6-panel Colonial-style masonite, primed and painted with 2 coats paint
- Garage doors—steel insulated

INTERIOR FINISH/FEATURES

- Door and window trim--3 ½” Regency casing
- 5 ¼” colonial baseboard
- Walls primed and painted—2 coats flat finish paint*
- Trim primed and painted 2 coats semi-gloss
- Ceilings light textured finish
- Dining room—crown molding, chair rail, and wainscoting
- ½” blueboard with skimcoat plaster
- basement stairs—plywood risers and treads
- Fireplace—location per plans—gas with wood mantel
- Central vacuum roughed-in wiring for future GALAXY system
- Alarm—roughed in wiring for future MELLONICS alarm in Chelmsford
- Shelving is white plastic-coated wire in all closets

*choice of Benjamin Moore or equivalent—cameo, Navaho white, linen, or bone (will supply color chart)

FLOORING

- Bathroom floors -- ceramic tile (see allowance) except Lots 5 & 6 which will be vinyl (see allowance)
- Carpet --(see allowance)
- Pre-finished oak hardwood flooring in kitchen, dining area, formal dining room, and front foyer (Except Lots 5 & 6 which will have vinyl in kitchen/dining area) (addl floors, see “Options”)
- Foyer stairs to 2nd floor are hardwood oak treads (natural), painted risers, beech hand rail

BATHS/LAVS

- Vanities--wood cabinets with solid oak, maple, or cherry doors and front panels—see builder’s allowance
- Vanity countertops--laminare tops/buyer’s choice—see builder’s allowance
- washer/dryer hook-up
- **Main bath**—white with chrome fixtures—Lasco one piece fiberglass 60”x 32” tub/shower unit. American Standard tub/shower valve. Gerber drain, drop-in lav. 20” x 17” and round front 1.5 gpf toilet. Bemis toilet seat. Delta lav faucet. one piece plate glass mirror above vanity

- ❑ **Master bath**—white with chrome fixtures—Lasco 4' shower unit—American Standard or Symonds shower valve. Gerber drop in lav. 20" x 17" and round front 1.5 gpf toilet. Bemis toilet seat. Delta lav faucet. 2 person whirlpool style tub (Lasco or equivalent) one piece glass mirror over vanity
- ❑ **Half bath**—white with chrome fixtures—pedestal sink Wellworth by Kohler—round front 1.5 gpf toilet. Bemis toilet seat. Delta lav faucet

*Builder reserves the right to substitute an equivalent fixture if necessary or appropriate

KITCHEN

- ❑ Single bowl stainless sink with chrome fixtures
- ❑ Delta faucet with spray and snap-in strainer
- ❑ Cabinets—oak, maple, or cherry with solid oak, cherry, or maple doors and front panels--see Builder's allowance
- ❑ Appliances—see Builder's allowance
- ❑ Lighting—see Builder's allowance
- ❑ Countertops—see Builder's allowance

HEATING/COOLING

- ❑ Forced warm air/gas/high efficiency 60-gallon gas hot water heater with central air conditioning (no a/c in Lots 5 & 6)

ELECTRICAL ALLOWANCE TO INCLUDE

- ❑ 200 amp underground service
- ❑ outlets per building code with 2 outside
- ❑ 5 pre-wired cable TV outlets
- ❑ 5 cats phone lines
- ❑ 6 recessed cans—provided by Builder, location determined by Buyer
- ❑ 1 set of flood lights
- ❑ standard light fixture wiring varies by plan
- ❑ all other lighting—see "options," and Builder's allowance
- ❑ hard-wired smoke/co detectors per code

LANDSCAPING/LOT

- ❑ All disturbed areas loamed, fertilized, seeded
- ❑ Plant location determined by landscaper/Builder discretion
- ❑ Driveway paved to garage—10' wide minimum—base and finish coat
- ❑ Front walk
- ❑ Front steps—precast concrete standard—wood steps with front porch
- ❑ **Town water and Town sewer**

***Builder's Allowances**

Ceramic	\$7.50 sq. ft.
Vinyl	\$22 yd
Carpet	\$20 yd
Electrical Fixtures	\$1,000 (\$900 Lots 5 & 6)
Appliances	\$1,500 (\$1,200 Lots 5 & 6)
Cabinets/countertops/kitchen and baths	\$10,000 (8,500 Lots 5& 6)

❖ **all selections are to be made with builder's vendors**

❖ **buyers will be informed when they should meet with vendor**

Flooring	Faye or Linda	Townsend Flooring Main Street Townsend, MA 978.597.6220
Electrical	John Connolly	Westford Lighting 301 Littleton Road Westford, MA Tel: 978.692.0607
Appliances		Hunter Appliance Littleton, MA 978.486.4079
Kitchen/Bath Cabinets vanities	Jim Buckley	Better Cabinet Distributors 978.458.8771

UPGRADE/OPTIONS

Extra phone or cable outlets/each	\$50
Recessed lights/each	140
Ceiling fans wired and installed/each	225
Electrical outlets/each	50
Finish central vacuum	1200
Additional flood lights/set	175
Alarm system	2000
Air cleaner on furnace	575
Humidifier on furnace	750
Additional hardwood flooring (over allowance)	\$9/sq. ft.
Blower unit for fireplace	250
Garage door openers/each	300
Air conditioning	6,000

**Upgrades will be paid to builder up front and are non-refundable
Amounts in excess of allowances paid to Vendors are non-refundable
from Builder or vendor**