

**PEPPERCORN VILLAGE**  
Hopkinton, MA



	<b>Specifications:</b>
<b>Utilities:</b>	<p>Underground</p> <p>Town water and Private Septic System</p> <p>Gas heating &amp; hot water</p>
<b>Exterior Grounds:</b>	<p>Driveway paved with two coats of asphalt (Binder coat before closing and 2nd coat when the final coat of the main road is done)</p> <p>Front steps: stonework with bluestone treads</p> <p>Walkway shall be cobblestone pavers</p> <p>Loam &amp; seed: front yard to sidewalk and/or street, and backyard. Side yard loamed and seed disturbed area.</p> <p>Landscape - mixed shrubs to be planted in front beds</p> <p>Mulch and stone as needed</p> <p>rear deck, 12' x 12' pressure treated</p>
<b>Foundation</b>	<p>Full basement with 10" poured concrete walls</p> <p>4" concrete slab in basement</p> <p>Perimeter drain</p>
<b>Framing, siding &amp; roofing</b>	<p>Wood framed 2x4 construction with plywood sheathing.</p> <p>Vinyl <i>Certainteed</i>® siding</p> <p>Roofing: 30 year architectural shingles</p>
<b>Doors &amp; Windows (exterior per plan)</b>	<p>Windows: Andersen® All Vinyl Silverline Double hung insulated windows with tilt out sashes, with screens &amp; grills between glass or equal</p> <p>Vinyl basement windows with screen</p> <p>Exterior Doors: Steel insulated; front door with sidelights and trim.</p> <p>Garage Overhead Doors: Steel insulated with openers</p>
<b>Fireplace</b>	<p>Zero clearance fireplace, gas.</p>

<b>Insulation</b>	Per code R-13 walls, R19 basement and R-30 ceilings
<b>Walls &amp; Ceilings</b>	Ceilings: Texture finished plaster Walls: plaster skim coat
<b>Interior Finish</b>	3 ½" colonial casing, and 5 ½" baseboard (paint grade) on first floor 2 ½" colonial casing, and 3 ½" baseboard (paint grade) on second floor Crown molding in Dining Rooms  Chair rail in Dining Room  Six panel <i>Masonite®</i> interior doors  Closets: Plastic coated wire shelving
<b>Flooring</b>	Oak: dining room, foyer and foyer stairs Ceramic Tile or Hardwood: kitchen, Ceramic Tile : baths and laundry (several styles to choose from) Carpet: Wall to wall carpeting & padding in all other areas choose from builder samples.
<b>Cabinets</b>	Cabinets: kitchen & bathrooms (several styles to choose from) Countertops: Granite countertops in kitchen and baths For plan shown. Changes or additions become buyers responsibility
<b>Painting</b>	Interior: walls off white flat finish Trim: off white semi-gloss finish
<b>Plumbing</b>	Kitchen and bath fixtures shall be chrome <i>Kohler®</i> or equal value  Kitchen sink: stainless steel under mount sink with faucet and spray or equivalent. Fiberglass bath tubs in baths. Fiberglass shower in master bath. All bath fixtures shall be white.  Hot water by gas  Laundry: washer hook-up per plan/water shut-off valve  Exterior water spigots: one front, one rear
<b>HVAC</b>	Forced hot air system by gas, 2 zone heat  Central Air 2 Zone

<p><b>Electrical</b></p>	<p>200 amp electric service. All work per code</p> <p>Exterior: 2 recessed light at front porch entrance (recessed fixtures supplied), one center light at garage (fixture supplied), 2 exterior electric receptacle (fixtures supplied).</p> <p>5 recessed lights in the kitchen (recessed fixtures supplied).</p> <p>Cable TV Pre-wire: installed in Bedrooms, Family Room &amp; loft</p> <p>Laundry: electric Dryer hook-up per plan</p> <p>Lighting allowance \$1000</p> <p>Ceiling lights- Foyer, Dining room, Master bed room, 2nd and 3rd Bed room and loft. (All light fixtures and fans supplied by buyer using allowance)</p> <p>Bathrooms- Vanity lights above sinks in main and master baths (light fixtures supplied using allowance) Fans in half bath and both full baths (supplied by builder)</p> <p>Exterior- 2 rear door lights, front door bell (fixtures supplied using allowance)</p> <p>Telephone Pre-wire: installed in Bedrooms, Family Room, Kitchen &amp; loft</p> <p>Cable TV Pre-wire: installed in Bedrooms, Family Room &amp; loft</p> <p>Smoke detectors per code</p>
<p><b>Appliances</b></p>	<p>Whirlpool or equivalent self-cleaning range (electric), white</p> <p>Whirlpool or equivalent 24" dishwasher multi-cycle, white</p> <p>Whirlpool or equivalent microwave; 900 watts</p> <p>Appliance allowance \$1000</p>
<p><b>Cleaning</b></p>	<p>Home is delivered in broom clean condition including basement, windows and exterior grounds.</p>
<p><b>Other</b></p>	<p>The SELLER reserves the right to:</p> <p>(a) determine foundation and grading elevations to conform with topographic conditions of each lot. The interior and exterior house plans may vary due to engineering/grading/topography issues.</p> <p>(b) substitute materials stated herein with others of similar quality and style.</p> <p>SELLER is not responsible for backordered or discontinued items. It is agreed that time is of the essence and to facilitate a speedy completion, SELLER reserves the right to choose any items not selected in a timely way by BUYER, or substitute when necessary any backordered items with similar items of equal or greater value after notifying the BUYER.</p> <p>Changes of any of the design elements will be an upgrade and become the BUYERS responsibility. Overages of allowance items must be paid for at time of order.</p>