

**Emerald Place**  
**Building Specifications – Website Version**  
**June 28, 2010**

**SITE WORK**

- Town water, underground electric and natural gas
- Comcast cable television & Verizon phone service available

**FOUNDATION**

- 10" poured concrete foundation walls
- 18" of crushed stone installed under cellar floor.

**EXTERIOR FRAMING & MATERIALS**

- 2" x 12" floor joists, 16" on center.
- Decking 3/4" OSB tongue and groove structural flooring glued and nailed.
- Insulation R-19 6" fiberglass insulation in crawl space ceiling. Exterior walls R-20 dense pack cellulose .
- 2" x 6" exterior walls.
- 30-year architectural-style roof shingles

**DOOR & WINDOWS**

- Front & rear doors: Therma Tru Smooth Star Fiberglass.
- Locksets: Schlage "Flair"- Brass.
- Windows: Double-Hung with grilles between the thermal glass & low-E, Argon-filled.
- Interior doors: 2-panel solid-core masonite doors.

**INTERIOR WALLS & CEILINGS**

- 2" x 4" studs, 16" on center.
- 1/2" sheetrock walls and ceilings, 5/8" sheetrock in garage ceilings
- Double 2" x 6" walls between units (12" insulated).

**INTERIOR FINISH**

- Door and window casings: 2 1/2" Colonial Casing Trim.
- Baseboard: 3 1/2" Colonial Trim
- Stained newel and railing with painted balusters.

**PAINTING**

- Interior walls, 2 coats Benjamin Moore
- Woodwork, 2 coats Benjamin Moore
- Exterior fiberglass doors, 2 coats Latex semi-gloss exterior trim paint.

**FLOORING**

- Bamboo wood floors in living room, dining area and kitchen.
- Carpet on stairs, second floor hall and bedrooms.
- Armstrong "Iniator" Vinyl with Utraply in baths.

**HEATING/AIR CONDITIONING**

- Gas-fired hot air high-efficiency furnace with air conditioning and supply and return registers.
- Insulated supply ductwork in exterior walls, basement and attic.
- All bathroom fans vent to the exterior.

**PLUMBING**

- Direct vent 50-gallon gas hot water heater.
- Kitchen sink: Double bowl 8" stainless steel.
- Bath sinks: Cultured marble top 37" single bowl.
- Toilets: 1.6 gallon Mansfield "Alto" with chrome risers.
- Hot water by gas

**CABINETRY**

- Kitchen & Bathrooms: Merillat "Classics" Series raised panel or Shaker style, stained.
- Hardware: brushed nickel pulls.

**APPLIANCES**

- Range: Frigidaire self-cleaning gas with glass window in stainless steel
- Refrigerator: stainless steel finish
- Range hood: Spacemaker microwave with stainless steel finish
- Dishwasher: Frigidaire Potscrubber with stainless steel finish

**ELECTRICAL**

- 200 Amp, 40-circuit panel box in utility room.
- Outside receptacles-two as per plan.
- Phone jacks & cable outlets: 4 each per plan.
- Smoke detectors as per Mass Building Code.

**EXTERIOR PORCHES**

- Pressure-treated deck frame.
- Fairway Vinyl Railing "Contours" with square balusters.
- Trex "Contours" decking.

**GARAGES**

- 14' x 23' one-car garage.
- Carriage-style doors.
- Automatic garage door opener.

**MISCELLANEOUS**

- Asphalt driveways, 2 courses.
- Front lawn irrigation.
- Landscaping as per plan.
- Front entry: granite steps w/asphalt front walkway

**NOTE:** Specifications are subject to change without notice. Emerald Place, LLC reserves the right to substitute equivalent fixtures and appliances for all brand names listed, and/or to change other information contained on this specifications summary without prior notice. For a complete list of specifications, please contact a sales associate.

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