



OAK HILL

FEATURES & SPECS

First Floor

GREAT ROOM

- Hardwood – From builder's standard selections
- Fireplace – Zero clearance propane fired. Standard mantle with marble surround and hearth from builder's standard selections

DINING ROOM

- Hardwood – From builder's standard selections

KITCHEN

- Standard kitchen design per plan
- Cabinets – 36" cabinets from selection
- Counters – Granite from builder's standard selection with 4" granite back splash
- Appliances – Electric range, dishwasher and microwave in stainless steel from builder's standard selection or an allowance of \$1,450 at builder's supplier only
- Hardwood – From builder's standard selections

MASTER BEDROOM

- Carpeting – From builder's standard carpeting selections
- Walk-in closet – With wire shelving from builder's specifications

MASTER BATH

- Ceramic tile floor – From builder's standard ceramic tile selections
- Counter height double bowl vanity mirrors with granite/under mount sinks or cultured marble with 2 integrated sinks and 4" backsplash from builder's standard selections. Fiberglass shower
- Linen closet – Per floor plan

POWDER, LAUNDRY & MUD ROOM CLOSET

- Ceramic tile floor – From builder's standard ceramic tile selections
- Pedestal sink – Per builder's specifications
- Wire shelf in laundry area (Washer & Dryer not included)

STAIRS

- Hardwood stairs – From builder's standard hardwood selections
- Oak handrail with balustrade

Second Floor

LOFT AREA & HALLWAY

- Carpeting – From builder's standard carpeting selections
- Standard half walls

SECOND BEDROOM

- Carpeting – From builder's standard carpeting selections

UPSTAIRS FULL BATH

- Counter height vanity mirror with cultured marble and one integrated sink and 4" backsplash from builder's standard selections
- Ceramic tile floor – From builder's standard ceramic tile selections
- Fiberglass tub/shower unit per plan
- Linen closet – Per floor plan

Allowances include labor, materials and tax
Upgrades and change orders must be paid at time of order

Specifications are subject to change without notice and are subject to product availability. The Builder reserves the right to modify products and/or materials of similar or greater quality.



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General Specifications

FOUNDATION

- 10" poured concrete foundation walls
- 4" concrete slab basement floor
- Foundation wall damp proofing
- 4" concrete slab garage floor
- Walk-out basement or basement egress

FRAMING

- Sills – 2" x 6" pressure treated
- Walls – 2"x 6" studs
- Ceilings – 9' first floor, 8' second floor, 2 story great room

EXTERIOR

- Vinyl siding – Preselected color scheme
- House wrap – Tyvek or equal
- Windows – Silverline by Andersen vinyl low-E double hung tilt-in with screens
- Select homes have Silverline by Andersen casement windows over kitchen sink
- Front door – Painted fiberglass
- Garage door – Single steel insulated raised panel with automatic opener and keypad
- Roof – Architectural asphalt 30 year shingles
- Front steps – Precast concrete
- Driveway – Asphalt
- Walkway – Pavers per builder's specifications
- Exterior deck or patio – Size and choice per builder's discretion. Approximate size +/- 100 square feet
- Landscaping – Per builder specifications

INTERIOR

- Doors – Painted 6 panel masonite
- Hardware – Polished chrome finish
- Window & Door trim – 3 ¼ Stafford casing finger jointed, paint grade
- Baseboard – 5 ¼ finger jointed, paint grade
- Walls – Blue board, skim coat plaster, smooth finish
- Ceilings – Textured finish
- Garage & Closets – Textured finish on ceilings and walls
- Basement stairs – Finished with plywood

PLUMBING

- Faucets – Polished chrome from builder's standard selection
- 4" spread in main bath, 8" spread in master and half bath
- Toilets – White, elongated bowl, comfort height from builder's standard selections
- Kitchen sink – Stainless steel single bowl undermount
- Kitchen faucet – Polished chrome or equivalent from builder's standard selections
- Hot water heater – 50 gallon electric
- Garbage disposal – Builder's standard
- Exterior sill cocks – Front and rear

HEATING & COOLING

- Single system, forced hot air by propane gas with central air conditioning, 2 zones

ELECTRICAL

- 200 amp service
- \$850 lighting allowance
- 6 recessed lights
- Fan vent & light in bathrooms
- 3 telephone jacks
- 3 cable TV jacks
- Hardwire smoke detectors with battery back-up system
- Carbon monoxide detectors
- Exterior GFI outlets front and rear per code
- Electric outlets provided for range and dryer

PAINT

- Interior walls – one coat prime, one coat flat finish – white or standard builder's selection
- Interior trim – one coat prime, one coat semi-gloss finish – white
- Ceilings – one coat flat finish – white

INSULATION

- Per Massachusetts current building codes