

JUNIPER HILL SPECIFICATIONS

CONCRETE

- ♦ Concrete Frost Wall on 10" x 20" Footings, 3000 psi
- ♦ 1st Floor - 3" concrete
- ♦ Garage - 4" concrete on compacted sand/gravel, pitched to front

ROOFING

- ♦ Asphalt shingles, limited lifetime warranty
- ♦ Ice and Water Shield, as needed
- ♦ Vented ridge and soffits

WINDOWS

- ♦ Harvey Building Products, Vicon Double Hung, min U = 0.30, screens for all windows

INSULATION

- ♦ Meets Mass. Stretch Energy Code
- ♦ Foundation - Rigid foam insulation on concrete floors - R10, Under slab Concrete walls - R5
- ♦ Walls - Cellulose R21, Exterior sheathing - green zip wall - tape sealed
- ♦ Ceiling - Cellulose minimum R50 insulation in attic areas, over garage - R40

EXTERIOR DOORS

- ♦ Therma Tru Classic

LANDSCAPE & DRIVEWAY

- ♦ Lawns hydroseeded, prof. installed irrigation system, bituminous driveway - binder and finish at end of project

DECK

- ♦ Pressure treated deck - standard is 12'x10' (up - grades available including stairs to yard)

FRAMING

- ♦ All lumber per Mass Building code
- ♦ Floor - Engineered Wood 9 1/2" I Joist, some conventional lumber
- ♦ Roof - Engineered Wood Trusses, some conventional framing
- ♦ Girders -Engineered LVL's
- ♦ Sheathing - Zip wall roof system sealed with tape

HEATING AND AIR CONDITIONING

- ♦ Propane, high efficiency energy compliant forced air system
- ♦ Central Air Conditioning sized for unit
- ♦ ERV - Energy Recovery Ventilation system
- ♦ High Efficiency Electric Heat Pump Alternative is available

ELECTRICAL SYSTEMS

- ♦ Electrical Service - 200 Amp
- ♦ Plastic switch and receptacle plates
- ♦ Wiring for up to 4 cable/TV jacks and 2 telephone jacks. Location TBD
- ♦ All receptacles, switches, alarm systems, hard wired smoke and CO
- ♦ Lighting Allowance - \$1000 for all electrical fixtures

FLOORING

- ♦ Pre-finished Hardwood - kitchen, dining, living; Vinyl in entry & baths
- ♦ Std. Carpeting in all bedrooms, study, and all other areas
- ♦ Upgrades Available for all flooring

GARAGE DOORS

- ♦ Insulated automatic garage doors to match site, wireless openers

PLUMBING

- ♦ Water supply - Pex or equal, Waste lines - PVC
- ♦ Stainless kitchen sink, Fiberglass tub/showers - upgrade avail.
- ♦ Frost Free Spigots - 2
- ♦ Ice maker cold water connection
- ♦ Tankless hot water heater
- ♦ Dual flush toilets and water saving sink fixtures

CABINETS, VANITIES, COUNTERTOPS

- ♦ Quality wood cabinets & vanities - samples available during construction
- ♦ Countertops - standard formica. Quartz or Granite Available on upgrade units

INTERIOR MILLWORK

- ♦ All trim to be paint grade
- ♦ Windows and interior doors - 2 1/2" standard form casing, 5 1/2" standard BB
- ♦ Raised Panel Masonite molded doors, hollow core standard
- ♦ Privacy sets provided for baths, MB
- ♦ Molding and other trim upgrades may be available at Builder's discretion
- ♦ Closets - vinyl coated wire shelving. Some upgrades may be avail. at Bldr's discretion

PAINT

- ♦ Walls - 2 coats latex; Ceiling - 1 coat ceiling white; Trim - 2 coats latex semi-gloss
- ♦ Exterior - Door and Ext. Trim - 1 coat

BUILDER RESERVES THE RIGHT TO SUBSTITUTE ANY MATERIALS OF EQUAL OR BETTER QUALITY. BUILDER RESERVES THE RIGHT TO DECLINE ANY UPGRADES