

WAYSIDE AT GRAYSTONE SOUTH NATICK

FEATURES & SPECIFICATIONS

For the Adams Floorplan

UTILITIES

- Overhead electric, cable & telephone
- Home serviced by natural gas
- Home serviced by Natick water & sewer

FOUNDATION

- Foundation footings are 24" wide, 10" thick
- Foundation walls are a minimum of 10" thick
- Slab is minimum of 4" thick over 4" of gravel

FRAMING

- Exterior walls are 2"x6" construction
- Building shell constructed with ZIP exterior wall system
- Roofing is 35 year architectural shingles
- Ice and water shields have been installed in eaves and valleys
- Hardi Plank siding and Boral trim to be installed

INSULATION

- All insulation installed to meet STRETCH energy code, including
 - Spray foam hot roof construction
 - Interior walls insulate with fiberglass
 - Firewall installed between units

WINDOWS & DOORS

- Mathew's Brothers, Vinyl low-e tilt wash double pane windows w/ integrated child locks and insect screens
- Windows have grills between glass, black exterior and white interior
- Doors are Therma Tru Craftsman or similar, painted black
- Garage doors are insulated Steel Garage doors

PLASTER WALLS

- All walls finished with blue board & skim coat plaster
- All ceilings are smooth plaster

GUTTERS

- Aluminum gutters installed - attached to a sub surface stormwater recharge system

ELECTRICAL

- 200 AMP underground service
- Receptacles, smoke & CO detectors installed to meet code
- Cable wired to family room and all bedrooms
- Interior/ exterior recessed and decorative lighting installed per code, per plan

APPLIANCES

- 30" Bosch gas range
- 36" Bosch french-door refrigerator
- Kitchen Aid dishwasher
- Beko microwave drawer
- Stainless steel vent hood

CABINETS & COUNTERTOPS

- Kitchens & all baths to have white shaker Metropolitan cabinetry
- All Baths and kitchen to have quartz countertops

FLOORING

- Prefinished ultra-matte oak flooring throughout, see items of design
- All bathrooms to be tiled, see items of design
- Basement to be LVP flooring

EXTERIOR

- Exterior paver patio located off living area
- All units have exterior natural gas firepit
- Privacy screen installed separating adjacent rear patios

MISCELLANEOUS

- Depending at the point of construction, BUYER may be able to select finish options listed in "**Items of design**" from Trask Design Center
- Builder will not make changes to selection offerings, floorplans, or layouts

ITEMS OF DESIGN

The Adams | Wayside at Graystone



Depending on the current state of construction, buyers may have the option to select the below listed interior finishes from the Trask Design Center

DECORATIVE LIGHTING

- Kitchen island pendants (2)
- Dining area chandelier
- Stairwell chandelier
- Powder room vanity light
- Primary bedroom vanity lights (2)
- Guest bath vanity light
- Basement bath vanity light

FLOORING

- Prefinished flooring for the first and 2nd floor
- LVP for basement floor

PAINT COLORS

(3) Benjamin Moore Colors

- For use throughout the home

TILE

- PRIMARY BATHROOM
 - Shower floor
 - Bathroom floor
 - Shower wall
- GUEST BATHROOM
 - Bathroom floor
 - Shower wall
- BASEMENT BATHROOM
 - Shower floor
 - Bathroom floor
 - Shower wall
- KITCHEN
 - Backsplash

COUNTERTOPS

- Kitchen perimeter
- Kitchen island
- Primary, guest & basement bathroom

CABINET HARDWARE

- Kitchen
- Primary, basement, guest & powder room

THE FOLLOWING ITEMS ARE PRESELECTED, AND CAN NOT BE MODIFIED

1. Plumbing package
2. Appliances (see specifications)
3. Cabinetry (see specifications)
4. Fireplace surround
5. Closet systems
6. Landscaping
7. Siding, trim, windows & exterior lights
8. Exterior hardscape

All selections must be made from the Trask Design Center - Trask, and its subcontractors will not install lighting, mirrors or any other item purchased directly by the buyer.