



SOUTH NATICK

FEATURES & SPECIFICATIONS

FOR GRAYSTONE SOUTH NATICK SINGLE FAMILY HOMES

ITEMS OF DESIGN

KITCHEN

- Appliances
 - 36" Wolf Range
 - Wolf M series Speed Oven with both Microwave and Convection capabilities
 - 800 Series Bosch Dishwasher
 - Sub Zero 36" Single Door Built in refrigerator
 - 36" Stainless steel professional ventilation hood, venting out of the home
- Cabinetry
 - Custom Trask Designed Metropolitan Cabinet full overlay shaker cabinetry package, as on display in the Trask design center
 - 42" Upper Cabinets, color options are available for all cabinetry locations in the home- as on display in the Trask Design Center
 - Each kitchen to include custom bar/ serving area designed by Trask
- Countertops
 - All countertop selection options on display in the Trask Design Center, options available for the following locations
 - Kitchen
 - Bar/ serving area
 - Laundry room
 - Jack and jill bathroom
 - Master bathroom
 - Guest bathroom
- Backsplash and Cabinet hardware
 - All tile backsplash options on display in the Trask Design Center – all included in base price
 - Options for cabinet hardware on display in the Trask Design Center

DECORATIVE LIGHTING

- Options available for buyers on display in the Trask Design Center for the following locations
 - Foyer Chandelier
 - Dining room chandelier

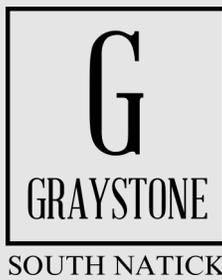
- Kitchen island pendants
- Powder room vanity lights
- Guest bathroom vanity lights
- Jack and Jill bathroom Vanity Lights
- Master bathroom Sconces

TRIM AND DECORATIVE MOLDING

- Metrie trim package on display in Trask Design Center and includes.
 - Cove crown molding throughout the entire first floor of the home
 - 7" baseboard throughout the entire home
 - 3" Casing on all windows and doors
 - Decorative sills on all first floor windows
 - Decorative Architrave headers on all first floor windows and doors
 - Coffered ceiling per plan in all Kitchens/ Dinettes
 - Paneled accent wall in Dining Room
 - Custom 10' high paneled foyer accent walls
 - Full shiplap wall located along fireplace wall in all family rooms
 - 8' high shiplap accents along all walls in mudrooms
 - 42" high shiplap wainscoting in all powder rooms

PLUMBING

- Full Suite of designer Brizo plumbing fixtures available in the Trask Design center, options available for the following locations
 - Kitchen faucet
 - Powder room Console sink and faucet
 - Powder room toilet to match console sink. All other toilets to be American Standard comfort height
 - Guest bath faucets and shower system
 - Master bath faucets, tub filler, and shower system
 - Jack and jill bath faucets, and shower system
- Under mount DXV fireclay apron-front sink included standard in all kitchens



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- Oval under mount sinks included in all full bathrooms
- Utility sink and faucet installed in laundry room

BATHROOM TILING AND COUNTERTOPS

-MASTER BATHROOM TILE

- Options available for buyer selections on display in the Trask Design Center for the following locations

- Bathroom Floor
- Shower walls
- Shower floor

- All bathroom curbing, threshold and Niche walls to be white Quartz. Schluter systems to be used

- GUEST BATHROOM TILE

- Options available for buyer selections on display in the Trask Design Center for the following locations

- Bathroom Floor
- Shower walls
- Shower floor

- All bathroom curbing, threshold and Niche walls to be white Quartz, Schluter systems to be used

- JACK AND JILL BATHROOM TILE

- Options available for buyer selections on display in the Trask Design Center for the following locations

- Bathroom Floor
- Shower walls

- All bathroom curbing, threshold and Niche walls to be white Quartz, Schluter systems to be used

- LAUNDRY ROOM TILE

- Options available for buyer selections on display in the Trask Design Center for the following locations

- Laundry room floor

-Countertops

- Options available for buyer selection on display in the Trask Design Center for the following locations

- Master bathroom vanities
- Guest bathroom vanity
- Jack and Jill bath vanities
- Laundry room

HARDWOOD FLOORING

- Solid Oak hardwood flooring to be installed in the entire first and second floor

- Stain options available for buyer selection on display in the Trask Design Center

- Stair treads and handrails to be solid oak, stained to match flooring

- stair risers to be painted to match trim
- Turned and square spindles available for buyers to choose from

PAINT

- All paint to be Benjamin Moore

- Trim to be painted Simply White in Satin finish, in all locations where trim is present

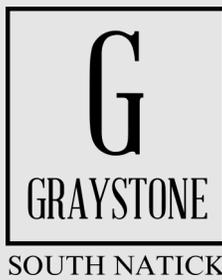
- Ceilings to be smooth plaster and painted Ceiling White

- Buyer has the ability to choose five [5] Benjamin Moore paint colors to be painted in the rooms of their choice – Builder will not color match to brands other than Benjamin Moore

EXTERIOR

- All homes to be sided with James Hardi, Hardi Plank lap siding and Hardi Plank Shakes

- Color options available for buyer selection on display in the Trask Design Center



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ITEMS OF CONSTRUCTION

UTILITIES

- 200 amp underground electrical service, in addition to underground cable and telephone
- House serviced by Town of Natick water and sewer
- House heating, cooking and fireplace supplied by natural gas

FOUNDATION

- Foundation footings 24" wide 10" thick
- Foundations walls are a minimum of 10" thick
- Basement to be constructed above high groundwater.— For added protection an interior water collection system (pipe and stone) to be installed and attached to interior drain pit
- Foundation to be damp proofed, floors to be minimum 4" concrete slab on a minimum of 4" of gravel
- Radon mitigation system to be installed at the time of construction

FRAMING

- Exterior walls are 2"x 6" construction
- Exterior walls constructed with ZIP exterior wall system
- Roof is 35 year architectural style w/ black asphalt shingles
- Ice and water shields to be installed above eaves and in valleys

INSULATIONS

- Insulation to be installed to meet Massachusetts energy and Natick STRETCH energy code, including spray-foam "Hot Roof" construction

WINDOWS

- Anderson 200 solid wood construction, Low E, tilt wash double pane windows
- Grilles between glass, with patterns per plan- White exterior included as standard

PLASTER WALLS

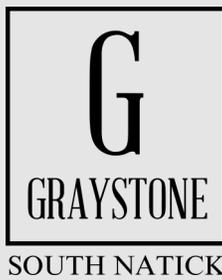
- Walls to be finished with blue board and skim coat plaster
- All ceilings to be smooth plaster

GUTTERS

- Aluminum gutters and downspouts to be installed and attached to drainage system, white gutters installed as standard

ELECTRICAL

- All electrical receptacles installed to meet code, averaging one outlet every 6 linear feet
- Smoke, CO and heat detectors installed to meet code
- Wiring for cable and telephone present in the Master bedroom, Study, and family room
- Recessed lighting installed in all rooms except for
 - Laundry room
 - Mudroom
- Exterior and interior lighting to be installed to code, per plan



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APPLIANCES

- Subzero/ Wolf Appliances installed
- Washer and dryer hookups in laundry room, wired for an electric dryer

CABINETS, COUNTERTOPS AND VANITIES

- Kitchen, bar area, master bathrooms, guest bathrooms, Jack and Jill bathroom, and laundry rooms to have full overlay shaker cabinetry as detailed in items of design
- All bathroom vanities to have quartz or granite countertops- choices available in the Trask Design Center
- Fireplace surround to be natural soapstone or marble

FLOORING

- Solid Oak hardwood flooring installed throughout the entire home except for second floor bathrooms and laundry room as noted in "Items of Design"

FIREPLACE

- Zero Clearance gas fireplace with solid soapstone or marble surround to be installed in the Great room

CLOSETS

- Custom "California closet" style melamine closet systems to be installed in all closets of the home
- Buyer can add on to these systems after closing through the builders vendor

PLUMBING

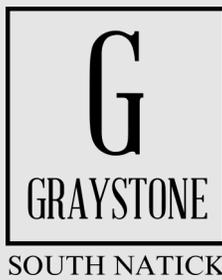
- All plumbing to be installed to meet code, applicable manufacturer's warranty transferred to future homeowners
- Hot water heaters to be 75 Gallon systems, or similar
- All water piping is PEX
- Selection options available as noted in "Items of design"

FRONT PORCH, REAR DECK/ PATIO, AND WALKWAYS

- On floorplans where applicable, Front porches will be installed with composite tropical walnut decking – when applicable based on site conditions, handrails may be installed on front porch to meet code
- On floorplans where applicable, back decks will be installed with composite tropical walnut decking
- On floorplans where applicable, rear patios will be installed and will be made of concrete pavers
- On all floorplans, front walkways will be installed connecting the front door to the driveway, and will be made of concrete pavers

SIDING AND EXTERIOR TRIM

- James Hardi "Hardi Plank" siding to be installed on all homes – when and where applicable buyers may select colors from those available in the Trask Design center
- Composite Boral trim to be installed on the exterior of the homes- all is to be painted Benjamin Moore Super White



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LANDSCAPING

- Builder to install foundation planting, buffer landscaping and decorative trees as noted in the Landscape Plan prepared for each individual home, developer reserves the right to make modifications to the plan as they see fit
- Sod to be used on all lots
- Irrigation systems will be installed on all single family home lots
- Mulch will be applied to all landscape beds when weather allows

EXTERIOR & GARAGE DOORS

- Front Entrance door Is Therma Tru Craftsman III painted black on both the exterior and interior
- Patio/ rear deck door is either Anderson Slider or Anderson inswing door matching windows
- Garage doors are insulated steel overlay with Lift-master openers

HVAC

- High efficiency forced hot air heating system with 3 zones
- Central air with 2 condensers, 3 separate zones
- Honeywell programmable thermostats

BASEMENTS

- Where applicable, basements will be walkout to grade
- Where applicable, basements will have bulkhead access

GENERAL SPECIFICATION NOTES

- Modifications to floorplans will not be made by the builder
- All upgrades available are noted on the "Options and Upgrades sheet"
- All selections must be made from options available in Trask Design Center
- Trask will not extend credits for unused selections
- Trask will not price upgrades other than those listed on the options and upgrades sheet
- Trask will not install electrical, plumbing, or other items purchased online or any items other than those on display in the Trask Design Center
- Buyers get exclusive access to the Trask Design Center

- *Builder reserves the right to make equivalent substitutions to specifications without notifying the buyer*
- *Graystone South Natick is a Trask Development community*

Trask
DEVELOPMENT