



**Pilgrim Pines
Bourne, MA**

Specifications for Construction of All Homes

- Foundation: 8" or 10" Poured concrete walls on footing
- Framing: 2" x 8" or 2" x 10 "Floor joists and rafters
2" x4" Frame
¾" OSB Floor, tongue and groove glued and nailed
½" Fir roof sheathing
½" OSB Exterior Sidewall
Vinyl exterior siding & Shutters
Asphalt Architectural roof shingles
- Windows: Harvey Vinyl double hung "tilt-in" type with low E glass, screens and grilles
- Exterior Doors: 1-3/4" Thick Foam cored Smooth Star, Fiberglass Doors
- Insulation: R-13 Walls R-19 Floors, R-30 Ceiling
- Electric: 150 Amp Underground service, smoke detectors and carbon monoxide detectors per code, lighting allowance, 4 telephone and cable jacks.
- Plumbing: American Standard fixtures or equal, 5' Fiberglass tub and Stainless kitchen sink. Gas H.W. outside faucets, front and rear.
- Interior Finish: Colonial trim throughout, Six-Panel Masonite doors, Crown Moulding & Wainscoting in formal dining rooms. Kitchen cabinets per samples Formica tops. Gas log fireplace included.
- Heat: Forced hot air by Natural Gas.
- Flooring: Dining Room is hardwood, Kitchen and Bath is tile* (or vinyl depending on plan), balance of house is wall to wall carpet.
- Painting: Azek Exterior trim or aluminum. Interior: 2 coats on Wood work and 2 coats on Walls.
- Deck: 12' x 14' Pressure Treated Deck frame and ballisters, composite decking.
- Landscaping: Loam and seed, 6-10 Foundation Plants, Disturbed areas to be mulch or chips.
- Driveway: 12' Wide Asphalt Driveway.
- Utilities: Title V Septic including 1,500 Gallon Tank
Town Water, Natural Gas, Underground Electric
Telephone – Pre-wired for 4 Telephone jacks
Television- Pre-wired for 4 Cable TV jacks
Appliances – Ductless hood or Micro, Range, Dishwasher

**These specifications are of a generic nature and are subject to change without prior notice*