2026 High-Performance Custom Home Specifications

26 Lamberts Lane, Cohasset, Massachusetts

Passive House-Inspired | Radiant Heat Ready | Optional Geothermal | Walk-Out Basement | Coastal New England Design

Conceptual exterior rendering. Final materials, colors, details, and optional features are subject to final plans, selections, allowances, and product availability.

This document is prepared as a specification package. Renderings and diagrams are conceptual and may show optional upgrades. Final specifications are governed by approved plans, allowances, permitting, product availability, and the final purchase agreement. The real estate agent can supply the certified building plans upon request.

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1. Executive Summary

These homes at 26 Lamberts Lane are designed around the best ideas in modern homebuilding: energy efficiency, comfort, durability, clean indoor air, flexible buyer selections, and long-term value. The goal is to create a bright, comfortable, durable home that costs less to operate, feels better to live in, and is built for the future.

The design combines classic coastal New England architecture with high-performance construction methods, including advanced insulation, improved air sealing, premium waterproofing, radiant heating options, ERV/HRV fresh-air ventilation, and high-efficiency heating and cooling systems. Optional geothermal, solar, battery storage, and expanded smart-home controls may be added depending on the buyer-selected package.

Unlike many older homes, this home is intended to reduce future upgrade needs by starting with a stronger building envelope, better moisture control, modern mechanical options, durable exterior materials, and a foundation system designed for long-term dry basement performance.

2. Key Home Highlights

- 3,000+ sq. ft. custom new construction with attached two-car garage.
- 10-foot first-floor ceilings and 10-foot basement ceilings, subject to final plans.
- Walk-out basement with radiant heat-ready slab and direct access to the rear yard and patio area.
- Passive House-inspired wall, insulation, and air-sealing strategy.
- High-efficiency heating and cooling package with optional geothermal ground-source heat pump system.
- ERV/HRV fresh-air ventilation and whole-house humidity control options.
- Premium foundation system with reinforced concrete, Xypex crystalline admixture, exterior waterproofing, and perimeter drainage.
- Coastal New England exterior with durable low-maintenance siding selections.
- Flexible kitchen design with buyer-selected finishes and allowance-based customization.
- Optionally finished lower-level spaces for media, exercise, game room, guest area, or storage.
- 400-amp electrical service planning, EV readiness, smart-home pre-wire options, and optional solar/battery readiness.
- 10-year guaranteed transferable builder warranty program, subject to final warranty documentation.

3. Included vs. Optional Features

This table is intended to make the buyer experience clearer. Final included features and optional upgrades should be confirmed in the purchase and sale agreement, construction contract, and allowance schedule.

Category	Included / Base Intent	Optional Upgrade / Buyer Selection
Heating and Cooling	High-efficiency mechanical system per final HVAC design. Radiant-ready and/or radiant-heated areas as specified.	Geothermal, air-to-water radiant heat, hybrid gas backup, expanded zoning, solar integration.
Basement	Walk-out basement, utility space, radon mitigation, vapor barrier, gravel base, radiant-ready slab.	Finished media room, gym/game room, guest suite, wet bar, upgraded sound isolation, expanded bathroom.
Kitchen	Builder allowance package with quality cabinetry, countertops, backsplash, lighting, and layout planning.	Premium appliances, custom cabinets, specialty storage, high-end stone, expanded island, upgraded lighting.
Energy and Envelope	Advanced insulation, air-sealing, high-performance wall strategy, better moisture control.	Passive House-level certification testing, enhanced insulation package, full energy modeling.
Smart Home	Selected smart-home pre-wire and thermostat/control readiness.	Expanded smart-home automation, energy monitoring, security, speakers, shades, lighting scenes.
Exterior	Premium siding package, roofing, trim, deck and landscaping allowances per plan.	Alternate siding, stone, stucco, expanded deck, outdoor kitchen, specialty lighting, upgraded landscape.
Electrical	400-amp service planning, code-compliant wiring, EV readiness planning.	EV chargers, solar PV, battery backup, generator interlock/standby generator, additional circuits.
Interior Finishes	Allowance-based flooring, tile, plumbing fixtures, hardware, millwork, painting.	Premium tile, custom closets, upgraded millwork, designer hardware, built-ins, coffered ceiling expansion.

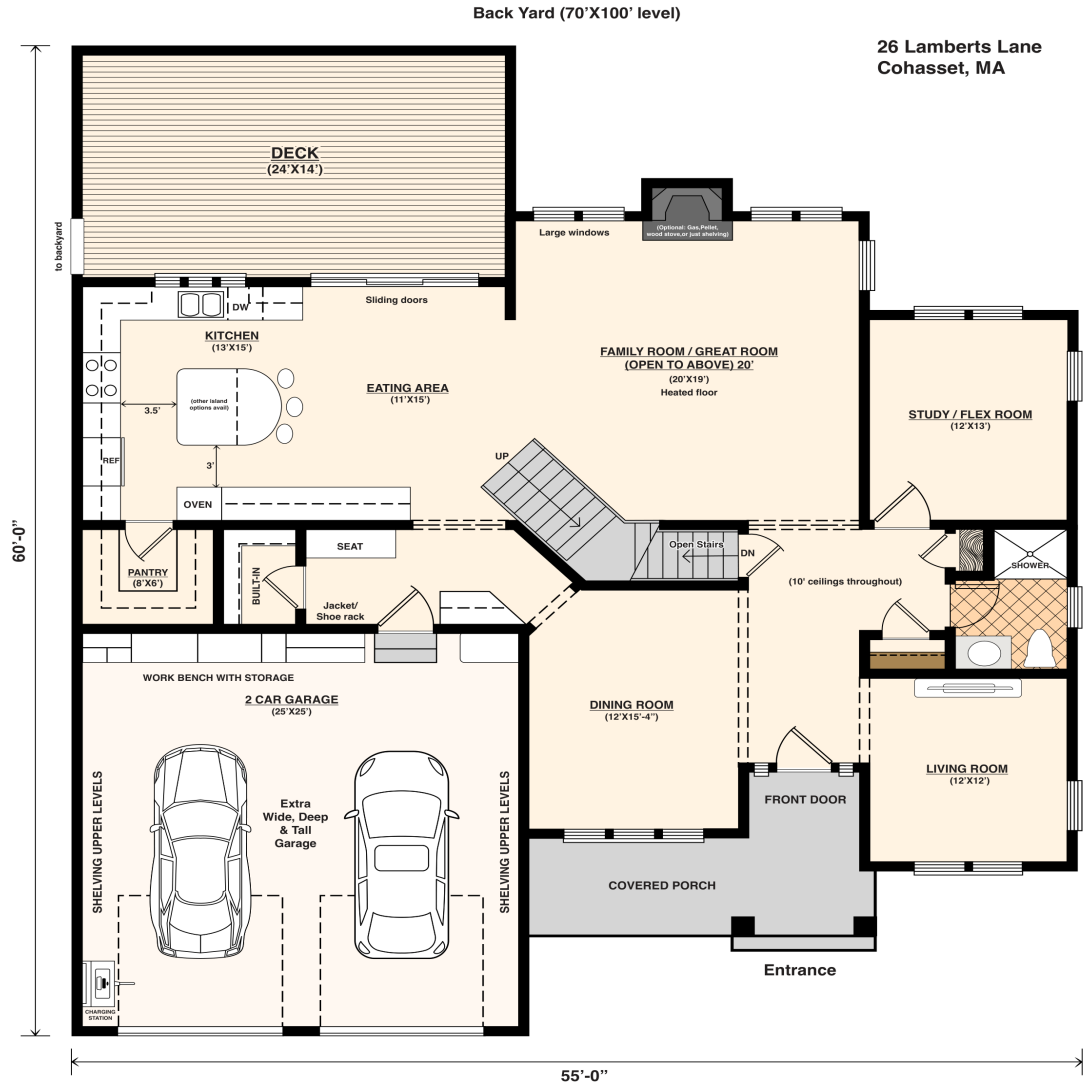
Designing your modern AI Dream Home should be an exciting, creative, and enjoyable experience. With **AI Homebuilders LLC**, the goal is to work directly with you to understand how your family lives, what comfort means to you, and which features will make the home feel truly personal. Instead of settling for the limitations of an older house, you can help shape the layout, kitchen, finishes, heating and cooling systems, smart-home features, outdoor living spaces, and future-ready upgrades from the beginning.

This approach allows the home to be designed around your lifestyle: warmer and more comfortable in winter, cooler and healthier in summer, easier to maintain, and more efficient to operate. With thoughtful planning, modern building science, geothermal options, smart controls, and flexible finish selections, your home becomes more than a construction project, it becomes a custom living experience built for comfort, family, entertaining, and long-term value.

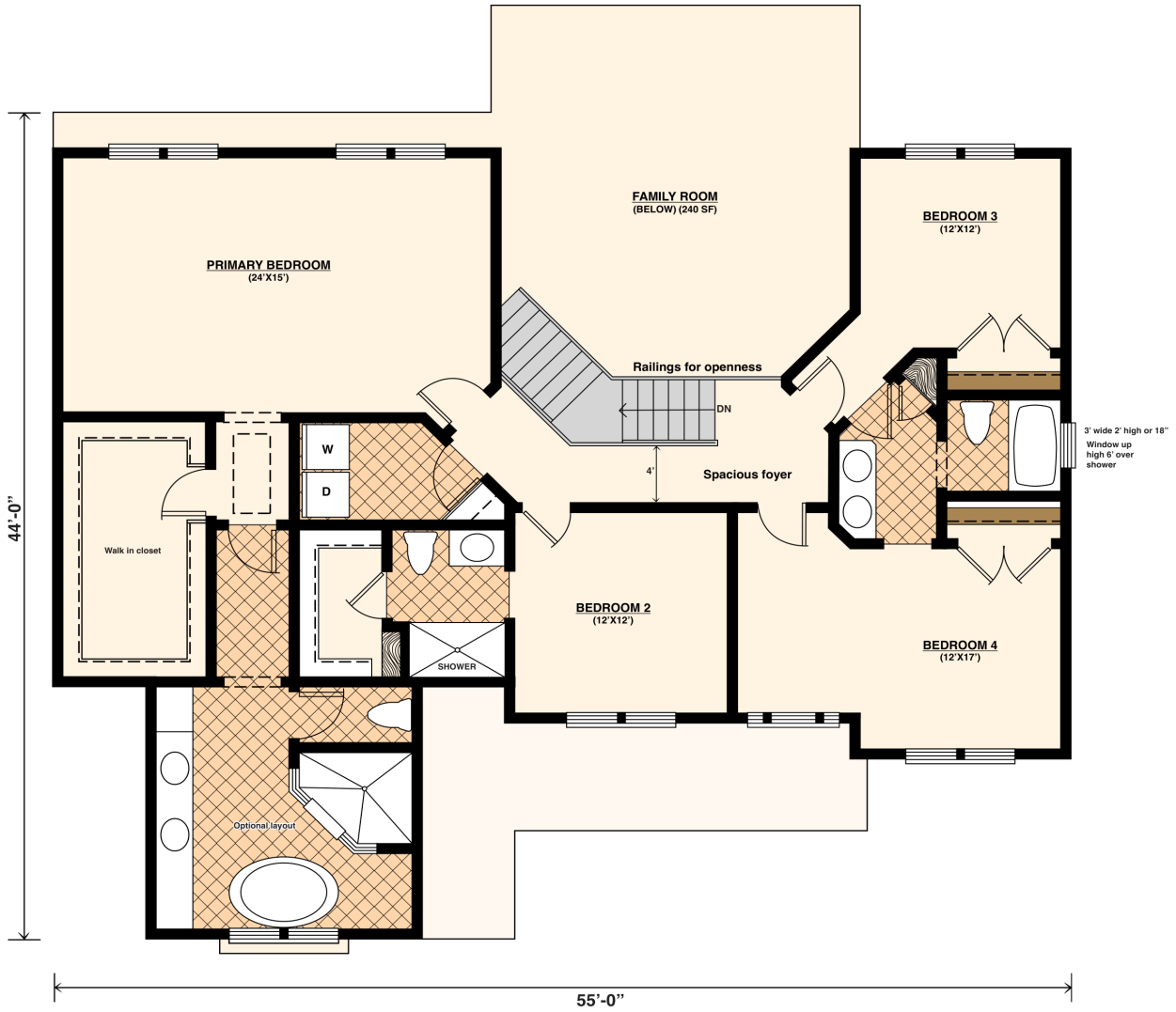
4. Site and Floor Plan Overview

The home is planned around open living, tall ceilings, strong indoor-outdoor connection, and a flexible lower level. The first floor includes the kitchen, eating area, family/great room, dining room, study/flex room, living room, mudroom/entry features, and attached garage. The second floor includes the primary suite, additional bedrooms, laundry, and open family-room overlook areas. The walk-out basement is designed for utility space, storage, and optional finished entertainment or fitness areas.

The floor plans are included here for quick reference and repeated in the appendix at a readable scale while still fitting on each page.



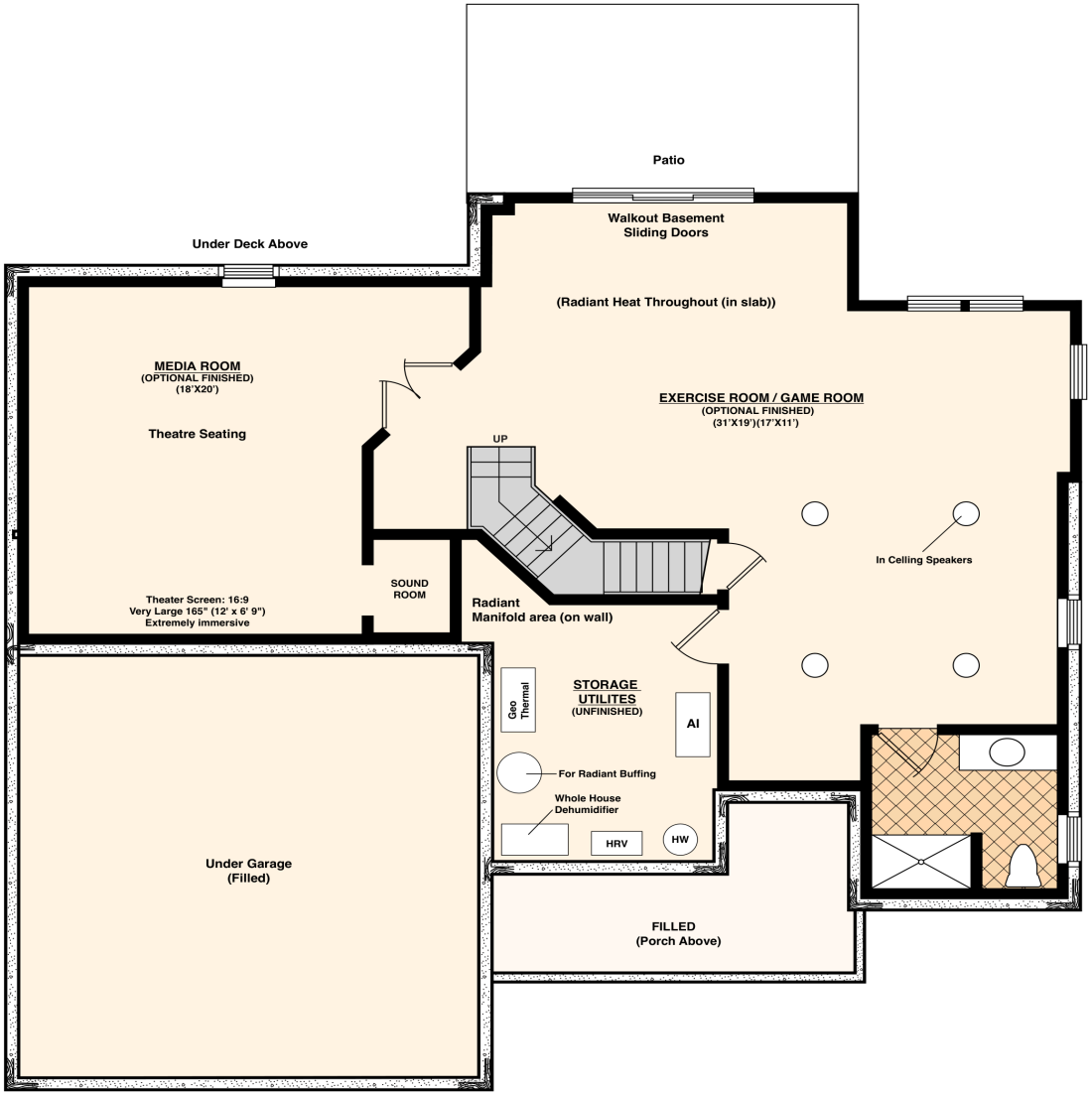
FIRST FLOOR PLAN **Size (1,642 sq ft, Garage 625 sq ft)**



SECOND FLOOR PLAN

Size (1,825 sq ft)

Back Yard (70'X100' level)



WALKOUT BASEMENT PLAN Size (1,642 sq ft,)

(10' Ceilings in Basement)

5. High-Performance Building Envelope

A high-performance home begins with the building envelope: walls, roof, windows, doors, insulation, air sealing, and moisture control. The goal is to reduce heat loss, reduce drafts, improve comfort, and lower long-term heating and cooling costs.

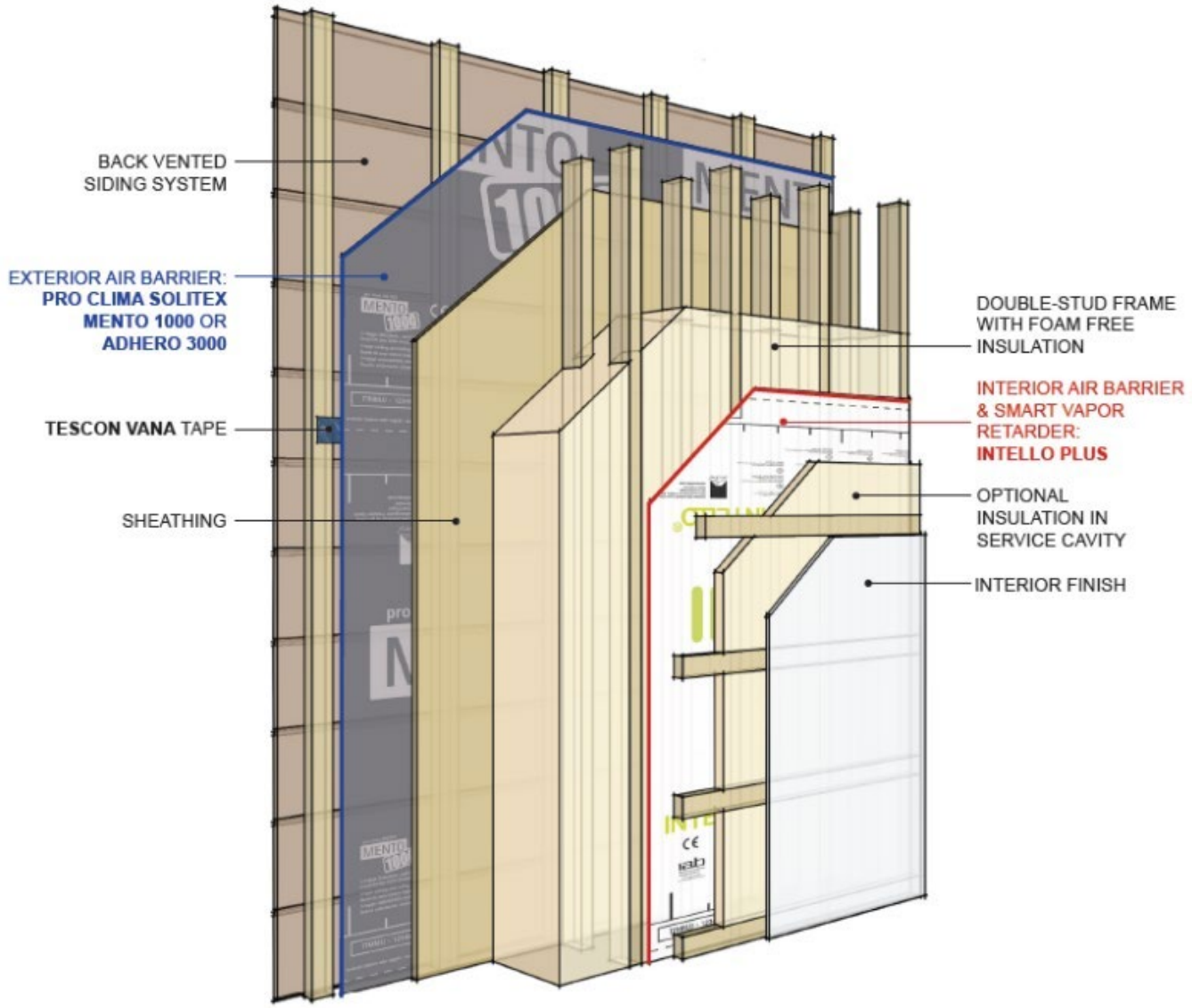
Continuous Exterior Insulation and Thermal Bridging

Traditional walls often insulate only between studs. The wood framing can act as a thermal bridge, allowing heat to bypass the cavity insulation. A continuous exterior insulation layer helps wrap the structure in a more complete thermal blanket, improving the effective R-value of the wall assembly and reducing cold spots.

- More even room temperatures with fewer drafts and cold spots.
- Lower heating and cooling demand compared with standard construction.
- Improved comfort near exterior walls and windows.
- Reduced strain on heating and cooling equipment.
- Better sound reduction and improved moisture management when properly detailed.

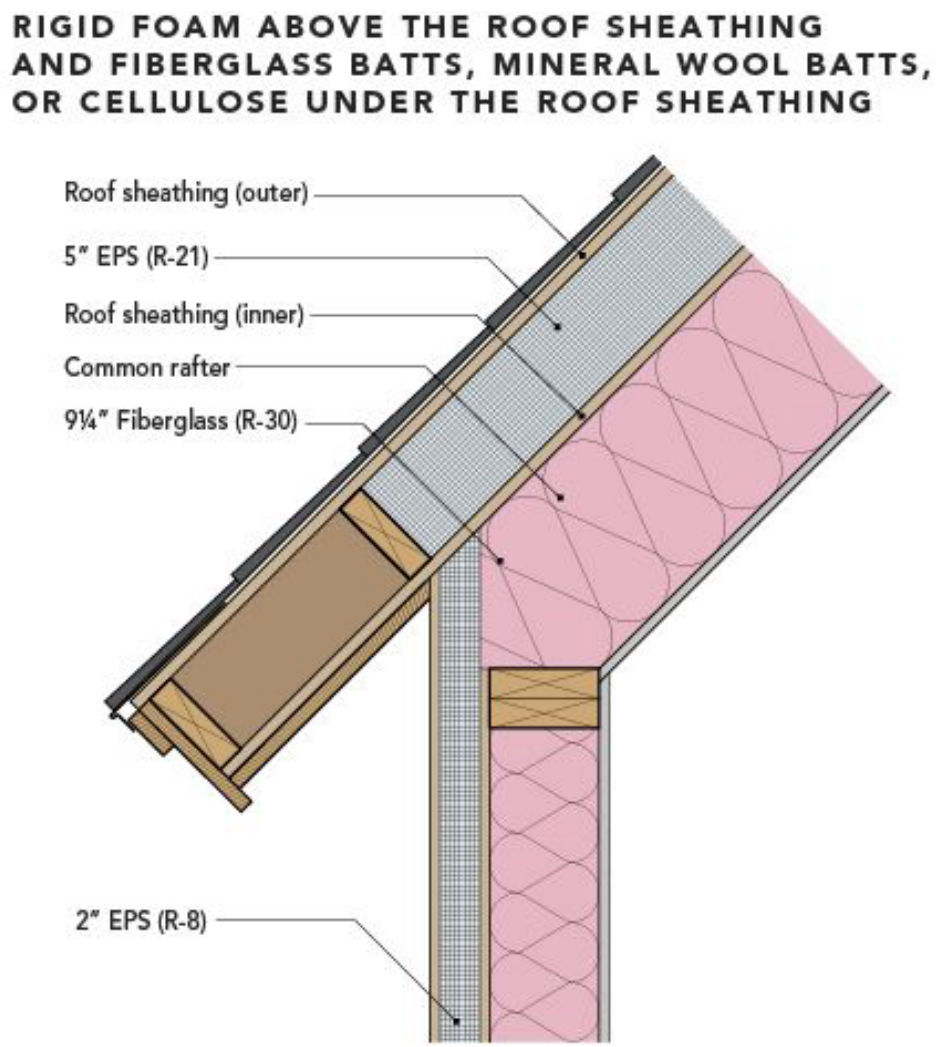
Building envelope diagrams showing wall and roof insulation concepts.

Wall Assembly Unit Diagram



Wall assembly unit diagram: air-control layers, insulation, service cavity, sheathing, and vented siding concept.

Roof / Attic Insulation Detail (optional upgrades)



Roof and attic insulation detail: rigid foam above roof sheathing with insulation below the roof sheathing.

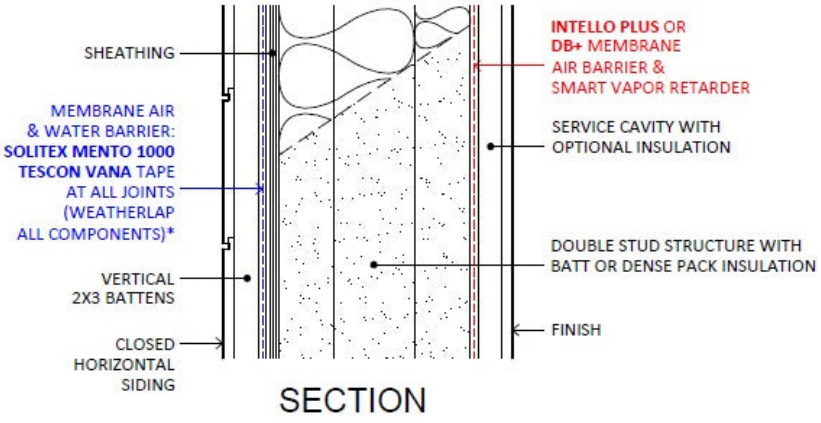
Smart Interior Air Barrier and Intello Vapor-Control System

The Intello smart vapor-control and air-barrier membrane are an important part of the wall strategy because it helps the wall assembly manage two separate problems at the same time: uncontrolled air leakage and seasonal moisture movement. Air leakage can carry heat and moisture into wall cavities far faster than simple vapor diffusion, so the first job of the membrane is to create a continuous interior air-control layer. When seams, corners, top plates, bottom plates, window returns, rim joists and penetrations are taped or sealed properly, the insulation can perform closer to its intended value, and the home can feel less drafty.

The second job is vapor control. Intello is commonly described as a variable-permeance or smart membrane. In cold weather, when the inside of the house is warm and humid and the exterior side of the wall is colder, the membrane helps slow the movement of indoor water vapor into the cold wall cavity. This reduces the chance that moisture will condense inside the insulation or on sheathing. In warmer drying conditions, the membrane can become more vapor-open, allowing incidental moisture inside the wall to dry back toward the interior. This seasonal drying ability is what makes the system different from a simple plastic vapor barrier.

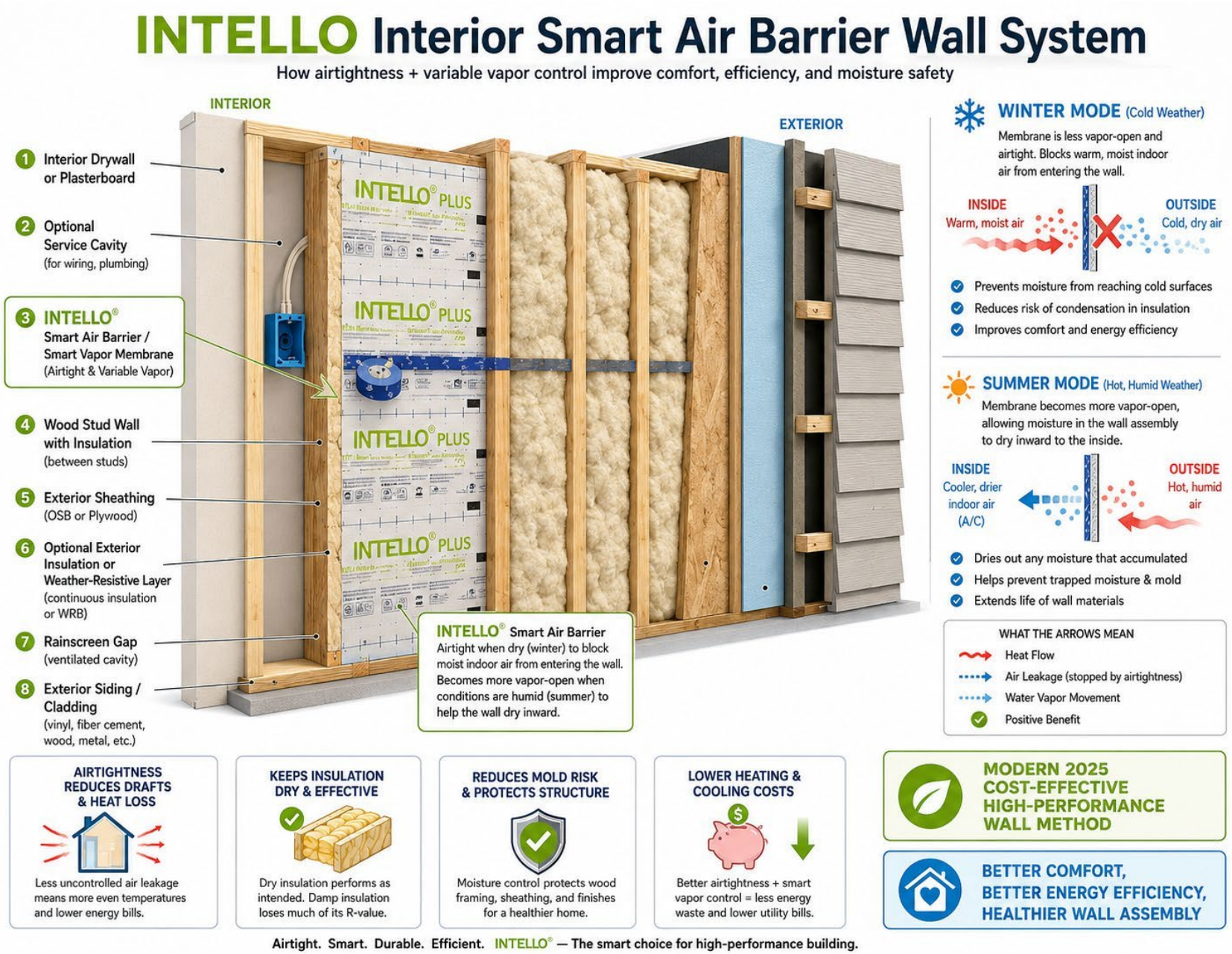
In the diagrams, the membrane is positioned on the warm/interior side of the insulated framing cavity, with an optional service cavity in front of it. The service cavity is valuable because wires, boxes and small mechanical runs can be installed without punching many holes through the air barrier. Fewer penetrations mean easier air sealing, fewer hidden leaks, and better long-term performance. The exterior side of the wall includes sheathing, exterior weather-resistive layers, drainage space or furring, and siding so the assembly can shed bulk water while still allowing drying potential.

The buyer benefit is simple: a tighter, drier, more comfortable home. Better air control can reduce drafts, lower heating and cooling demand, improve room-to-room comfort, support better indoor air quality when paired with ERV/HRV ventilation, and reduce the risk of hidden moisture problems such as mold, rot and wet insulation. Final installation must follow manufacturer instructions, project specifications and approved construction details.



Smart air-barrier section showing the membrane, service cavity and wall layers.

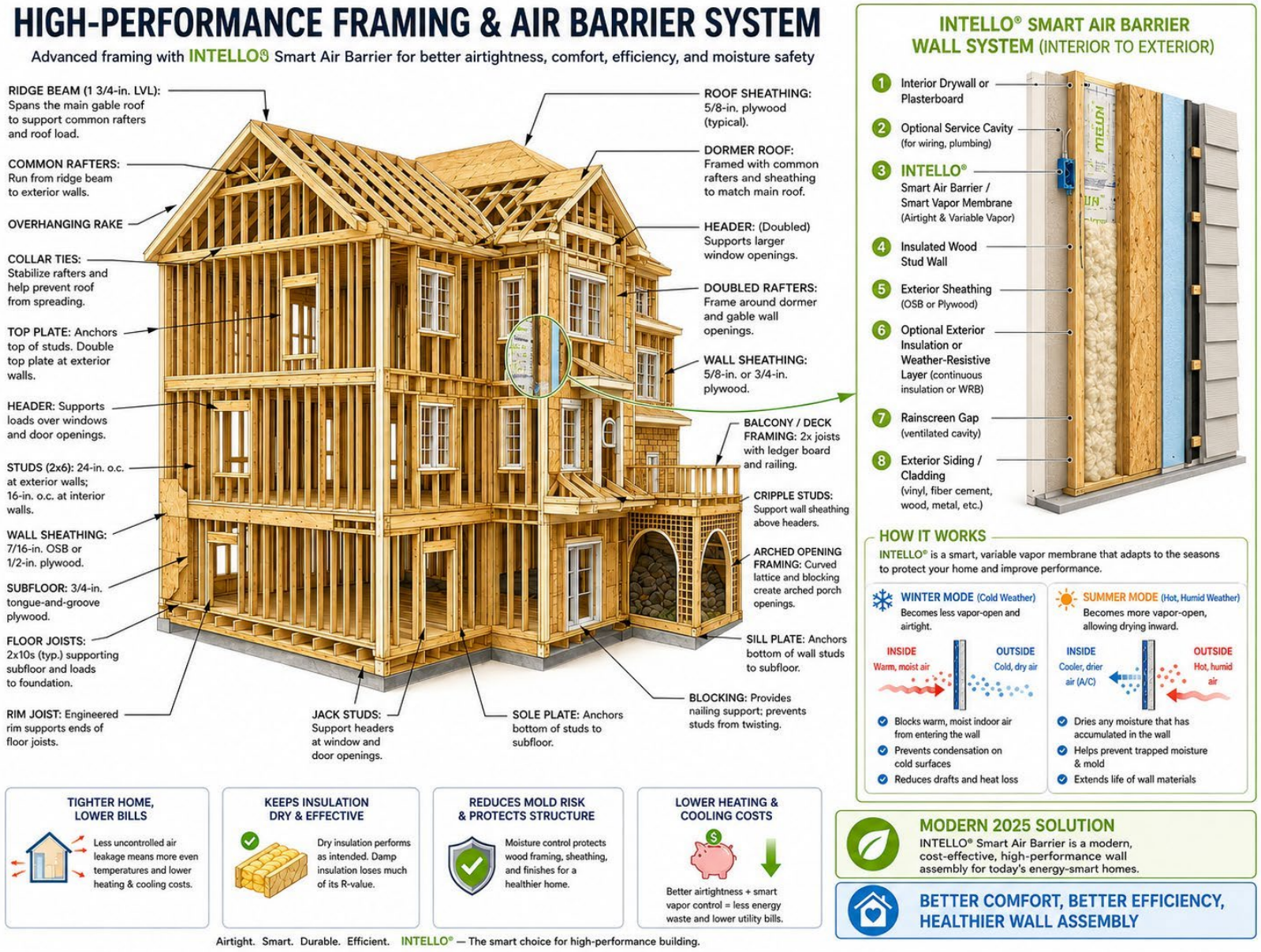
Installation reference showing membrane continuity before interior finishes.



Intello smart air-barrier and vapor-control system reference diagram.

Structural Framing and Air-Barrier System

The framing reference below shows how the building-science strategy works together with conventional framing, roof framing, sheathing, sill plates and air-control layers. The image is conceptual; final construction must follow the approved structural plans, engineered details, manufacturer instructions and code requirements.



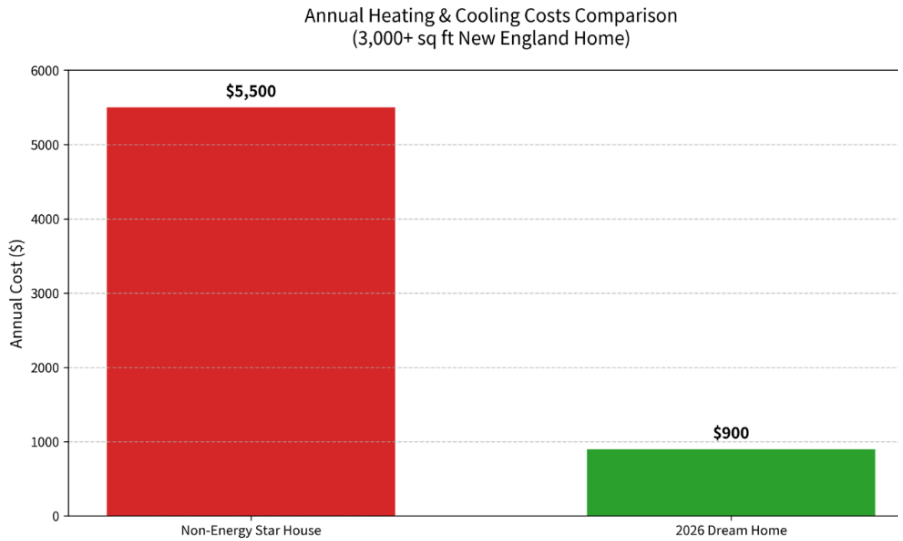
High-performance framing and air-barrier system reference diagram.

Energy Savings and Performance Expectations

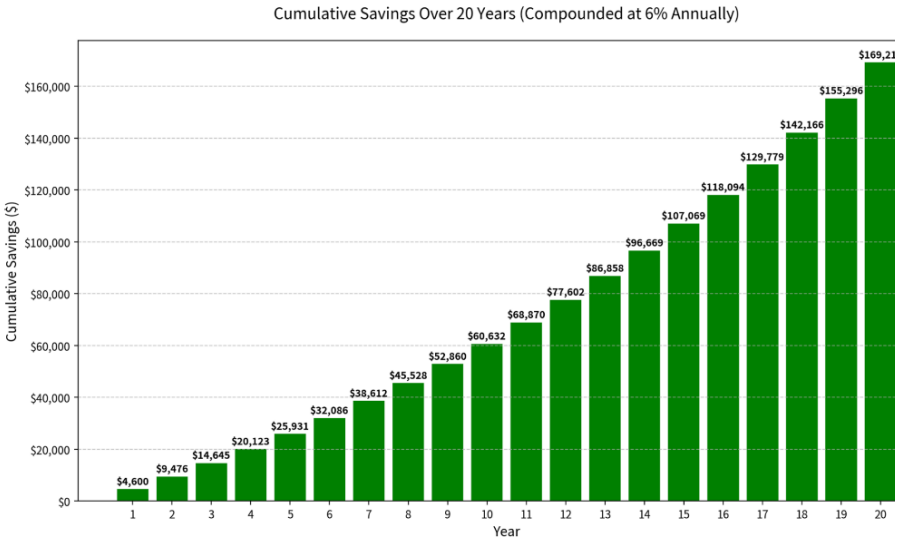
The specification package includes representative energy-savings examples comparing a high-performance home with a non-Passive House-style home. These examples are useful for illustrating the long-term value of a better envelope and efficient mechanical systems.

Energy savings should be presented as estimates, not guarantees. Actual utility costs will vary based on final HVAC selection, insulation values, airtightness results, thermostat settings, occupant behavior, utility rates, weather, and the final HERS or energy modeling report.

- Potential for significantly lower heating and cooling costs compared with older or lower-performing homes.
- Potential for reduced equipment runtime and longer mechanical-system life.
- Potential for higher comfort, quieter rooms, and better resale value due to lower ownership costs.



Annual heating and cooling cost comparison chart.



Cumulative energy-savings chart.

This comparison illustrates the long-term value of building a high-performance home rather than relying on standard construction and older-style heating and cooling systems. The estimated annual heating and cooling cost for a typical non-energy-efficient home is shown at approximately $5,500, while the 2026 high-performance home is estimated at approximately $900. This represents potential annual savings of about $4,600. These savings come from the combination of a stronger building envelope, better insulation, reduced air leakage, high-efficiency heating and cooling equipment, and improved system design. While actual costs will vary based on final equipment selection, utility rates, weather, thermostat settings, and homeowner usage, the graph clearly shows the financial advantage of designing the home for efficiency from the beginning. Over time, lower operating costs can help offset the investment in better construction, geothermal or heat-pump systems, radiant heat, and improved air-sealing, while also creating a quieter, more comfortable, and more resilient home.

6. Premium Foundation, Basement and Waterproofing

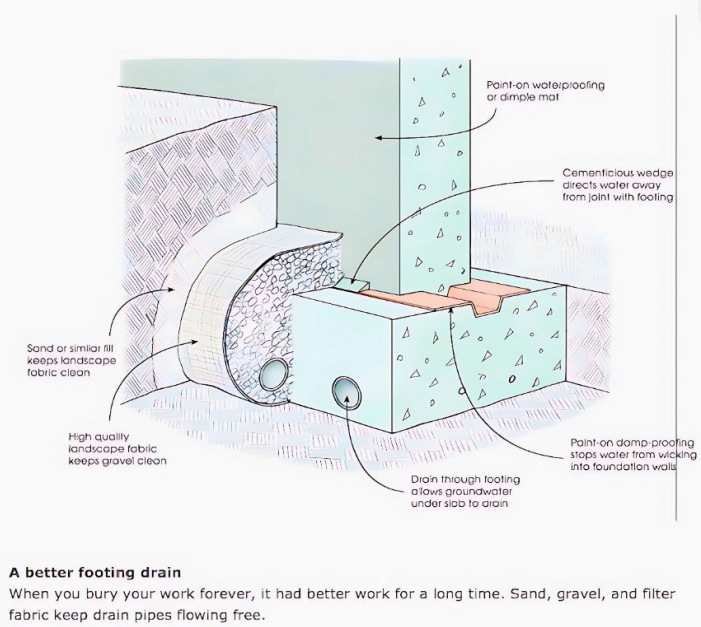
The foundation and basement are major value drivers for this property. The intent is to create a strong, dry, bright, usable lower level - not just unfinished storage space. The system combines structural concrete, waterproofing, drainage, vapor control, insulation, and radon mitigation.

Foundation System Intent

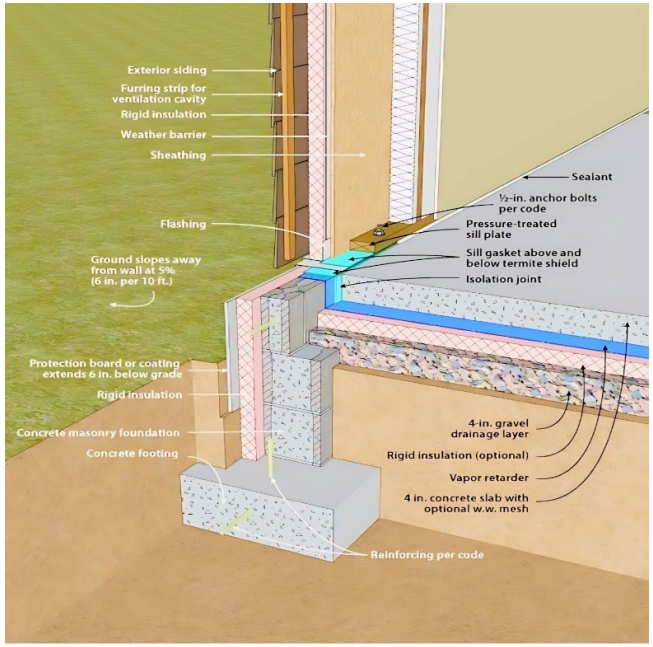
- Poured concrete footings and foundation walls per engineered plans.
- Reinforced concrete foundation walls with rebar as specified by the structural engineer.
- Xypex crystalline waterproofing admixture or equivalent integral waterproofing where included in the final specifications.
- Exterior waterproofing membrane such as Tuff-N-Dri or equivalent, with protection board or drainage mat as required.
- Continuous exterior footing drains with clean crushed stone and filter fabric to direct water away from the foundation.
- Vapor barrier and gravel layer below the slab.
- Radon mitigation system installed per code and final design.
- Basement slab designed to support radiant heat installation where included or selected.

Why the Layered Approach Matters

A reliable basement waterproofing design manages water in three ways: first by grading water away from the house, second by using waterproofing materials on the outside of the foundation, and third by providing drainage paths so water is collected and moved away before it builds pressure against the wall.



Exterior basement waterproofing detail.



Foundation drainage and wall assembly reference.

The walk-out basement, tall ceiling height, large windows, and rear-yard access create the opportunity for a finished lower level with media, exercise, game, guest, or storage functions. Final finishes are buyer-selected upgrades unless expressly included in the contract.

7. Indoor Air Quality and Humidity Control

Because a high-performance home is tighter than standard construction, fresh-air ventilation and humidity control become important. An ERV or HRV can continuously bring in filtered outdoor air while exhausting stale indoor air. During this process, it recovers much of the heating or cooling energy from the outgoing air, improving comfort while reducing energy waste.

- Continuous fresh-air exchange helps reduce stale air.
- Filtration can reduce dust, pollen, and outdoor particulates depending on the selected filter system.
- Balanced ventilation helps support healthier indoor air quality.
- Whole-house dehumidification can help keep indoor humidity in the target range and reduce musty odors, condensation, and mold risk.
- Locating equipment in a basement utility room can keep attic space clear for better insulation performance.

Complete comfort system diagram showing geothermal, HRV, and dehumidification concepts.

8. Heating, Cooling, Radiant Heat and Ventilation

The mechanical design should be presented in two clear parts: the standard/base mechanical package and optional buyer-selected upgrades. This avoids confusion about whether geothermal, full radiant heat, solar, battery storage, or specialty smart-home controls are included in the base price.

Standard Mechanical Package - To Be Confirmed by Final HVAC Design

- High-efficiency heating and cooling system sized to the final plans and energy model.
- Zoned comfort strategy where included in the final design.
- Radiant-ready or radiant-heated basement slab as specified.
- First-floor radiant heat or hydronic comfort system where selected and documented.
- Smart thermostats or controls per allowance and mechanical design.
- ERV/HRV fresh-air ventilation where included in the final performance package.

Optional Mechanical Upgrade Packages

- Geothermal ground-source heat pump system for stable year-round efficiency.
- Air-to-water heat pump system for radiant heating applications.
- Hybrid backup system for very cold days when additional support may be useful.
- Solar PV and battery storage for lower net energy use and improved resilience.
- Expanded smart-home energy management and zone control.
- Whole-house dehumidification and enhanced filtration.

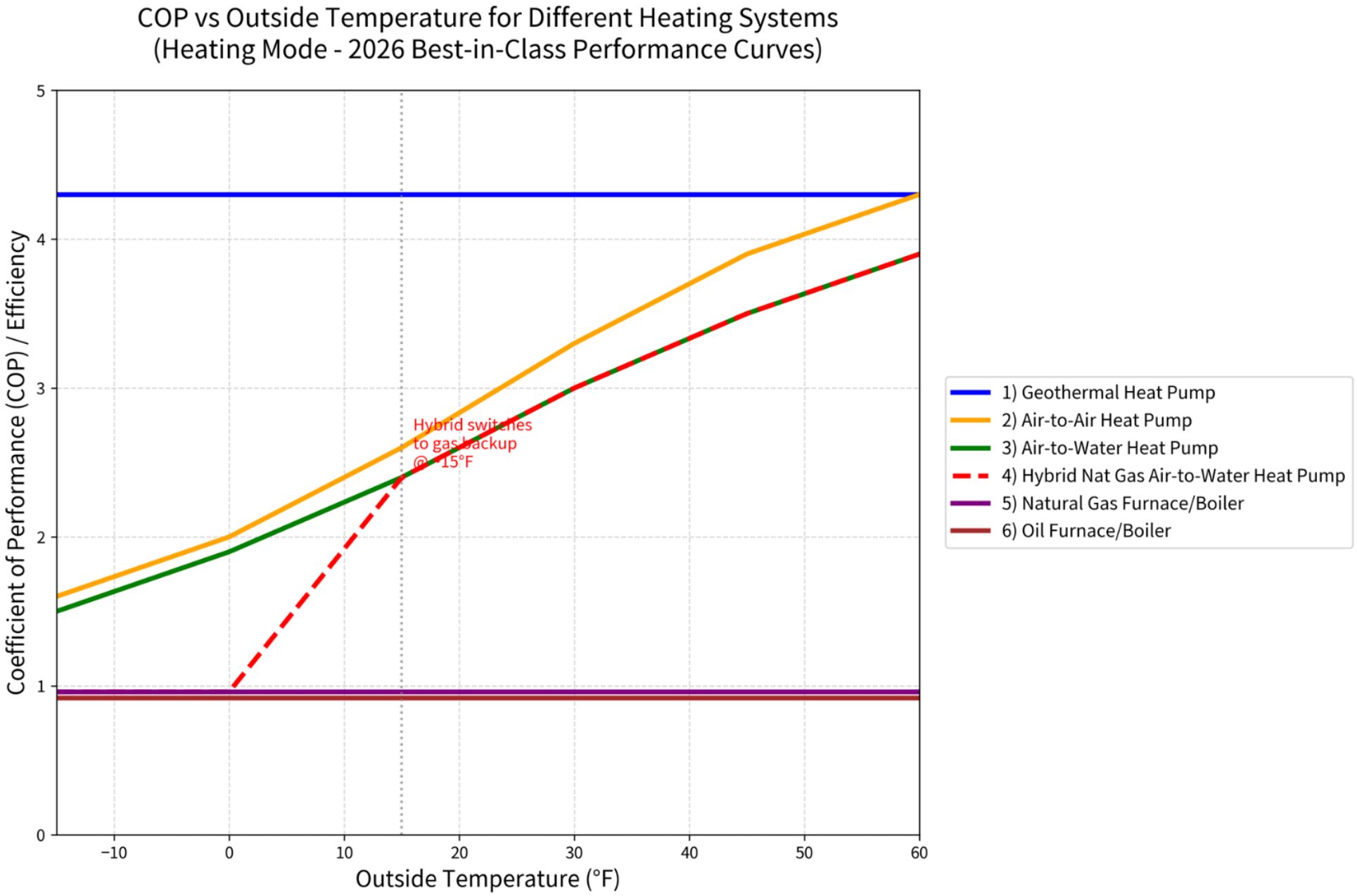
How to Read the Heating and Cooling Efficiency Graph

The graph compares heating-system efficiency across outdoor temperatures. The key measurement is COP, or coefficient of performance. A COP of 1.0 means the system delivers about one unit of heat for each unit of electrical energy used. A COP of 4.0 means the system can deliver about four units of heat for each unit of electricity, so the operating cost is typically much lower when electricity prices and equipment sizing are properly evaluated.

The geothermal line is the strongest and most stable because it exchanges heat with the ground, which stays much closer to a steady temperature than outdoor winter air. Instead of trying to pull heat from very cold outside air on a 5°F or 15°F day, the geothermal loop is exchanging heat with the earth, which is dramatically easier for the heat pump. That is why the geothermal COP remains high and relatively flat across the graph.

The cold-climate air-source and air-to-water heat pump lines are still very efficient compared with combustion systems, but their performance naturally changes as outdoor air temperature drops. At milder temperatures, they can perform extremely well. On the coldest days, their COP is lower because the equipment must work harder to extract heat from the outside air and may need defrost cycles or backup support depending on the design.

Combustion systems such as natural gas, oil, or pellet heat are normally described by AFUE rather than COP. For simple comparison, the graph shows them close to 1.0 because they create heat by burning fuel rather than moving heat. They can be reliable backup systems, but they generally cannot match the energy-multiplying effect of a well-designed heat pump or geothermal system.



Heat pump efficiency comparison chart. Geothermal stays high and stable because the ground loop is not exposed to outdoor temperature swings.

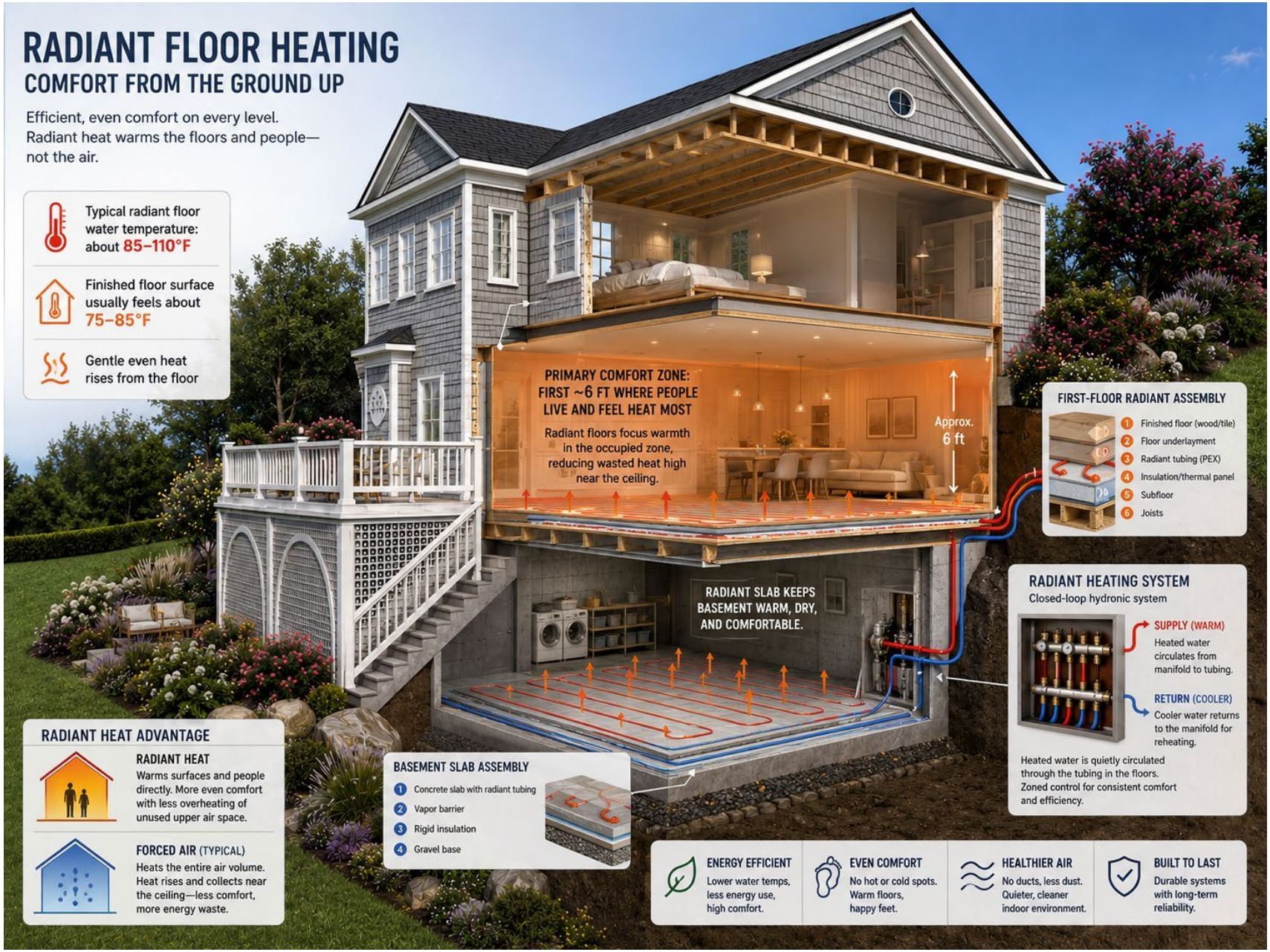
System-by-System Explanation

System Type	What It Means for the Buyer
Geothermal ground-source heat pump	Highest and most stable efficiency. Uses the earth as the heat source in winter and heat sink in summer. Best long-term comfort and operating-cost profile, but higher upfront cost due to drilling and ground-loop installation.
Cold-climate air-to-water heat pump	Strong modern option for radiant floors or hydronic distribution. Lower upfront cost than geothermal, but efficiency varies more with outdoor air temperature.
Air-to-air heat pump	Efficient for forced air heating and cooling. Good for many homes, especially with zoning, but it does not directly provide hydronic radiant-floor heat without additional equipment.
Hybrid gas backup	Useful for the limited number of very cold days or for buyer comfort preference. Can reduce anxiety about extreme cold but should be integrated carefully so it does not undermine heat-pump savings.
Natural gas or oil boiler/furnace	Reliable traditional heat sources, but they burn fuel to create heat and generally do not achieve the same efficiency multiplier as heat pumps.
Pellet system	Can provide supplemental heat and ambiance, but requires fuel handling, maintenance, and proper integration with the main comfort system.

For 26 Lamberts Lane, the study shows that the strongest long-term heating strategy is to move toward a system that can use electricity extremely efficiently rather than relying entirely on the future cost of natural gas, oil, or other burned fuels. Traditional gas and oil systems create heat by burning fuel, so their efficiency is limited by the fuel cost and the combustion efficiency of the equipment. **A geothermal ground-source heat pump works differently: it moves heat from the stable temperature of the earth into the home, allowing it to produce several units of heating energy for every one unit of electricity used. This is measured as COP, or coefficient of performance. A geothermal system with a high COP can often deliver heat at a lower seasonal operating cost than natural gas, especially when gas rates rise, delivery charges increase, or the home is paired with solar or future electric-rate advantages.** The result is a more future-ready home: one that can heat and cool using electricity but does so with such high efficiency that the buyer is not simply “switching to electric heat” — they are using one of the most efficient comfort systems available. For buyers concerned about long-term energy costs, comfort, and resale value, geothermal is the premium option because it provides stable winter performance, efficient summer cooling, lower exposure to fossil-fuel price swings, and a strong path toward a cleaner, lower-operating-cost home over many heating seasons.

Geothermal vertical borehole concept diagram: two closed-loop vertical boreholes exchange heat with the stable ground temperature.

Vertical geothermal boreholes offer several advantages over horizontal geothermal loops, especially on smaller or more developed residential lots. Because the loop field is installed deep into the ground instead of spreading across a large shallow area, boreholes require far less yard space and cause less surface disruption to landscaping, driveways, septic areas, drainage systems, and future outdoor improvements. Vertical boreholes also reach deeper, more stable ground temperatures, which can improve system consistency during very cold winters, and hot summers compared with shallow horizontal piping that is more affected by seasonal surface-temperature changes. This can make the geothermal heat pump operate more efficiently and predictably year-round. While vertical boreholes typically cost more upfront because of drilling, they are often the better choice for premium homes, tight lots, ledge conditions, wooded properties, or projects where long-term performance, lower yard disturbance, and design flexibility are more important than the lowest initial installation cost.



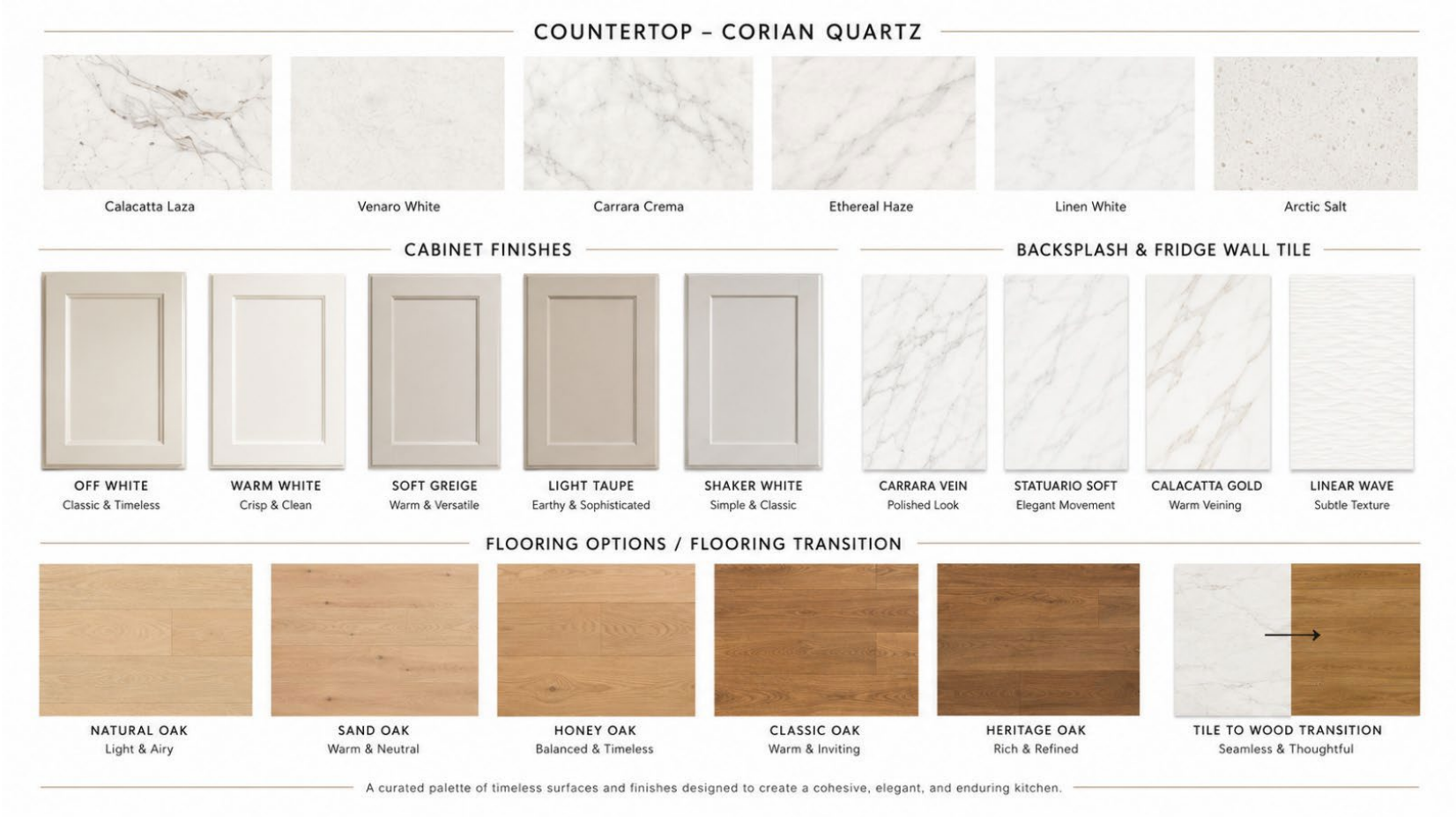
Radiant floor heating concept diagram: warm, even heat from the floor improves comfort, especially in basement slabs and main living areas.

9. Flexible Kitchen and Buyer-Selected Finish Package

The kitchen is designed as a flexible, high-quality builder allowance package. The standard concept includes custom-style cabinetry, quartz or Corian-style countertops, coordinated backsplash, premium cabinet hardware, under-cabinet lighting, and an island or peninsula layout based on the final plan.

Buyers may work directly with the kitchen designer to personalize cabinet style, countertop material, backsplash, hardware, appliance package, island size, seating layout, lighting, storage features, and flooring transitions. The builder will provide a kitchen allowance based on the agreed budget. Buyers may remain within the allowance or increase the budget for upgraded appliances, specialty cabinetry, premium stone, custom storage, or other design enhancements.

This creates a true "designed your way" kitchen: a strong standard package with the flexibility to tailor the final design to each buyer's taste, lifestyle, and budget.



Kitchen finish palette showing countertop, cabinet, backsplash, and flooring options.

Kitchen Layout Option 1 - Island

Conceptual kitchen option: island layout with seating, light cabinetry, marble-look floor area, and access to the outdoor deck.

Kitchen Layout Option 2 - Wrap-Around Counter

Conceptual kitchen option: wrap-around counter / peninsula layout with expanded seating and a flexible buyer-selected design.

10. Exterior Design, Roofing, Deck and Outdoor Living

Exterior Siding

The exterior design is intended to deliver a durable coastal New England look with low-maintenance materials. CertainTeed Cedar Impressions-style premium polymer shake siding, or an approved equivalent, provides the look of cedar shakes without the ongoing painting and staining requirements of natural wood. Final siding profile, trim package, color, accent materials, and details are buyer-selected within allowance and subject to final architectural design and product availability.

Roofing System

The roof system should be described as a durable architectural asphalt roofing package suitable for coastal Massachusetts conditions. Final brand, warranty, and installation requirements should match the selected manufacturer's documentation.

- Architectural asphalt shingles such as GAF Timberline HDZ or approved equivalent.
- Grace Ice & Water Shield self-adhered roofing underlayment at eaves, valleys, dormers, skylights, roof penetrations, and critical transitions.
- Roof underlayment, flashing, drip edge, and ventilation per code and manufacturer requirements.
- 5/8-inch roof sheathing or as specified by final plans.
- Enhanced ice-dam protection in critical areas for New England winter conditions.

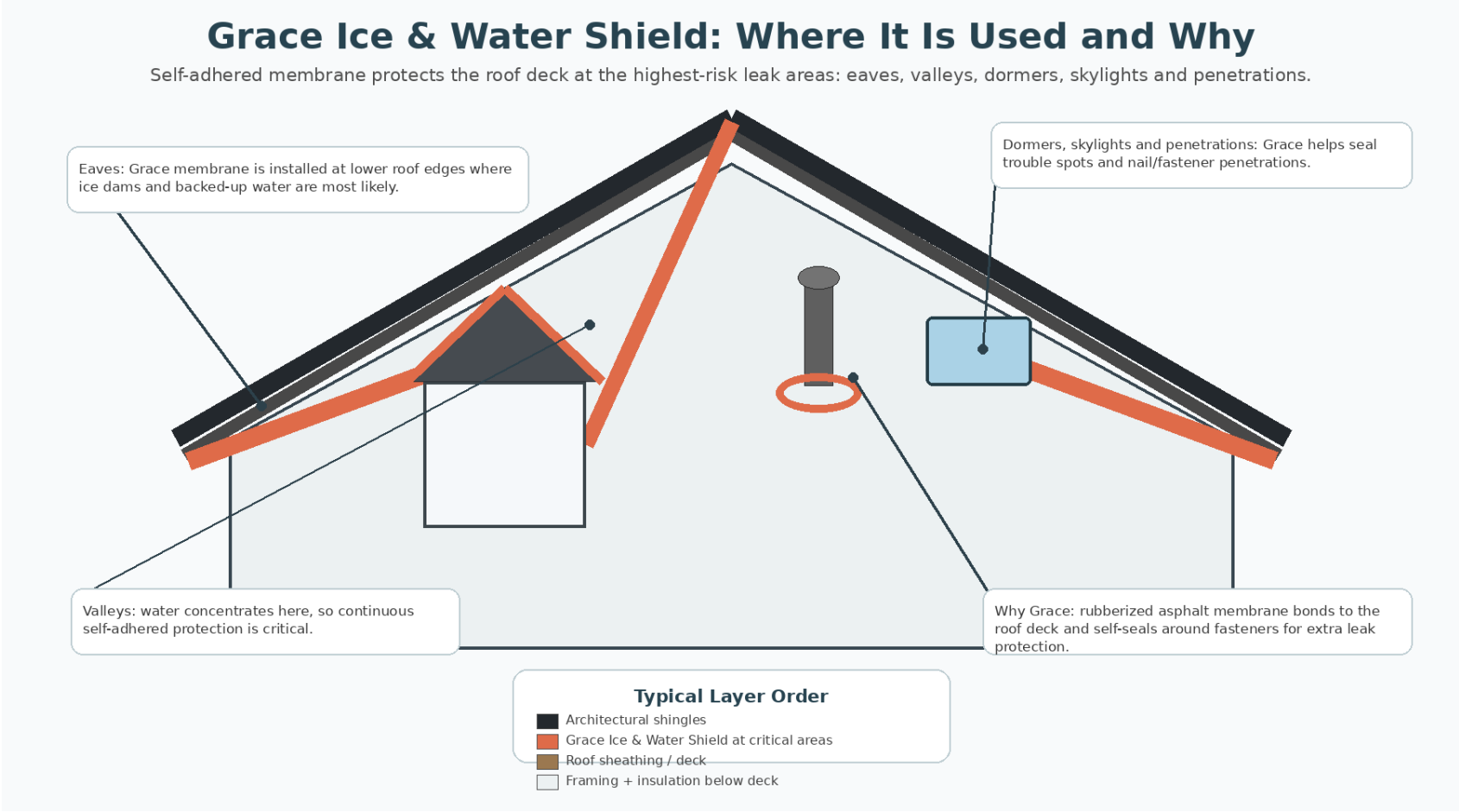
Allowed / Buyer-Selected Roofing Style Concepts

The primary roofing package is intended to be a durable architectural asphalt shingle roof suitable for coastal New England. Other roof styles may be considered as buyer-selected upgrades, subject to final architectural design, structural requirements, manufacturer instructions, product availability, local approvals, and budget allowance.

Grace Ice & Water Shield - Why It Is Selected

Grace Ice & Water Shield is selected because it is a self-adhered roofing underlayment designed to resist leaks from ice dams and wind-driven rain in vulnerable roof areas. In New England, ice dams can form when heat loss melts snow higher on the roof and the water refreezes near the colder eaves. That ice ridge can force water back up under shingles. A self-adhered membrane bonded to the roof deck helps stop that backed-up water from reaching the sheathing and interior finishes.

Grace is especially valuable at eaves, valleys, dormers, skylights, roof-wall intersections, chimneys, plumbing vents, and other penetrations. These areas see more water flow, snow buildup, fasteners, flashing transitions and freeze-thaw stress. The membrane helps create watertight laps and self-seals around many fastener penetrations, adding a second line of defense below the shingles.



Ice and water shield placement diagram showing eaves, valleys, dormers, skylights and penetrations.

11. Optional Finished Lower-Level Spaces

The walk-out basement is designed to support future or optional finished living space, including a media room, game room, exercise room, guest space, storage, or a combination of these uses. Final finishes, equipment, sound systems, screens, seating, flooring, lighting, and gym equipment are buyer-selected upgrades unless specifically included in the final purchase agreement.

Media / Game Room Option

The lower level may be designed for a premium media or game room with appropriate sound isolation, lighting, seating, projector/screen planning, in-ceiling speakers, and media wiring. A finished theater with specialty seating, Dolby Atmos, 4K/8K projection, acoustic treatments, and custom lighting should be treated as an optional finish package unless otherwise included.

From the original specification concept, the media room may be planned around a very large cinematic screen - approximately 135 to 150 inches or larger depending on room layout and final equipment selection. The ideal arrangement uses an acoustically transparent screen so front speakers can be located behind the screen, giving a true theater experience where dialogue appears to come directly from the image.

The premium theater concept may include a 4K or 8K native laser projector with HDR capability, deep contrast, bright color and sharp image detail. A Dolby Atmos or DTS:X speaker layout may include front speakers, side and rear surrounds, overhead height channels and one or more subwoofers for immersive sound. When properly designed, the sound field can make rain, aircraft, action scenes and music feel as though they are moving around the room.

Seating can be configured in raised rows, with recliners, cup holders, USB charging, aisle lighting, acoustic wall treatment, dimmable lighting, dark ceiling treatment and wiring for streaming, gaming and whole-house audio. Final seating count, screen size, projector, receiver, speakers, acoustic treatments, flooring and lighting are buyer-selected upgrades and should be documented in the final allowance or optional-finish package.

Conceptual media room image - optional finish package.

Conceptual exercise room image - optional finish package.

Exercise Room Option

The lower level may also support an exercise room or flexible gym/game room. Rubber flooring, mirrors, specialty ventilation, reinforced blocking, audio/TV wiring, and equipment are buyer-selected options unless expressly included.

12. Warranty Program

AI Home Builder LLC proudly backs every 2026 Dream Home with one of the strongest and most homeowner-friendly warranty programs in custom homebuilding.

THE WRITTEN WARRANTY Our **10-Year Insured Builder's Limited Warranty** document provides detailed quality standards, with specific tolerances for homes built and enrolled in our program. While most builders will improve their quality, we go one step further and put our promises in writing with an insurance-backed warranty. Our warranty document identifies what is covered and for how long, in clear, concise and easy-to-understand language.

INSURANCE STRENGTH While 60% of new homes in America do not come with an insured warranty, you are receiving a comprehensive, written warranty to increase your new home confidence. Our warranty is directly insured by a leading national insurance provider (member of a top-tier insurance group). The strength, size and quality standards continue to reflect our level of professionalism and concern for our homeowners.

TRANSFERABILITY Your 10-Year Insured Warranty will remain in place, regardless of how many times the home is sold. This provides you with a valuable resale tool that sets you apart from competition in the current real estate market.

NO DEDUCTIBLES There is no deductible due when you, the homeowner, place a claim. Valid claims will be handled and repaired at no cost to you.

ARBITRATION & CLAIMS RESOLUTION We have trained customer service and claims teams, in addition to our impartial, 3rd party representatives. Our best-in-class service representatives settle complaints and mediate disputes, resolving over 90% of homeowner complaints without litigation.

Extended Component Warranties (included in the overall program):

- **Lifetime Xypex Foundation Waterproofing Warranty** (transferable): Limited lifetime guarantee against water intrusion or dampness in the Xypex-treated foundation walls and slab.
- **10-Year Structural Warranty**: Covers the foundation, framing, roof structure, and all major load-bearing elements against defects in materials and workmanship.
- **5-Year Mechanical & Systems Warranty**: Full coverage on radiant heating, 2026 ENERGY STAR heat pumps (air-source or optional geothermal), ERV/HRV, and all related HVAC/plumbing/electrical components.
- **2-Year Comprehensive Workmanship & Materials Warranty**: On all construction elements, finishes, cabinetry, windows, and interior installations.
- **5-Year Building Envelope Performance Guarantee**: Verifiable Passive House-level airtightness (≤0.6 ACH50) and energy-efficiency targets.
- **Manufacturer Warranties Passed Through**: Full transfer of appliance, window, solar, and battery warranties.

13. Why Cohasset, Massachusetts Is Special

26 Lamberts Lane is not only about the house; it is also about the lifestyle that comes with living in Cohasset. Cohasset has the classic feel of a coastal New England town, with a historic village center, beautiful town common, harbor character, ocean views, and beaches that make summer living feel special for families.

The town common and village area provide a charming small-town center with historic buildings, local shops, restaurants, community events, and a walkable New England atmosphere. Cohasset is known for its rocky coastline and scenic ocean views, and the Cohasset Common Historic District is recognized as a notable historic village green.

Cohasset Common and village green. Image credit: Wwoods / Wikimedia Commons, CC BY-SA.

Beaches, Summer Days and Family Lifestyle

Cohasset residents enjoy access to beautiful coastal recreation, including Sandy Beach, Black Rock Beach and Bassings Beach. Beach access, stickers, parking, hours, rules, fees, seasonal staffing, water testing, and resident requirements are controlled by applicable town and beach association policies and may change over time. Buyers should verify current rules directly with the Town of Cohasset and Sandy Beach Association.

Sandy Beach is one of Cohasset's great lifestyle advantages, with a beautiful sandy coastline on Massachusetts Bay. Families can spend summer days swimming, relaxing, playing in the sand, enjoying the coastline, and returning home without needing a long drive.

Sandy Beach, Cohasset - sandy coastline and ocean setting.

Sandy Beach bathhouse / beach association building.

14. Summary of Long-Term Value and Family Lifestyle

New construction at 26 Lamberts Lane is intended to offer better long-term value because it starts with modern construction standards rather than older systems that may require replacement. Instead of buying an older home and gradually paying to upgrade insulation, windows, HVAC, waterproofing, roofing, electrical service, and mechanical systems, the buyer begins with a home planned for energy performance, durability, comfort, and lower operating costs from day one.

The real advantage is comfort. A high-performance home can feel different the moment you live in it: fewer drafts, warmer rooms in winter, cooler rooms in summer, better humidity control, cleaner filtered air, and more even temperatures. The combination of modern heat pumps or optional geothermal, radiant heating, fresh-air ventilation, whole-house dehumidification, and a strong building envelope can create a healthier and more comfortable indoor environment than many older homes can provide.

This is the kind of home where a family can truly create a lifestyle, not just occupy a floor plan. The kitchen and great-room areas are designed for gathering. The lower level can become a movie room, game room, gym or teen hangout. The deck, patio and yard support summer dinners, playtime, grilling and outdoor relaxation. The overall comfort of the home makes it especially appealing for holidays, family visits, and staycation weekends when everyone simply wants to enjoy being together at home in a beautiful coastal town.

The location adds another level of appeal. The property is situated on a desirable side of Cohasset near the golf-course area and close to the Hingham line, giving buyers convenient access to the wider South Shore. Scituate is roughly 10 minutes away, Duxbury and Plymouth are about 20 minutes away, and Cape Cod is within an easy day-trip range depending on traffic and destination. Downtown Hingham is also approximately 10 minutes away, and the nearby Hingham ferry can provide a convenient commute or outing into Boston in roughly 30 minutes depending on schedule and conditions.

That Boston connection can make the lifestyle even more enjoyable. A ferry trip into the city can place you within walkable reach of the waterfront, the North End, Seaport dining, and sports and entertainment connections for Celtics and Bruins games. The result is a home that offers coastal living, family comfort, South Shore convenience and Boston access in one appealing package. All travel times are approximate and vary by route, traffic, ferry schedule, weather and destination.

For a buyer, this is not just a newer house. It is a home designed to be efficient, quiet, dry, comfortable, customizable, and lower maintenance for years to come, while also supporting the kind of family lifestyle that makes living in Cohasset feel special.

15. Additional Value Add Sections

What Makes This Home Different From Standard New Construction

This home is intended to go beyond basic code-minimum construction by combining a stronger envelope, better moisture management, high-efficiency mechanical options, lower-maintenance exterior materials, and a more flexible interior selection process. The buyer is not simply choosing a new house; they are choosing a better-performing home with a clearer path to comfort, durability and lower long-term operating costs.

- Improved insulation and air sealing help reduce drafts and thermal bridging.
- Radiant heat and optional geothermal create a premium comfort story.
- The waterproofed walk-out basement creates valuable future living-space potential.
- Fresh-air ventilation and dehumidification help the home feel cleaner and more comfortable.
- Durable exterior materials reduce long-term maintenance compared with many older homes.
- The large garage, EV readiness and smart-home planning make the house future-ready.

15. Buyer Customization and Selection Process

Depending on the stage of construction when the buyer's offer is accepted and the purchase and sale agreement is executed, the buyer may have the opportunity to participate in a guided final-selection process with the builder and design team for portions of the home that have not yet been completed, ordered, fabricated, installed, approved, or otherwise committed. Available selections may include, where applicable, exterior colors, siding style, roofing color, kitchen cabinetry, countertops, appliances, plumbing fixtures, tile, flooring, lighting, hardware, paint colors, closet systems, built-ins, landscaping, and optional lower-level finishes.

The buyer understands that selections are limited to unfinished or uncommitted portions of the project and that items already constructed, ordered, installed, purchased, approved, or scheduled may not be changed unless the builder agrees in writing. All selections must comply with applicable building codes, zoning requirements, approved permits, inspection requirements, product standards, approved plans, construction schedules, supplier availability, and builder requirements. The builder reserves the right to reject or modify any requested selection that is unavailable, not code-compliant, outside the agreed scope, inconsistent with the design intent, likely to delay completion, or likely to affect quality, performance, warranty coverage, or project cost.

All allowances, selection opportunities, and upgrade options are subject to the final selling price of the home, the purchase agreement, builder approval, project timing, product availability, and may be modified or withdrawn before final contract execution. Any upgrades, substitutions, changes, or selections that exceed the applicable allowance, alter the approved scope, require additional labor or materials, affect the schedule, or require additional permitting or professional review must be documented in writing and may require a signed change order, additional payment approval, and builder acceptance before implementation.

Available Allowance Schedule

Allowance Category	Recommended Description
Kitchen cabinetry	Cabinet line, door style, finish level, soft-close hardware and layout assumptions. Allowance of $40,000
Appliances	Base appliance package and optional premium appliance upgrade path. Allowance of $25,000
Countertops	Kitchen, bath vanity and fireplace surround allowance for quartz, granite, marble or approved equivalent. Allowance of $25,000
Plumbing fixtures	Sinks, faucets, tubs, toilets, shower valves, glass enclosures and bath accessories. (4 baths) Allowance of $25,000
Lighting	Recessed lighting, pendants, chandeliers, exterior fixtures, dimmers and specialty lighting. Allowance of $8,000
Flooring and tile	Hardwood, radiant-compatible flooring, bathroom tile, laundry tile and accent tile. Allowance of $25,000
Closets and built-ins	Shelving, cubbies, pantry storage, fireplace built-ins and study cabinetry. Allowance of $5,000
Landscaping	Loam, hydroseed, plantings, mulch, irrigation, walkways and optional landscape lighting. Allowance: $15,000
Optional lower level	Media room, exercise room, bathroom, bar, flooring, sound control and specialty lighting. This is an upgrade. TBD costs based on final desired specifications.
Interior Trim and Finish Carpentry	A $55,000 interior trim upgrade allowance may be available only if the home is purchased before trim materials are ordered, fabricated, installed, or otherwise committed.
Painting and finishing.	If house purchased before painting phase, allowance of $15,000 for the entire house is available.

Room-by-Room Finish Summary

Area	Finish / Experience Summary
Kitchen	Customizable kitchen package with island or wrap-around counter options, buyer-selected cabinets, counters, backsplash, lighting and appliances.
Great room	Tall ceilings (19'), strong natural light, optional fireplace/built-ins and connection to deck/backyard living.
Study / flex room	Quiet work-from-home, library, sitting room or first-floor flex space depending on buyer lifestyle.
Primary suite	Large bedroom, walk-in closet planning and spa-style bath selections subject to final plan.
Secondary bedrooms	Comfortable bedrooms with quality trim, windows, closets and buyer-selected paint/flooring.
Bathrooms	Tile, fixtures, vanities, shower glass and accessories selected through allowance schedule.
Mudroom / garage entry	Storage, jackets, shoe racks, cubbies and durable finishes for everyday family use.
Basement	Walk-out lower level with 10-foot ceiling concept, radiant slab potential, utility room, media/gym options and patio access.
Garage	Oversized two-car garage concept with storage, workbench potential, EV charging and mudroom connection.
Deck / patio	Outdoor dining, grilling, family gathering and backyard entertainment areas.

Outdoor Living, Deck, Patio and Backyard Experience

The home is an indoor-outdoor living opportunity. The kitchen and living areas connect to the deck, while the walk-out basement connects to the lower patio and level rear yard. This creates multiple gathering zones for summer dinners, morning coffee, grilling, children playing, outdoor seating, garden areas and future upgrades such as a hot tub, fire pit, pergola, outdoor kitchen or landscape lighting.

Garage, EV and Storage Features

The oversized garage is a major practical advantage. It can support two vehicles, storage shelving, a workbench, charging station, tools, bikes, beach gear, seasonal items and a mudroom-style family entry. The 400-amp electrical planning and EV-ready concept help the home support current and future electric vehicles, heat pumps, solar, battery storage and other modern loads.

Built for Coastal New England Weather

The home is intended to respond to coastal Massachusetts conditions: freeze-thaw cycles, wind-driven rain, salt air, humid summers, winter snow and ice dams. Key resilience features include premium roofing underlayment, durable siding, better flashing and drainage details, foundation waterproofing, perimeter drains, humidity control, radon mitigation, and optional backup power or battery storage.

Health, Comfort and Quiet Living

A strong building envelope, fresh-air ventilation, dehumidification and modern mechanical systems can create a noticeably more comfortable indoor environment, understand the feeling of the house: warmer floors, fewer drafts, less outside noise, cleaner filtered air, more stable humidity, fewer cold spots and more even room-to-room temperatures.

16. HERS Energy Rating and Performance Baseline

The uploaded HERS energy report provides an important performance baseline for the planned home. It should be presented as the current standard energy-performance package based on plans, while also making clear that upgrades to even higher R-values, stronger airtightness methods, geothermal, solar, battery storage, and additional commissioning may be available as buyer-selected upgrades.

Projected HERS Baseline from Report

Item	Reported Baseline / Standard
HERS Index Score	45. Lower is better; this is substantially better than a typical code-reference home.
Projected annual energy cost	$2,020 total projected annual energy cost.
Annual savings shown on certificate	**Annual Savings Shown on Certificate:** The HERS certificate shows estimated annual savings of **$3,821** compared with an average U.S. home. This is the baseline modeled savings from the energy report. With additional upgrades such as higher insulation R-values, enhanced airtight construction, improved windows and doors, upgraded mechanical systems, and optional geothermal heating and cooling, the annual savings may increase further(also depending on how high you keep the heat and how cold it might be that winter to this can vary) . Depending on the final upgrade package selected, projected savings may exceed **$4,600 per year**, as discussed in Section 2. Actual savings will vary based on final design, utility rates, weather, equipment selection, and homeowner usage. $3,821 relative to an average U.S. home.
Estimated energy use	52.4 MMBtu total annual use; heating 23.6, cooling 1.8, hot water 4.4, lights/appliances 22.6.
Conditioned floor area	3,562 sq. ft. single-family detached home, 3 bedrooms, 2 floors.
Climate zone	IECC 2021 Climate Zone 5A / Massachusetts Stretch Energy Code context.
Certification status	Projected report based on plans; final score depends on built conditions, inspection, testing, equipment, and final modeling.

Buyer message: the home is not merely described as efficient; it has a projected energy-rating baseline that can be used to explain the performance value. A projected HERS 45 score supports the marketing story of lower operating cost, better comfort, and a more future-ready home. Final results should be confirmed by the final HERS report, blower-door testing, duct testing, mechanical commissioning, and as-built documentation.

HERS Baseline Building Features

The HERS report also identifies the baseline assumptions used in the projected rating. These items should be described as the standard performance assumptions unless changed by final engineering, construction documents, or buyer-selected upgrades.

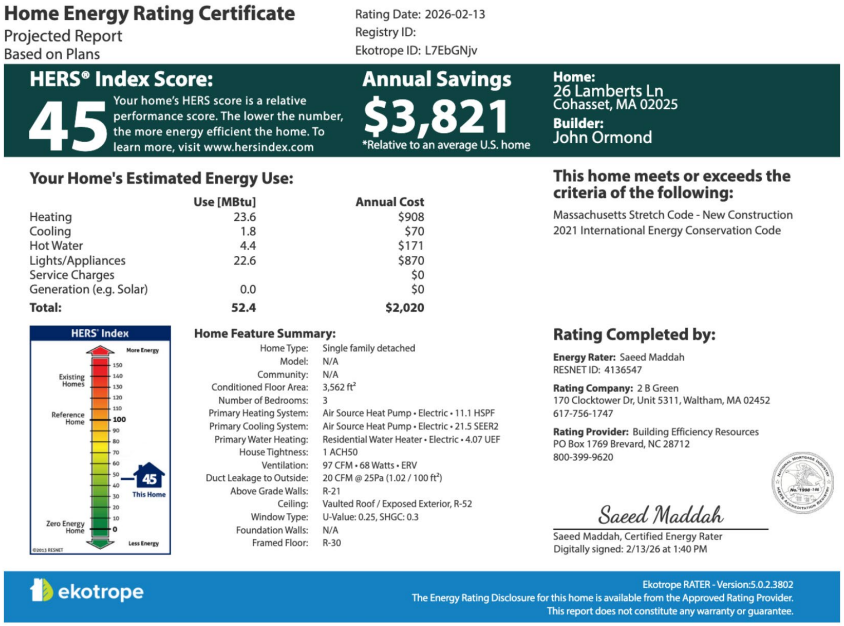
Category	HERS Baseline Information
Airtightness	1 ACH50 blower-door tested target/assumption. This is a strong airtightness target and should be protected through careful air-barrier detailing.
Above-grade walls	R-21 wall insulation; effective wall R-value shown around R-17 for the ambient wall assembly.
Roof / ceiling	Vaulted roof / exposed exterior roof assembly shown as R-52 on certificate; roof-insulation table shows effective after-eaves value around R-44.27.

Framed floor	R-30 framed-floor insulation shown on certificate, with modeled framed-floor components in the report.
Windows / glazing	U-factor 0.25 and SHGC 0.30 baseline window performance.
Ventilation	ERV at approximately 97 CFM, 68 watts, 77% energy recovery, operating continuously in the modeled assumptions.
Heating / cooling	Air-source heat pump system: electric, 11.1 HSPF heating and 21.5 SEER2 cooling in the reported baseline.
Water heating	Electric residential water heater with 4.07 UEF and 72-gallon tank capacity.
Duct leakage	20 CFM @25Pa shown on certificate; distribution details should be verified after installation.

These values establish a strong standard package. The buyer may also choose to upgrade above the HERS baseline through higher insulation levels, advanced air-sealing, improved window packages, geothermal, solar PV, battery storage, and other enhancements described in the next section.

Actual HERS Certificate Snapshot with baseline design (no upgrades) if you upgrade insulation this will be much higher.

Based on Standard current specs, without any upgrades to air tightness or exterior insulation, the certificate below is included as a reference snapshot of the projected HERS performance report. It should be treated as a plan-based projection, not a final as-built certification. Final performance depends on construction quality, product selections, air sealing, equipment installation, duct leakage, commissioning, and final third-party verification.



Home Energy Rating Certificate
Projected Report
Based on Plans

Rating Date: 2026-02-13
Registry ID:
Ekotrope ID: L7EbGNjv

HERS® Index Score: 45
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings $3,821
*Relative to an average U.S. home

Home:
26 Lamberts Ln
Cohasset, MA 02025
Builder:
John Ormond

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	23.6	$908
Cooling	1.8	$70
Hot Water	4.4	$171
Lights/Appliances	22.6	$870
Service Charges		$0
Generation (e.g. Solar)	0.0	$0
Total:	**52.4**	**$2,020**

This home meets or exceeds the criteria of the following:
Massachusetts Stretch Code - New Construction
2021 International Energy Conservation Code

HERS® Index
More Energy
Existing Homes
Reference Home 100
45 This Home
Zero Energy Home 0
Less Energy

Home Feature Summary:

Home Type:	Single family detached
Model:	N/A
Community:	N/A
Conditioned Floor Area:	3,562 ft²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 11.1 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 21.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 4.07 UEF
House Tightness:	1 ACH50
Ventilation:	97 CFM • 68 Watts • ERV
Duct Leakage to Outside:	20 CFM @ 25Pa (1.02 / 100 ft²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof / Exposed Exterior, R-52
Window Type:	U-Value: 0.25, SHGC: 0.3
Foundation Walls:	N/A
Framed Floor:	R-30

Rating Completed by:
Energy Rater: Saeed Maddah
RESNET ID: 4136547
Rating Company: 2 B Green
170 Clocktower Dr, Unit 5311, Waltham, MA 02452
617-756-1747
Rating Provider: Building Efficiency Resources
PO Box 1769 Brevard, NC 28712
800-399-9620

Saeed Maddah
Saeed Maddah, Certified Energy Rater
Digitally signed: 2/13/26 at 1:40 PM

ekotrope
Ekotrope RATER - Version:5.0.2.3802
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

17. Higher Insulation Performance Upgrade Option:

The HERS report provides a strong baseline. Buyers who want an even more efficient, quieter, and more future-ready home may choose enhanced performance options. These upgrades should be priced and documented separately unless included in the final purchase agreement.

Available Higher-Performance Directions

Increase wall insulation beyond the baseline R-21 strategy using enhanced cavity insulation, continuous exterior insulation, or other approved assemblies.
Increase roof/ceiling insulation above the baseline roof package where roof geometry and ventilation approach are allowed.
Improve airtightness beyond the baseline through enhanced **Intello membrane continuity, taped sheathing, sealed plates, sealed rim joists, gasketed electrical boxes, and blower-door guided air sealing.**

Upgrade windows above the baseline U-factor 0.25 / SHGC 0.30 package using higher-performance glazing, improved frames, or triple-pane assemblies where appropriate. Upgrade costs $12,000-$20.000. Can upgrade certain windows also, very flexible.

Use geothermal ground-source heat pump equipment to increase seasonal efficiency and reduce exposure to future fossil-fuel price changes. Upgrade costs only: $15,000

Add solar PV and battery storage to reduce net purchased electricity and improve resilience. Upgrade costs: 25,000-50,000

Commission the HVAC, ERV, dehumidification, ductwork, and controls so installed systems perform closer to the modeled design. Upgrades TBD based on original allowances.

Upgrade Area	Buyer Benefit
Higher R-values	Lower heat loss, better comfort near exterior surfaces, less equipment runtime.
Stronger airtightness methods	Fewer drafts, better humidity control, more consistent room temperatures, improved energy performance.
Geothermal	Higher and more stable COP through winter and summer due to stable ground temperatures.
Solar / battery readiness	Lower net operating cost potential and future resilience.
Enhanced commissioning	Verifies that installed systems match design intent and identifies leaks, balancing issues, or setup problems.

Energy Savings Notice: With upgraded insulation, enhanced air sealing, high-performance windows, ERV/HRV ventilation, efficient mechanical systems, and optional geothermal heating and cooling, projected annual energy savings may exceed the earlier study estimates. Based on average industry baseline comparisons for a similar-sized conventional home, the upgraded design may provide more than **$5,000 per year** in energy savings compared with older or standard-code construction. Actual savings will vary based on final system selection, utility rates, weather, airtightness results, occupant behavior, and energy usage patterns. These figures are estimates for comparison purposes and are not guaranteed utility-cost savings.

18. Windows, Exterior Doors and Glass (not on allowance schedule, upgrades available)

Windows and exterior doors are major comfort, performance, and design components. The baseline HERS report uses windows with a U-factor of 0.25 and SHGC of 0.30. Final products, grille style, color, hardware, tempered-glass locations, and warranty terms should be coordinated with the final plans and allowance schedule.

Item	Specification Intent / Clarification
Windows	High-performance double-pane **Pella or Anderson** Windows or upgraded glazing package; final material may be vinyl, fiberglass, composite, or clad based on allowance and design. Upgrades are available based on original allowances. Medium grade windows with high U-factors already chosen.
Glass performance	Baseline U-factor 0.25 and SHGC 0.30 per HERS report; triple-pane or lower-U upgrades may be available.
Patio / sliding doors	Energy-efficient sliding or hinged patio doors with weatherstripping and durable sill details.
Front entry door	Insulated exterior entry door with buyer-selected style, glass, hardware, and finish within allowance.
Garage / service doors	Insulated exterior doors where applicable; final fire rating and weather resistance per code and approved plans.
Installation quality	Flashing, sill pans, back dams, tapes, sealants, and air-sealing details are as important as the window rating itself.

Buyer upgrades may include triple-pane glass, upgraded black or bronze exterior frames, premium hardware, higher-end front-door systems, enhanced sound control, impact-resistant or coastal-enhanced assemblies if buyer decides for an upgrade, also possible are specialty divided-light patterns.

19. Bathroom and Plumbing Fixture Package (see total allowances above)

Bathrooms should have a clearly defined allowance package so buyers understand which finish levels are included and which upgrades are optional. Final plumbing fixture selections should be coordinated with the plumbing contractor, supplier, code requirements, and allowance schedule.

Category	Specification Intent
Vanities	Buyer-selected vanity style, countertop, sink, faucet, mirror, and hardware within allowance.
Showers and tubs	Tile surrounds, shower valves, tubs, shower glass, niches, benches, and accessories to be selected or priced per allowance.
Primary bath	Spa-style concept with upgraded tile, glass, vanity, lighting, and fixture options subject to plan and budget.
Toilets	Water-efficient toilets per code and buyer selection within allowance. Allowance $400
Laundry / utility	Laundry connections, utility sink, floor drain, or laundry cabinetry to be confirmed in final plans. Allowance $1,200
Exterior hose bibs	Freeze-resistant hose bibs; hot/cold exterior water connections may be added as upgrades ($1,000 to $5,000)
Water heating	Baseline HERS report identifies a 72-gallon electric water heater with 4.07 UEF; final domestic hot-water approach may be upgraded.

Optional upgrades include premium plumbing brands, thermostatic shower valves, body sprays, steam shower provisions, heated towel bars, upgraded glass, curb-less shower detailing where feasible, designer tile, and enhanced bath ventilation or humidity controls.

20. Interior Trim and Finish Carpentry (allowance available if purchased before the phase)

Interior trims are one of the most visible indicators of quality. A clear trim specification helps define the character of the home and prevents confusion over what is included versus optional.

Finish Area	Specification Intent
Baseboards and casing	Painted trim package with profile, height, and casing style to be confirmed in final selections. May be upgraded.
Interior doors	Buyer-selected door style, height, hardware finish, and swing/operation per final plans.
Crown and ceiling trim	Crown molding, coffered ceilings, beams, or specialty ceiling treatments are allowance-based or optional unless specifically included.
Stairs and rails	Stair treads, risers, railings, balusters, newels, and finish selected through allowance and code-compliant design. Upgrades available.
Mudroom built-ins	Cubbies, benches, hooks, shoe storage, charging drawers, and durable finishes may be included or upgraded depending on final scope.
Closets and shelving	Wire shelving, wood shelving, or custom closet systems should be clearly defined in the allowance schedule.
Fireplace / media built-ins	Mantels, shelves, cabinets, TV recesses, and media storage should be shown as included or optional.

Buyer upgrades may include taller baseboards, enhanced casing, paneled walls, wainscoting, shiplap accents, built-in bookcases, custom closet systems, specialty stair railings, and coffered or tray ceilings.

21. Appliance Package Clarification (see allowances above)

The appliance package should be identified by allowance level or brand class, so buyers know what is included in the base kitchen and what is treated as an upgrade. The final package should be coordinated with cabinetry dimensions, electrical requirements, gas or electric service, venting, and delivery lead times.

Appliance	Base Intent / Upgrade Path
Refrigerator	Standard allowance package with option to upgrade to built-in, panel-ready, column, or professional-grade refrigerator/freezer.
Range / cooktop / oven	Base cooking package to be confirmed; upgrades may include professional gas, induction, dual-fuel, steam oven, wall ovens, or warming drawer.
Ventilation hood	Properly sized hood or blower system matched to selected cooking appliance and make-up air requirements.
Dishwasher	Quiet, efficient dishwasher included in allowance; premium panel-ready or ultra-quiet models available.
Microwave / speed oven	Location and appliance type to be confirmed with cabinetry design.
Wine / beverage refrigeration	Optional unless specifically included in final allowance.

Laundry appliances	Washer and dryer equipment, pedestals, venting, and heat-pump dryer options to be confirmed.

Premium 2026 appliance packages may be selected where buyers want a more luxurious kitchen experience. Any appliance upgrades should be priced with associated cabinet modifications, electrical/plumbing changes, hood requirements, and installation costs.

22. Site Improvements, Utilities and Exterior Grounds (see allowances above)

Site scope should be clearly defined because grading, drainage, driveway, walkways, retaining walls, landscaping, and utility connections can materially affect both budget and buyer expectations.

Item	Specification Intent
Driveway	Driveway base and finish material to be confirmed; paver, cobble, asphalt, gravel, or concrete upgrades should be priced separately.
Walkways and front entry	Front walkway, steps, stoop, railings, and landing materials to be defined in allowance; cobble or stone upgrades available.
Grading and drainage	Final grading to direct water away from the house; swales, area drains, roof leaders, dry wells, or stormwater systems as required by final design.
Landscaping	Loam, seed/hydroseed, mulch, plantings, irrigation, and landscape lighting should be allowance-based.
Utilities	Water, sewer, electric, gas, cable/data, and service connections to be confirmed with approved plans and utility requirements.
Electrical service	400-amp planning and EV-ready concept should be coordinated with final load calculation and utility service.
Generator / battery readiness	Generator interlock, standby generator, transfer switch, solar PV, and battery storage are optional unless included.

Utility and site-related assumptions should be reconciled with final civil plans, permits, utility company requirements, local board approvals, and buyer-selected exterior upgrades.

23. Fireplace, Smart Home, Data and Utility Readiness (see allowances above)

The home can be planned with modern comfort, entertainment, and utility readiness in mind. The following items should be clearly identified as included, allowance-based, or optional.

Category	Specification Intent
Fireplace	Gas, electric, Pellet, or wood fireplace type to be confirmed. Mantel, surround, hearth built-ins, and TV/media wiring should be included only if documented. Also, can have built in shelving if desired instead. Allowance $5,000
Smart thermostats	AI and Smart thermostat/control readiness for zoned HVAC and optional geothermal or radiant systems. Allowance, $500
Data / network	Structured wiring, Wi-Fi access point planning, ethernet runs, media panel, and cable locations to be confirmed. This is an upgrade.

Security	Prewire or equipment for cameras, doorbells, locks, alarms, and monitoring should be optional unless included. This is an upgrade.
Audio / speakers	In-ceiling speakers, theater wiring, outdoor audio, and whole-house sound are optional finish packages unless specifically included. This is an upgrade.
EV charging	EV-ready provisions should be defined as conduit only, outlet, or full charger installation. Allowance 1,500. This is required.
Solar / battery	Roof layout, conduit paths, inverter location, battery location, and utility interconnection should be coordinated if selected. This is an upgrade. Costs TBD.

Clearly separating prewire/readiness from installed equipment helps avoid misunderstandings. A buyer may select simple readiness now and add equipment later, or choose a more complete smart-home and energy-management package during construction.

24. Buyer Milestones, Standard Exclusions and Change Orders

A guided milestone schedule helps buyers make selections on time and helps prevent construction delays. The following framework will be adapted to the final construction schedule and purchase documents.

Milestone	Buyer / Builder Coordination
Purchase agreement	Confirm base price, allowances, exclusions, optional upgrades, and schedule assumptions.
Plan finalization	Review layout, windows, exterior materials, mechanical strategy, and major finish direction.
Framing / rough-in	Confirm HVAC, plumbing, electrical, data, smart-home, fireplace, and appliance requirements before rough inspection.
Cabinets / tile / fixtures	Finalize kitchen, bath, tile, lighting, plumbing, flooring, hardware, and paint selections by required deadlines.
Final walk-through	Review completion items, warranty packet, product manuals, appliance information, and punch-list process.

Standard Exclusions / To Be Priced Separately

Furniture, window treatments, decorative accessories and artwork. Specialty theater equipment, gym equipment, and whole-house AV unless included.
Custom closets, built-ins, outdoor kitchens, hot tubs, specialty landscaping, and landscape lighting beyond allowance.
Solar PV, battery storage, generator, EV charger equipment, geothermal, or advanced automation unless included in final contract.
Any buyer-requested changes, substitutions, allowance overages, or upgrades not expressly included.

Change-Order Language

All upgrades, substitutions, buyer-requested modifications, and allowance overages should be priced separately and approved in writing through a change order before work proceeds. This protects both the buyer and builder by keeping cost, scope, and schedule expectations clear.

25. Disclaimer and Allowance Notes

Specifications, Performance and Energy-Savings Disclaimer

All specifications, products, brands, materials, systems, allowances, layouts, renderings, diagrams, energy-savings estimates, HERS projections, performance comparisons, and optional features described in this document are preliminary and informational in nature. They are subject to final architectural plans, engineering, permitting, code requirements, site conditions, product availability, supplier substitutions, builder allowances, buyer selections, written change orders, and the final purchase and sale agreement or construction contract.

Renderings, diagrams, photographs, illustrations, and sample images are conceptual and are provided for general design discussion only. They may show optional upgrades, alternate finishes, future improvements, furnishings, landscaping, appliances, systems, or features that are not included in the base purchase price unless specifically identified in the final written contract.

Energy savings, HERS scores, projected annual utility costs, operating-cost comparisons, comfort claims, and performance estimates are not guarantees of actual future results. Actual performance will depend on many factors outside the builder's control, including but not limited to final as-built construction, selected equipment, utility rates, fuel costs, weather conditions, seasonal temperature swings, solar exposure, occupant behavior, number of occupants, thermostat settings, hot-water usage, appliance usage, plug loads, ventilation settings, maintenance, commissioning, and final testing results.

The HERS information summarized in this document is based on a projected HERS report prepared from plans and assumptions available at the time of modeling. The final as-built HERS rating, energy performance, airtightness, duct leakage, and system efficiency may differ from the projected report. Final performance should be verified only through the final rating documents, blower-door testing, duct testing, mechanical commissioning, inspections, approved construction records, and applicable third-party reports.

Any references to optional systems or upgrades, including but not limited to geothermal heating and cooling, solar photovoltaic systems, battery storage, full smart-home automation, finished basement spaces, premium theater equipment, gym equipment, upgraded appliances, expanded decks, specialty siding, alternate roofing, higher R-value assemblies, enhanced airtightness packages, generator systems, and upgraded landscaping, are for planning and discussion purposes only. Such items shall not be considered included unless expressly listed in the final written contract, allowance schedule, approved plans, or signed change order.

Product warranties are provided solely by the applicable manufacturer, supplier, installer, or third-party warranty provider and are governed by their own written terms, conditions, exclusions, limitations, and claim procedures. This summary does not modify, expand, or create any independent warranty obligation by the builder beyond those expressly stated in the final written agreements.

Nothing in this document shall be interpreted as a guarantee of utility savings, energy costs, HERS score, tax incentives, rebate eligibility, equipment performance, resale value, or future operating expenses. The buyer should rely only on the final written contract documents, approved plans, allowance schedules, warranty documents, and final third-party testing or rating reports.

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Appendix A. Exterior Style Options

The following exterior renderings and style references are carried forward from the original document for buyer discussion. Final selections should be coordinated with the builder, designer, budget allowance, and product availability.

Exterior option – no roof eyebrow window

Exterior option – white coastal style.

Exterior option - gray some stone coastal style.

Exterior option - light gray siding with warm garage doors.

Exterior option - light siding with dark window accents.

Exterior option - cedar shake accent style.

Exterior option - warm stucco/shingle blend.

Exterior option - blue coastal style.

Exterior option - evening rendering with mixed materials.

Exterior option - evening rendering with light blue siding.

Exterior option - alternate roof style.

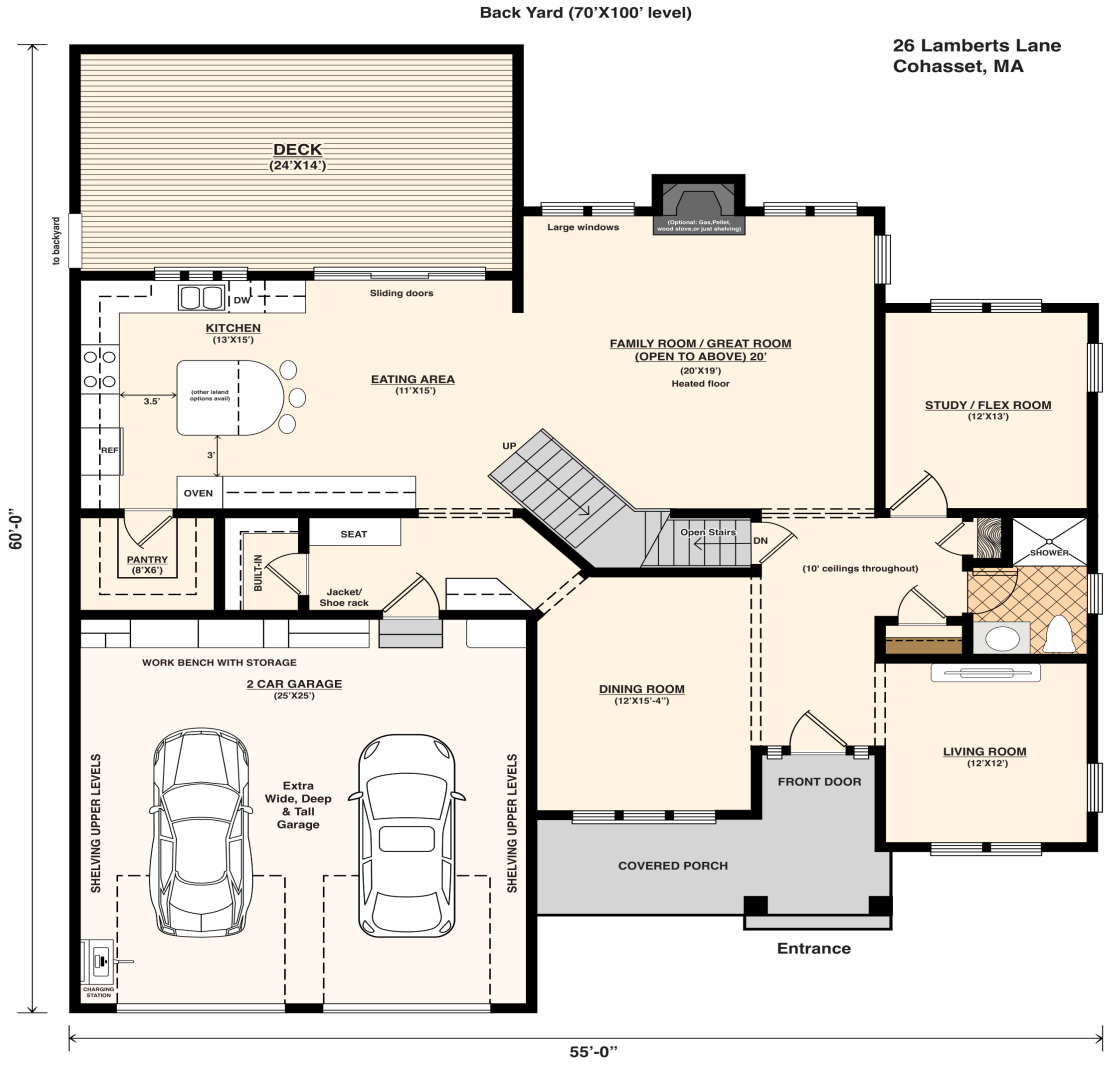
Exterior option - stucco concept.

Exterior option – light gray, alternate roof style- no eyebrow on roof

Exterior option – white siding, steel roof, alternate roof style no eyebrow on roof

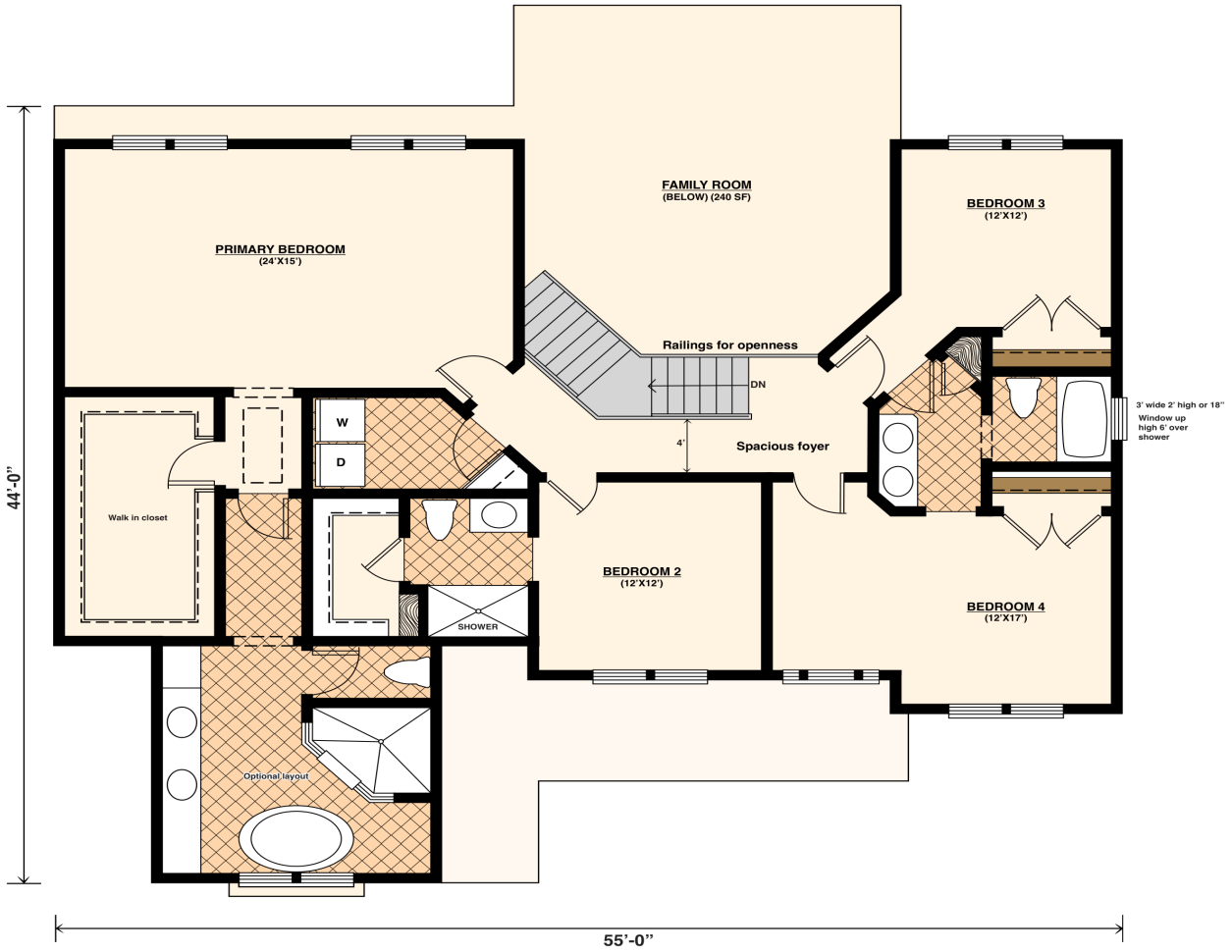
Appendix B. Floor Plans

The floor plans below are scaled for readability while still fitting within each page. First Floor Plan



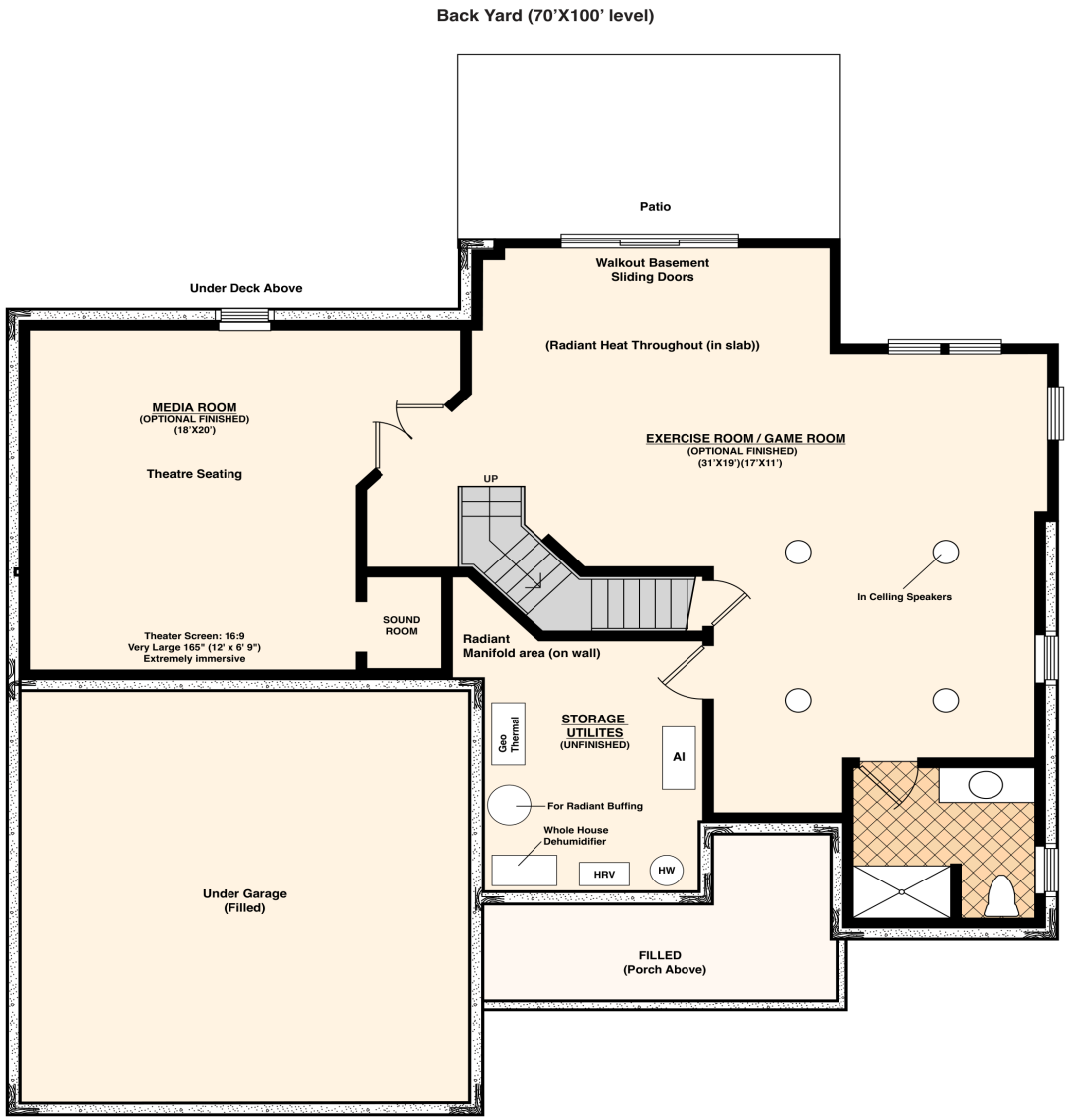
FIRST FLOOR PLAN **Size (1,642 sq ft, Garage 625 sq ft)**

Second Floor Plan



SECOND FLOOR PLAN **Size (1,825 sq ft)**

Walk-Out Basement Plan



WALKOUT BASEMENT PLAN Size (1,642 sq ft,)

(10' Ceilings in Basement)