



Discover the Quality Details Found in C.P. Berry Homes at Rolling Green

BUILDING SITE & FOUNDATION: Every C.P. Berry Home at Rolling Green begins with a solid foundation.

- Mechanically Compacted Sub Grade - to ensure no settlement issues.
- Steel Reinforced concrete footings with keyways.
- Foundation walls reinforcement - both horizontally and vertically with a steel reinforcing bar cage tied into the footing.
- Foundation waterproofing system – Tremco 40 mil, spray applied, flexible waterproof coating with a 1-3/16 inch thick Warm-N-Dri insulation/drainage board cover providing a 30 year Warranty. A foundation underdrain system consisting of a 4” perforated footing underdrain encased in ¾” crushed stone covered with filter fabric and sand backfill.
- A 10-inch crushed stone subbase under concrete basement floors.
- Dampness Control System pre-piped, passive system reduces moisture and potential radon before they enter the home by drawing from beneath the basement floor slab and venting them through the roofline. An optional active system, adds an exhaust fan in the attic which will further reduce any moisture, radon and other soil gases from entering the home.
- The basement floor consists of a professionally installed 4 inch thick 3,500 psi concrete slab with cut control joints, underlain by a polyethylene vapor barrier, with expansion foam along all foundation walls.
- Walkout basement foundation insulation of 2” rigid foam board extends 4 feet deep on the inside faces of foundation walls with a full thermal break in the floor system.
- 4-foot deep, concrete sono-tube footings supporting the rear deck.
- Professionally installed brick pavers are used on each entry walkway.

FRAME & STRUCTURAL COMPONENTS: C.P. Berry Homes are built with solid quality framing products including:

- Kiln Dried Lumber
- 2 x 6 Exterior Walls
- Structural beams/joists upgraded for superior fire and mildew protection
- Zip Wall exterior sheathing system with all seams taped
- 5/8 " AC plywood roof with H-clips
- ¾" Stabledge or Advantech subfloor- glued and nailed to prevent floor squeaks
- All floor joist hangers are glued to avoid squeaks

BUILDING ENVELOPE: To ensure low maintenance and waterproof performance, C.P. Berry Homes utilizes only the best products for the building envelope.

- Roof – First, the ENTIRE roof surface is covered with an ice and water shield membrane. Then, CertainTeed Landmark Pro premium roofing shingles are professionally applied by our experienced roofing subcontractor. The shingles are covered with a lifetime limited warranty, which includes 50-year coverage for condominium associations.
- Siding – HardiePlank prefinished fiber-cement siding, professionally installed to strict standards.
- Soffits -Pre-painted fiber-cement soffit boards.
- Trim - Pre-primed & painted Centurion pine trim and PVC trim.
- High performance Vicon Classic windows by Harvey Building Products with all flanges caulked and sealed to the zip wall system.
- High performance Harvey patio doors.
- ThermaTru Classic-Craft mahogany stained front entry doors with sidelight.
- A custom quality, full glass panel storm door is an optional feature for the front door.
- Garage Doors – Steel insulated raised panel garage doors (over-sized 18' x 8' two-car garages and 9' x 8' single-car garages) by Wayne Dalton, Model 8500 Sonoma with Stockton window. Each door includes an overhead door opener with infra red safety beam, interior switch and 2 controllers.
- Decking – solid PVC decking over 2"x8" pressure-treated framing with maintenance-free deck rail system.

INTERIOR TRIM DETAILS: All homes include numerous enhanced millwork and trim details.

- Interior doors – Solid-core Jeld-Wen Cambridge smooth skin two-panel molded doors.
- Schlage Brushed Nickel door hardware.
- Brushed Nickel hinges, installed after painting.
- Brushed Nickel door stops, towel bars, towel rings and paper holders.
- 5 ¼ inch baseboard Model B400.
- 3 ½ inch Stafford custom casing Model B225.

- 2 ½ inch Chair rail in Dining Room.
- Staircase Trim – hardwood staircase to the 2nd floor is standard in the Bradford and Asbury homes (optional in the Coolidge). Newel posts LIC-4000; Balusters LI-5015; Stair rails LI-620 oak.
- The Master Bedroom closet in the Bradford and Asbury homes include custom built-in closet organizers as shown in the Model Homes. ClosetMaid Superslide vinyl-coated steel wire shelving closet organizers are standard in all other closets. Custom closet systems also available in any closet.
- Hand plastered walls and ceilings (smooth finish walls/texture finish ceilings and closet interiors).
- Custom built Kitchen and Vanity cabinetry with numerous custom features.
- Granite countertops in the kitchen and bathrooms.
- Hardwood flooring on the main living floor – Living Room, Dining Area, Kitchen, Foyer and Powder Room. (Carpeting is standard in the Coolidge Living Room.)
- Gas fireplaces with granite surrounds and mantels.
- First floor laundry.

SAFETY & MECHANICAL SYSTEMS: C.P. Berry Homes utilize top quality safety and mechanical systems to ensure the best safety condition, long term performance, and energy efficiency.

- Common Wall Assembly – Georgia-Pacific Gypsum DensGlass Shaftliner with a 2-hour fire rating and a highly-rated sound deadening factor.
- HVAC – The heating and air conditioning system is a High Performance, 95% efficient, 2 Stage Variable Speed Gas Furnace, forced hot air system by American Standard. The air conditioning system by American Standard is a SEER 14 high efficiency Energy Star qualified system. A proper heating and cooling calculation by Manual J has been completed on each home per Energy Star guidelines, and the performance of the systems verified with an AHRI Certificate. All ductwork is insulated with R6 insulation and each section is sealed. Prior to plastering, the ductwork is pressure tested for leakage by our Energy Star consultant to ensure air tightness. High Efficiency Ultravation 5-inch thick MERV 11 rated air cleaners are used on all systems. Each finished floor is individually zoned with mechanical dampers. Top quality American Standard programmable thermostats are used in each of the zones. To ensure proper humidity during the dry Winter season, each home is fitted with an American Standard central humidifier which adds moisture to the forced hot air system, making it more comfortable at a lower temperature setting.
- Fire Sprinkler System – All homes at Rolling Green are designed to provide a superior fire safety system utilizing an Active Fire Protection System (Fire Sprinklers) and a Passive Fire Protection System (a central fire alarm system). Both systems are operating 24/7 and respond immediately when it is most critical, limiting the spread of deadly heat and toxic smoke. About 90% of residential fires can be controlled by only one sprinkler head. Each head operates individually minimizing water damage in case of a fire. All sprinkler heads in finished living areas are recessed and finished with a flat, unobtrusive cap. Beyond safety, the sprinkler

system also benefits the home owner by increasing the value of the home and decreasing insurance costs. Each system is maintained by the Association.

- Plumbing – All of our homes are fitted with quality Kohler plumbing products. Our standard fixtures, are typically upgrades in most new homes. Water and sewer usage is included as part of the Association fees.
- Electrical – All units have 200 amp electric panels and are wired to meet and exceed all code requirements, including the newest arc-fault and ground-fault safety circuits. Cable TV and telephone outlets provided per Specifications.
- Central Vacuum - All Bardford and Asbury homes include a Vac-U-Flo central vacuum system. (The system is optional in Coolidge homes.)
- Security & Fire Alarm System – All homes are hard-wired to a central panel with smoke and carbon monoxide detectors as well as a security system with door and window contacts on the first floor and lower level. The Association fee includes monitoring the fire safety, ambulatory and security features of the system, and annual testing.

ENERGY EFFICIENCY & ENERGY STAR: All of C.P. Berry Homes at English Commons are built to the strict guidelines of the EPA/DOE’s ENERGY STAR® program and are ENERGY STAR® certified. To earn the Energy Star Certification, each of our homes are inspected and tested by an independent Home Energy Rater (HERS Rater). Energy Star qualified homes offer the peace-of-mind that the home has been designed and built to be truly energy efficient, designed for our specific climate conditions and has undergone numerous inspections by the independent Energy Star Rater to ensure that the highest standards are met.

- The Energy Star Certification Process (independently verified by the HERS Rater):
 - Design - Certification begins with the proper design and sizing of the heating and cooling equipment and the ductwork. All components, including the HVAC equipment, windows, doors, insulation details and other equipment are checked to make sure they meet the Energy Star high performance requirements.
 - Once the HVAC system is installed, before sheetrock, the duct system is air tested by the HERS Rater for leakage.
 - The building thermal envelope is then evaluated by the Energy Star Rater to ensure that the insulation is properly installed and air sealing of the building is done properly.
 - Finally, when the home is completed, and a blower door test is conducted to evaluate air leakage of the entire house. Because the homes are so tight, we incorporate mechanical ventilation programmed to allow for air exchange according to ASHRAE 62.2 and Energy Star requirements to ensure our homes are healthy homes.
- Energy Star Certified – All of our homes have earned Energy Star Certification. To be certified, the homes must be at least 15% more efficient than homes built to the International Residential Code (IRC) and include additional energy-saving features that typically make them 20-30% more efficient than standard homes. All of our homes are about 35% more efficient and most meet the Energy Star 2 level exceeding 35%. This means that CP Berry’s Rolling Green homes

surpass the energy efficiency guidelines required the current 2009 IECC Energy Code including the Stretch Energy Code.

- Appliances – Top quality appliances installed in the home by KitchenAid are Energy Star qualified products. All units are fully furnished with all appliances including the refrigerator, dishwasher, range and microwave. Gas cooking is optional.
- High Efficiency, gas-fired, tankless hot water heaters are used.
- Energy Star qualified LED bulbs are provided for standard fixtures for reduced energy usage.

OVERALL SITE ENVIRONMENTAL DESIGN AND CONSTRUCTION: Rolling Green has been designed and constructed utilizing the most environmentally sensitive techniques available.

- The site Surface Drainage Design is an ecologically friendly approach to site development and stormwater management. The system includes roof water collection and an infiltration system, as well as a bioretention area to naturally replenish groundwater and improve water quality while controlling run-off.
- Landscaping - Additionally, we have selected low water demand grasses and plantings in the landscape design, which are therefore less dependent on irrigation once established.
- Sanitary Disposal System - like many North Shore communities, there is no public sewer service available in Topsfield. The homes at Rolling Green will be serviced by a subsurface disposal system consisting of septic tanks, pump chambers and leach fields. There will be three primary leach fields servicing the thirty homes. Each leach field will have reserve areas as approved by the Town. Maintenance of the system will be under a service contract with a local contractor, who C.P. Berry has a long-standing relationship with. Costs associated with the maintenance and pumping of the system will be included in the condominium fee and managed by the association.
- Recycled concrete fill – Rolling Green incorporated the use of recycled concrete materials from demolition projects. These products were used for structural fill under buildings and roadways. Concrete demolition materials are crushed to the appropriate size, then steel and foreign materials are removed, and the final material is delivered to the site for reuse. Not only is this material an excellent bearing material for buildings and roadways, it also helps the environment by reusing what normally would be disposed of in landfills.

C.P. BERRY HOMES EXCLUSIVE WARRANTY

- All C.P. Berry Homes are protected by our exclusive one year warranty program giving peace of mind to our customers. C.P. Berry's reputation has been built on extended service to our customers; your satisfaction is paramount to us.