

CONSTRUCTION SPECIFICATIONS

I. ON LOT SITE WORK:

- A. CLEARING: Three Existing Pine Trees to be removed
These trees have been removed.
Home Heating Fuel - Propane, Underground tank behind garage
Tank location to be determined after final house plan is confirmed.
Well water completed and tested
Sewer connection to main is completed to curb stop
Electrical Conduit and vault installed to lot line.

II. HOUSE CONSTRUCTION

A. CONCRETE:

1. Foundation –
 - a. 2'x1'x10" Steel Reinforces 3500 PSA concrete footings
 - b. 8"x 8' Steel Reinforced 3500 PSI concrete walls
2. Floor Slabs - 4" 3500 PSI Poured concrete.

B. MOISTURE & TEMPERATURE CONTROL:

1. Foundation: Damp Proofing Coating applied to all walls below grade
2. Corrugated Drain Board applied to all walls below grade
3. Interior and exterior 4" perforated ADS footing drain pipe to day lightIce and water shield and 15 lb felt paper on all roof surfaces
4. Insulation: All insulation to meet or exceed MA State Building Code which requires analysis of each house as an entire energy envelope. The minimum insulation values will be
 - a. Exterior Walls – R-21 Fiberglass .
 - b. Cold Flat Ceilings – R-38" Kraft faced fiberglass.
 - c. Attic/House Wall – R-21" Kraft faced fiberglass.
 - d. Sloped (Cathedral) Ceilings – R-30" Kraft faced fiberglass with proper type vents (if required).
 - e. Sills - Roll foam sill sealer.
 - k. Hot Water Pipes in Unconditioned Space - As required by code.
 - l. Heating and A.C. Ducts in Unconditioned Space - As required by code.
5. Ventilation:
 - a. Ridge - Ridge vent where applicable.
 - b. Soffit - Strip soffit vent where applicable.
 - c. Cathedral Ceilings and Eaves - Proper vent.
 - d. Bathrooms to have ventilation fans ducted to the exterior
 - e. Kitchen hood vent to be vented to the exterior
6. Gutters and Downspouts: Extruded Aluminum gutters and downspouts, color from builders selections

C. STRUCTURE AND CARPENTRY:

1. Framing – Conventional wood frame structure.
2. All Steel and lumber to meet or exceed MA Building Code.
 - a. 2x6 Kd walls
 - b. 2x10 Kd floor joist
 - c. 2x8/ 2x10 structural headers
 - d. ¾ Advantec t&g plywood floor decking
 - e. ½ Zip Wall System sheathing
 - f. 5/8 Zip Roof System sheathing
3. Siding: ½ x 6 Vinyl Clapboard Siding, Style and color from builders selection.
4. Exterior Trim – Eave trim, corner trim, gable trim, frame trim, door and window trim all to be vinyl or aluminum wrapped pine, color from builders selection.
5. Roofing:
 - a. 25 Year Architectural Asphalt shingles by CertainTeed or equal
 - b. Ice and water shield on all soffits and valleys
 - c. 15 lb felt underlayment on all other roof surfaces
6. Exterior Porches and Decks: Pressure treated framing, 5/4 x 6 composite decking, colonial style posts and railings. Colors from builders selections. Vinyl bead board ceilings.
7. Interior Trim:
 - a. Doors – 4 Panel Solid Core Masonite Paint Grade or equal.
 - b. Passage Sets – Schlage Plymouth in satin nickel or equal
 - c. Casings - 3 1/2 Stain Newport style paint grade or equal.
 - d. Door and Cased Opening Headers - 1" X 4" with band molding.
 - e. Baseboard - 5 1/4" paint grade routed baseboard or equal.
 - f. Closets - All shelving to be vinyl coated ventilated wire style. Clothing and coat closets to include one shelf and linen closets to include four shelves. Walk in Closets to have 3 shelf/ poles with 4 linen shelves.
 - g. Main Stairs (from first to second floor where applicable):
 - (1) Treads to be Oak
 - (2) Skirts & Risers - 1" paint grade pine.
 - (3) Rails – Oak newel and rail with paint grade balusters.
 - h. Basement Stairs:
 - (a) Treads - Hard pine or eased edge plywood treads.
 - (b) Risers - 1" pine.
 - (c) Rail - Fir handrail, one side.

D. DOORS, WINDOWS, & SPECIALTY GLASS:

1. Exterior Swing Doors - Six panel fiberglass clad insulated doors with key-in-knob lockset and deadbolt by Paint grade Thermatru or equal .

2. Sliding and Patio Glass Doors –Master View Vinyl framed, insulated Low E glass panels, and screens, Grills between the glass .
3. Casement, Double Hung and Fixed Glass – Master View Vinyl framed with insulated Low E glass, screens, and grills, Grills between the glass or equal.
4. Garage Doors to be Steel Insulated with openers per architectural plans. .

E PLUMBING:

1. Rough Plumbing:
 - a. Domestic water to be by private well
 - b. All water piping to be pex tubing
 - c. All drain piping to PVC
 - d. Hot water to be Gas Tankless to be Rheem RTGH-RH11DVLP Propane tankless water heater with built in recirculator or equal .
2. Finish Plumbing:
 - a. All Kitchen and Bathroom Fixtures will be purchased through a budget allowance of \$14000.00
 - b. Exterior Faucets - 2 frost-free provided (one on the front and one on the rear of house.
 - c. Washing Machine - Electric outlet and water connection provided.
 - d. Dryer - Electric outlet (240V) and dryer vent hood is provided.
 - e. Shower door for master bath shower to be clear 1/4" glass with hardware finish to be selected from builders vendor from standard hardware options.

F. ELECTRICAL:

1. Service - 200 Amp underground service to house.
2. Light Fixtures:
 - a. A lighting schedule will be created during the electrical walk-through between the Buyer and the Builder.
 - b. All interior and exterior lighting fixtures to be purchased through budget allowance of \$6000
 - c. 20 Recessed lights are included, Additional recessed lights to be added by change order
 - d. 6 Dimmer switches included
 - e. 4 Data/ communications jacks included
 - f. Ceiling Paddle Fans - Wiring for and installation of a paddle fan including a double switch box will be provided in the living room and all bedrooms.
 - g. Internal provisions made for adding roof mounted PV solar and EV chargers.
3. Electrical Wall Outlets:
 - a. To be provided per Massachusetts Electrical Code.
 - b. Additional Outlets to be provided:
 - (1) Exterior Outlets - 3 provided.

- (2) Garage - 2 on wall.
- (3) Basement - 2 provided.
- 4. Ceiling Paddle Fans - Wiring for and installation of a paddle fan including a double switch box will be provided in the living room and all bedrooms.
- 5. Ventilation Fans - Bathroom exhaust fans, vented to outside, in each bathroom. All fans to be Panasonic Wisperfit, sized for the correct CFM capacity
- 6. Door Bells - Chimes, transformer, and 2 buttons.

G. HEATING AND AIRCONDITONING:

- 1. Heating to be, 3 Zone, forced hot air by gas. Gas furnace to be 98% Efficient by Lennox or equal
- 2. Air Conditioning to be 3 zone, 21 Seer, by Carrier or equal
- 3. Fire Place: 42" Zero Clearance Propane gas fired NGlo5lx or equal with tile surround and wood mantle. \$5000 allowance on fireplace and \$2000 on surround and hearth

H. FINISHES:

- 1. Plaster: Interior walls and ceilings to be finished with skim coat plaster over blueboard with the following finishes:
 - a. All walls and ceilings in living space surfaces to be smooth finish.
 - b. Interior of Closets and Garage walls and ceilings to be textured finish.
- 2. Interior Paint:
 - a. All walls (except closet & garage walls) to be primed then finished with two coats of latex flat wall paint. Regal Wall Satin by Benjamin Moore or equal (3 Colors included, additional colors can be added by change order)
 - b. Interior woodwork and doors to receive one coat factory primer and 2 finish coats of Paint (3 Colors included, additional colors can be added by change order)
- 3. Exterior Finishes:
 - a. Exterior entry doors and Garage doors -Two coats of latex trim paint.
- 4. Flooring:
 - a. All bathrooms floors, shower walls, fireplace surround to be tile. All Tile flooring, thresholds, and accessories to be purchased through and budget allowance of \$7000.00
Tile installations include "brick pattern" layouts.
(Additional layouts can be added by change order)
 - b. All other flooring to be 3 1/4 Red Oak hardwood sanded and finished with 3 coats of clear polyurethane

I. EQUIPMENT:

- 1. Kitchen Cabinets, Vanities, and Countertops: To be installed in accordance with the kitchen layout plans produced between the owner and the kitchen cabinet vendor with door styles, colors, and custom features to be chosen

by the customer from options provided by the kitchen cabinet vendor.
All Cabinets, Vanities, and Hardware to be purchased through a budget allowance of \$30000.00
All Countertops to be purchased through an allowance of \$12000.00

2. Appliances - Standard appliance package includes a gas range, dishwasher, microwave with range hood vent/ fan, and refrigerator.
All Appliances to be purchased through a budget allowance of \$6000.00
3. Bath Accessories: Bath accessories and Mirrors to be purchased through a budget allowance of \$1500.00

III. LANDSCAPING / HARDSCAPING:

- A. Driveway – Asphalt . 2" Binder Course, finish course by owner, recommended 1 year after binder course is installed.
- B. All disturbed portions of the lot not covered with impervious surface will be seeded with a seed appropriate to the site conditions. Germination of grass is the Buyers responsibility.
- C. Retainage Walls - These will be used when required to insure slopes of no greater than a 3 to 1 gradient. They will be constructed of stones, concrete, and/or concrete blocks at the discretion of the builder.
- D. Entry Walkways – Concrete with skip trowel texture
- E. Rear Patio- Poured Concrete with skip trowel texture
- F. Landscape planting: All landscape plantings to be purchased and installed for a budget allowance of \$2000.00
- G. Mail Box and Post – to be installed at end of driveway.

IV. BONUS FINISHED BASEMENT:

- A. All finishes to match first floor specifications.
- B. Includes 8 Recessed lights, wire and install for ceiling fan
- C. 1 Data Line connection and outlets to code
- D. Heat and AC by zone damper control from first floor zone.
- E. Includes a flooring allowance of \$5000.00 for Materials
- F. Bathroom and Egress window (s) can be added for additional costs

This home will be constructed in accordance with all applicable codes and in a good and workmanlike manner. Any choice of products or materials referred to in this specification that will be made by the Buyer must be made through the Builders vendor or subcontractor in accordance with a schedule provided by the Builder.

DISCLOSURE

In the event that discrepancies arise between these specifications and any plans used in the construction of the proposed house, these specifications will take precedence.