

BUILDING SPECIFICATIONS

21 Locust Ave.

3300 sq ft colonial

Exterior:

1. Excavation per Engineer's Specifications.
2. Footings to be 10" thick x 20" wide, poured concrete.
3. Foundation walls to be 10" thick for house.
4. All lally column footings to be 20" x 20" square, 10" thick concrete poured in place.
5. Foundation walls shall be water proofed with foundation coating below grade to protect foundation from weeping.
6. All garages to be filled and compacted to support garage floor.
7. All decks to be supported by 10" form tube, 4' below grade concrete poured in place.
8. Basement window wells shall be installed where needed, determined by grading.
9. Driveway to be asphalt decided per Site Plan.
10. All exterior bulkheads to be pre-cast concrete with Bilco Door Unit attached unless plan allows basement access through garage.
11. Tie in to existing town sewer with ejector pump.
12. All utilities, such as electric, cable, T.V., and telephone will be installed as they are now (above ground)
13. Tie into existing town water tap.
14. 200 amps. Electric service is standard.
15. All concrete floors shall be 4" thick. Garage floor to be 5" thick / with expansion joints
16. Installation of a perimeter drain

Exterior Framing:

1. 2" x 6" pressure treated sills.
2. 3/4" tongue and groove Advantek plywood flooring ring nailed and glued to floor joist.
3. 2" x 6" exterior wall structure.
4. 1/2" wood sheeting on exterior walls.
5. 2" x 10" headers over windows and doors.
6. Laminated Veneer Lumber for beams, needed to carry large support loads.
7. 2" x 10" ceiling joist.
8. 2" x 10" roof rafters.
9. 2" x 12" ridge board.
10. 1/2" plywood sheeting for rafter coverage.
11. Joist hangers to be installed by building code.

12. Kickboard under doors and sliders to be 1" x 8" pine #2.
13. Soffit vent made of continuous ventilation strip and drip edge combination. Aluminum
14. All attics to be vented by Ridge ventilation.
15. Shingles are to be a 30-year, Architect self-sealing shingle, standard color, to be determined, unless otherwise agreed upon.
16. Copper roof over garage doors and first floor 45 deg. Bay.
17. Rubberized ice and water shield shall be used in roof eaves and valleys or other problem spots determined by roofer.
18. Tyvek housewrap shall be installed under cedar clapboards.
19. Exterior deck shall be made of pt wood with Trex decking and cedar rails.

Exterior doors:

1. Front: Thermature, steel insulated with aluminum thresholds.
2. Through garage 6 panel molded, no light, steel insulated with aluminum threshold, Thermatrue. Fire rated
3. Door locks to be Shledge Plymouth Style, all exterior doors keyed alike.
4. **ALL doors to be Thermatrue with adjustable sill.**

Windows:

(Anderson 200 series tilt wash)

1. Wood interior and clad exterior.
2. Top sash and bottom sash tilt for cleaning.
3. Full screen.
4. Mutton in between glass.
5. Double-glazing.
6. Kitchen window to be crank out type for easy operation over sink.

Sliders:

(Anderson)

1. French wood style door.
2. Full screen.
3. Double-glazing.
4. Standard hardware package.

Garage:

(Per plan)

1. 4' frost coverage under garage doors.
2. Two garage doors: 7' height, 8' width, pre-wired for garage door openers.
3. 5/8" Fire code plaster to be installed on all walls.
4. Exterior bracket light preparation to be provided.

5. Note: Bracket light fixtures provided through lighting allowance.
6. Garage door openers are included.
7. Keyless entry

Siding:

1. Cement siding. Hardie plank or similar.
2. All exterior trim to be pre-primed pine.
3. Shutters to be installed on front windows only.

Interior:

1. Walls ½ “ blueboard and plaster, smooth skim coat one coat
2. Ceiling ½” blueboard and plaster smooth.
3. Doors to be six panel solid masonite with split jams and brushed nickel hinges. Doorknobs to be Shledge Plymouth type passage knobs, privacy knob included on bathrooms. **(door style to be chosen by homeowner).**
4. Door and window trim to be 3 ½” Colonial Casing, with sill.
5. Baseboard to be 5 ½” speed base.
6. Cased openings to be 3 ½” Colonial casing and 1” x 5” Pine boards.
7. Interior stairs to basement made of 2” x 10” spruce stringers, ¾” x 10” hard yellow pine treads ½”x8” plywood risers and 1 ¾” fir hand rail.
8. Stairs to second floor ¾” oak treads and pine risers. 1” x 10” pine skirt board capped with base molding. Colonial spindles to be pre-primed for painting and capped with oak handrail. **(Homeowner to chose style)**
9. Third floor stairs to be carpet.
10. Closet doors to be bi-fold or bi-pass solid masonite.
11. All interior woodwork, installed shall be paint grade material. Pre-primed
12. **All doors and interior trim will be delivered and left to set in house before installing to let doors and molding acclimate to the house, to avoid shrinkage in future.**
13. Chair-rail in dinning room.
14. Crown moldings dinning room.
15. False Tray ceiling in dinning room.

Interior Paint Schedule:

1. Windows, door trim, spindles, baseboard, primed, nail holes filled and painted one color throughout. (White)
2. Walls painted. Homeowner to choose colors throughout house (three colors incl.), Latex Flat Finish wall paint.
3. Three colors included in budget additional colors are \$250 per color

Blown in cellulose insulation: as stated in res-check form

1. Basement Ceiling: 6" or R-19 fiberglass
2. Exterior walls: 5 1/2" or R-21.
3. 2nd Floor Eaves: Proper vent.
4. 2nd Floor Ceiling 9" or R-38 may be fiberglass cellulose combination.
(Note all homes must comply with the new Massachusetts Energy Code).

Electrical (refer to supplier's information and allowances)

1. Exterior light preparation. Front door, garage door, slider, side door.
2. 200 amps. Electrical service.
3. Six telephone jacks, rough wiring only. (Additional optional)
4. Six cable T.V. jacks, rough wiring only. (Additional optional)
5. Recessed lights in kitchen, 8 included for house.
6. Master bedroom closet overhead, light preparation.
7. Family room fan light.
8. Center light in all bedrooms.
9. Hard-wired smoke and carbon monoxide detectors, installed to code.
10. All receptacles and switches installed to code.
11. Lights in basement.
12. Two lights in garage.
13. Space saver microwave circuits or double oven circuits per kitchen design.
14. Exterior plugs, one front, one rear. Per code.
15. Main bath and master bath fan ventilation included.
16. All dimmers to control interior lighting are optional.
17. Closet lights & switches are optional.
18. **Cad 5 wiring optional package for security, smart home capabilities and home theater (optional)**

Plumbing (refer to supplier's information and allowances)

Half bath on first floor. Budget \$600.00

1. American Standard elongated toilet.
2. 15 inch Kohler drop-in lav.

Main bath and Master bath: Budget \$900.00 per bath

1. Master bath to have a whirlpool tub
2. Master bath to have Kohler drop-in lav two bowl.
3. Main second and third floor bath to have custom tile shower.
4. Main second and third floor bath to have fiber glass tub with tile walls.
5. American Standard elongated toilet in both.

6. Main second and third floor bath to have 15 inch Kohler drop-in lav.

Kitchen (refer to supplier's information and allowances)

1. Lay-out of kitchen, refer to plans.
2. Cabinets to be Shaker Style Maple Cabinetry painted Opal White. Manufactured by Schrock.
3. Countertops Granite.

Appliances include: KitchenAid Stainless Steel Appliances: Ductless range hood, Stove, Dishwasher, and installation of same.

Hot water:

1. On demand water heater
2. Exterior sill caulks: One in front. One in rear.

Laundry:

1. Washer hookup to laundry box in wall.
2. Dryer hookup to gas, exterior dryer vent included.
3. Installation of a sink in laundry

Closets:

1. Closets to have wire shelving installed by All-in-one.

Heat:

1. Forced hot air gas fired (boiler).
2. Three Zone. One unit (hot air system) located in attic and one (hot air system) located in cellar.

Air conditioning:

1. Compress by York manufacturing
2. Thermostats by Honeywell.
3. Compressors to be set on exterior pad.

Floor Preparation:

1. Hardwood floors throughout house. Red Oak 3/4 in.

2. Bathrooms to have tile floors.
3. Laundry room homeowner to choose.

Cabinets: (See Builders supplier's page.) Budget \$19,000.00

1. Cabinets to be chosen from Friends Lumber.
2. Package to include cabinets and counter tops.
3. Bathroom vanities and vanity tops.

Landscaping:

1. Sub-grading to be established by bulldozer.
2. Final grading and or needed retaining walls for grade transition.
3. 4" of loam to be spread over sub-grade in an area of 30 to 35 feet around the perimeter of house foot print. (Note: Consistency of loam depth could vary with sub-grade, coverage could be 3" in areas and 6" in other areas.)
4. Wood chips shall be spread to cover disturbed areas due to construction to blend naturally to wood lines.
5. Builder is responsible for the placement of loam and grass seed.
6. Install underground sprinkler system.
7. Retaining wall were needed.
8. Shrubs placement to be determined by Landscaper and homeowner.
9. Paver or stamped concrete walkway to front door.