



DEVELOP ♦ BUILD ♦ MANAGE

978-687-5300 ♦ Fax 978-557-8160 ♦ 100 Andover By-Pass Suite 300 ♦ North Andover, MA 01845



SPECIFICATIONS:

Foundation:

- All concrete material will be equal to or exceed 3,000 pounds per square inch in strength. Basement wall height up to 10'
- Crushed stone shall be placed below basement floor and exterior perimeter drains at the footing.

Construction:

- All exterior walls will be of #2 grade lumber or better.
- Both floors to be a minimum of 9' high ceilings.

Exterior Walls:

- All exterior walls will be KD 2 x 6 Lumber, 16" on center with OSB sheathing with Tyvek House Wrap or equivalent

Flooring:

- Sub floor to be ¾" AdvanTec or equivalent glued & nailed to I Joist.

Roofing:

- Roof sheathing to be ½" CDX fir plywood with ice & water shield in potential ice build up areas, covered with 30 yr architectural shingles.

Insulation:

- Insulation - 6" (R19) fiberglass in all exterior walls, (R30) blown-in in attic, (R13) in unheated basement ceiling. Radiant Heated floors to be insulated with reflective foil.

Windows and Doors:

- All windows to be vinyl tilt-in with grills between the glass
- Window above front entry to be a ½ round with grills inside the glass
- Classic Fiberglass Front Door (as shown) with Brass Legacy Glass & four (4) , 3' solid, service entry doors to be 2' – 8" 9 lite (as shown)
- Slider(s) to be 6' vinyl without grills with 2'8" sidelight on either side.

Hardware:

- Polished Brass Hinges and Door Levers
- Privacy locks in all bathrooms

Exterior:

- No shutters on any window
- Brick Siding with Decorative Limestone Key and Sill at each window (front and back)
- Decorative Key Coin Brick Corners.
- Front Stair Deck with 2 built in planters and flagstone surface.
- Stair treads Limestone with flagstone accents.
- Deck size determined by builder. Frame made from pressure treated lumber (or equivalent), decking and railings made from composite material.

Interior Trim, Molding & Paint:

- Interior doors to be 6 panel masonite solid hardboard with 1 1/16 x 3 1/2" Windsor window casing, Prington Classic 5 1/4" baseboard molding. All interior doors, molding & trim to be painted Benjamin Moore White Dove Semi Gloss.
- Dining room to have a single tray ceiling. All moldings and door trims to be Benjamin Moore White Dove.
- Stairs to have oak handrails and Upgraded Posts (stain color to be selected by the buyer), upgraded painted (white) balusters and oak treads with painted risers (white).
- Family room to have a vaulted ceiling
- Master bedroom to have a single tray ceiling with crown molding.
- Living Room/Sunroom to have four (4) 10" round fiberglass columns and two (2) half fiberglass columns on each side of the wall.

Appliances:

- All appliances shall be installed by the builder.
- An allowance of \$15,000
- Kitchen design requires a 48" Cooktop or range.
- Central Vacuum system included. 2 Systems, 2 sets of equipment

Fireplace:

- Zero clearance gas fireplaces in master bedroom with custom wood mantels & granite surround and hearth.
- Custom brick wood burning fireplace in family room with bluestone mantle and brick over mantle.

Lighting:

- Allowance to be \$7,000 for interior and exterior fixtures.
- All fixtures are to be on site in a timely manner.
- 400 amp service is included.
- All electrical outlets as per code.
- 8 outlets for cable & telephone. Extra outlets are available at an additional cost.
- 5 Exterior outlets – 3 in the back and 2 in the front.
- Family room & all bedrooms to be supplied with ceiling fan boxes (capped) & switched for both fan & light. Fixture to be supplied by buyer.
- Under Cabinet Lighting in the Kitchen

- 200 lb motorized foyer light fixture box is included (fixture supplied by buyer from lighting allowance), switch location is in the library.
- All bathrooms will have fan/light combos included & vented to the exterior.
- All laundry rooms will have exhaust fans.
- All 2' closets to be supplied with fluorescent lighting.
- All walk in closets with recessed lighting
- One Hundred Twenty Three (123) Interior Recessed Lights (as shown)
- 4 Exterior Recessed Soffit Lights in front overhand (as shown)
- 4 Exterior Recessed Soffit Lights over the garage doors (as shown)
- 3 Recessed Lights under the Front Porch (as shown)
- 2 Eyeball Spotlights to highlight family room and 1 Eyeball Spotlight at Master Bedroom fireplace.
- Home is prewired for "Smart Home System".

Cabinetry, Vanities & Countertops:

- Cabico Cherry kitchen cabinets, mahogany finish with full overlay doors.
- Ducting for Kitchen Exhaust through the basement to the exterior.
- Cabico Cherry cabinets in Master Bath and Master Dressing Area, Richland Finish with full overlay doors.
- Cabico Red Birch Cabinets, autumn finish with brown glaze with full overlay doors in half bath
- Cabico Maple Cabinets, autumn finish with full overlay doors in the children's baths, guest bath and bonus room bath.
- All countertops are included in sale price & will be granite. Color selections made from builder's samples
- Glass Mirrors to be sized in accordance with the bathroom vanity
- Shower stall enclosures are included in all bathrooms with showers and will be polished chrome full frame.

Plumbing:

- 4 exterior frost free faucets are included (all 4 sides of the house)
- PVC pipe will be used for all drain, sewer & septic lines.
- All water pipes are to be copper or equivalent.
- All vanity sinks to be under-mount, kitchen sink to be stainless steel under-mount.
- All valves & faucets to be supplied by builder.
- All stall showers to be tiled (color choices from builder's selection); master bath & 2 main baths will have whirlpool tubs with ceramic tile decking included (as per plan).
- All whirlpool tubs, sinks & water closets to be white or bone in color.
- Standard 120 gallon water heater included in sales price.
- Rough-in plumbing for future bathroom in basement in bump out area
- Half bathroom in the bonus room (over the garage) included.
- **Only** rough-in piping for radon mitigation is included. The testing & completed system (if needed) is paid for & installed solely by the home owner.

Floor Coverings:

- Foyer, kitchen, breakfast area, mudroom, laundry rooms & all bathrooms to be tiled from builder's selection.
- Library, Dining room and Living Room/Sunroom to be oak flooring (1 sealer coat & 2 finish coats of polyurethane). Living Room/Sunroom could be travertine based on buyer's preference.
- All staircases from 1st floor to 2nd floor to have oak hardwood stair treads.

- All hallways to be oak hardwood. 1st Floor hallway could be travertine.
- Family Room ,bedrooms and walk in closets to be carpeted. An allowance of \$30.00 per yard will be allotted for carpet and installation. Color choices to be made from builder’s selection.

Heating and Air Conditioning:

- The heating system to be hydro-air, system fueled by propane gas. 1000 gallon buried propane tank in front left corner of the house. 5 air handlers and 5 zones for heating and air conditioning.
- 2 Viessmann High Efficiency up to 108% Self Modulating Sealed Combustion Gas Boilers
- Tekmar Control Board controls circulators for the complete system.
- 120 Gallon Indirect Storage Tank for domestic water supply.
- Air cleaners, humidifiers & programmable thermostats are included with the system.
- Each air handler will have an April Air 700 Power Humidifier and Spaceguard Air Cleaner Humidifier with the controls operated by Thermostats.
- Radiant floor warming system with thermostats are included in the master bath, sunroom, garage and basement floor.
- Hard Pipe Duct with Aluminum Flex at connections for the baths and dryer vents.

Septic System:

- A septic system has been sized for this 5 bedroom home bedrooms, & construction will be installed in accordance with the plans & specification of the State of NH.
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Landscaping Driveway & walkway:

- Builder to loam (4”) & seed (dry or hydro) all disturbed areas around the house, due to construction (those disturbed areas to be determined by the builder.
- Size, location, type & quantity of landscape plantings to be determined by builder.
- Irrigation system – design & location to be determined by builder.
- Size & location of driveway & walkway as shown. Driveway to be paved with cobblestone edging, walkway to be flagstone or brick pavers.

All choices & color selections made by the buyer **MUST** be made to meet construction schedules. The buyer must notify the builder when selections have been made & coordinate the appropriate delivery schedule of items. Delay in delivery or selection by the buyer will cause a delay in the closing therefore, any costs due to such delays will be the responsibility of the buyer. When time is of the essence of any item the buyer must select, the builder reserves the right to make those selections, any additional costs in those decisions will be charged to the buyer, and there will not be any reduction/refund if there’s a decrease in any costs. The buyer must be aware of lead-times from outside vendors &/or manufacturers to ensure timely deliveries. The builder reserves the right to make changes to these specifications.

DATE _____ Buyer _____

Lot # _____ Buyer _____

Builder _____