

# STANDARD SPECIFICATIONS

The scope of the work shall be comprised of a single family dwelling to be constructed on 9 Acton Road in Chelmsford, Ma. The construction of the dwelling shall be defined by the construction drawings, outlines, specifications and the site plan.

- Quality: The dwellings shall be constructed in accordance with the Mass state building code. All construction and workmanship shall be performed in a professional manner.

## FOUNDATION:

- Poured concrete walls 8" thick, with 3000 lb. concrete with two courses of rebar
- All footings will be (MIN) 4'-0" below grade
- Foundation anchor bolts spaced 6' O.C. (max 12' on corners) embedded in poured concrete.
- Garage floor will have 4" (average) of 3000 lb concrete with saw cut control joints, and will be poured on compacted fill
- All slabs on grade shall bear on compacted fill
- An exterior perimeter drain will be installed  
(Location and type are at builder's discretion)

## ROOFING:

- Asphalt shingles, Architectural, with a 30-year warranty. (Color will be black)
- Roof sheathing constructed with 5/8" Plywood
- Ice and water barrier will be installed on all eaves and valleys.
- Drip edging will be installed on all eaves and gables.
- Continuous soffit and ridge vents will be installed.
- #15 LBS Felt paper under roofing

## FRAMING:

- Eight (8') foot ceilings on the 1<sup>st</sup> Floor & eight 2<sup>nd</sup> floor
- 2" x 6" pressure treated sill w/sill gasket
- Exterior walls 2" x 6", 16" on center
- Non-insulated unheated gable walls & garage walls will be 2" x 4", 16" on center
- Interior walls 2" x 4", 16" on center
- Sub floor will be constructed with 3/4" tongue and groove Advantech Flooring on first and second floor, glued and nailed
- Exterior walls to have 1/2' plywood

## INSULATION:

- Exterior heated walls (6") R-21
- Ceilings to have foam insulation

## SIDING:

- Exterior siding will be vinyl siding has been completed.

## HEATING & AIR CONDITIONING:

- Heating and Air Conditioning will be two systems consisting of a high efficiency (96+) "Goodman" or equal, electric fired furnace and one exterior pad mounted air-conditioning condenser

## WINDOWS:

- Exterior windows will be Lo "E" Thermo pane, tilt-in, vinyl, double hung with removable screens and grills between the glass
- A Lo "E" Thermo pane casement window will be installed over the kitchen sink

## STAIRS:

- Interior- will have hardwood treads with painted risers, painted balusters and polyurethane (2 coats) finger jointed hand railings.

## DOORS:

- Exterior front entrance door will be Therma-Tru smooth star fiberglass
- Interior doors will be two (w) panel Masonite Shaker smooth
- Interior Hardware - "Schlage" or equal black finish hardware, with privacy locks on bathroom doors only
- Door stops are not supplied by builder
- Garage door w/ electric openers to be insulated steel

## FLOORING:

- Oak Hardwood floor, pre finished, will be installed throughout the entire second and third floor with the exception of the bathroom.
- Ceramic tile in the bathrooms and laundry area
- Vynil plank will be installed on first floor

## PLUMBING

- High efficiency On Demand Hot Water Heater
- Builder will supply black kolher faucets and fixtures

## INTERIOR WALLS:

- Smooth finish and painted "Flat". Buyer may select (1) Ben Moore or Sherwin Williams colors throughout, two (2) coats, (1 primer coat, and 1 finished coat) walls
- Interior walls will be constructed with ½ in drywall.

## CEILINGS:

- Textured ceilings

## DECK:

- Composite deck with steps to grade per plan, location at builder's discretion
- Rails will be white Vynil.

## MOLDING & TRIM:

- 5 1/4" baseboards to be painted semi-gloss "Bright White" three (3) coats, one primer coat, two finished coats
- All windows and doors will have 3 ½" "Stafford" casing to be painted semi-gloss "Bright White" (3) coats (one primer, two finished coats)

## KITCHEN:

- White standard kitchen layout to include kitchen cabinets, bathroom vanities and vanity countertops
- Builder will supply granite or quartz countertops for standard kitchen layout
- Cabinets, Counter tops, color and style to be selected by buyer from builder's supply
- Stainless Steel Appliance Allowance to include -
  - ❖ SS 30" electric range,
  - ❖ SS dishwasher
  - ❖ SS Re-circulating microwave hood
- Builder will supply an under mount single bowl stainless steel sink in the kitchen

## BATHROOMS:

- Cabinets, Counter tops, color and style to be selected by buyer from builder's supply
- Vanity in bath on 1<sup>st</sup> floor per plan
- Moen, or equal, "brushed nickel" bathroom faucets
- White (water saving) American Standard or equal water closets
- 5' one-piece Lasco®, or equal, white fiberglass tub with tile surround in 2<sup>nd</sup> floor bathroom.
- Master bathroom suite – custom tile shower with allowance
- Builder does not supply shower doors, shower bars, towel bars or toilet paper holders.

## ELECTRICAL:

- 150 amp electrical service to the unit.
- All electrical wiring to meet or exceed state and local Building Codes
- Electrical wall outlets installed per building code
- All smoke, carbon and heat detectors will be hard wired and meet or exceed state and local Building codes
- Recessed lights to be included and placed at Buyer's discretion outlets to include -Wiring for cable or telephone outlets.
- The builder will supply a doorbell located by the front door
- Interior and exterior lights and LED bulbs. The builder will supply a fan/light in the master and main bath

## LAUNDRY:

- Washer and Electric dryer hook-ups are included.
- Vinyl or epoxy coated white wire shelving.

## CLOSETS:

- Vinyl or epoxy coated white wire shelving.

## FIREPLACE:

- 60" Napoleon, or equal, electric fireplace with nickel board surround

## WATER:

Town water. All water quality treatment is the responsibility of the buyer; the seller will not install any water treatment system.

## SANITARY SEWERAGE SYSTEM:

- Public sewer.

## LANDSCAPING & EXTERIOR:

- It is the builder's discretion to determine initial and final grade. The builder seed disturbed areas. The builder will supply and spread a sufficient amount of topsoil to establish a lawn in these disturbed areas or as required in Builder's discretion
- ONCE THE GRADING AND SEEDING HAS BEEN PROVIDED, THE SELLER IS RELINQUISHED FROM ALL RESPONSIBILITY OR LIABILITY. ACTS OF NATURE, SUCH AS DROUGHT, WASHOUTS, WEEDS, LACK OF WATERING, AND INSECT INFESTATION ARE NOT COVERED UNDER WARRANTY.
- Pave asphalt driveway
- Asphalt walkway
- Two exterior sillcocks installed, one front and one rear

## NOTIFICATION OF RADON GAS, LEAD PAINT AND HAZARDOUS WASTE

- In compliance with the requirements of the following information is provided to the Buyer on radon gas, lead paint and hazardous waste:
- **Radon Gas:** Radon Gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. The gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from water or air.
- **Lead Paint:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.
- **Change orders:** All change orders must be paid in full and approved by the builder.
- All workmanship in this document that may vary slightly this is completed will not to be changes.