

SPECIFICATION FOR HOUSE

Lot #1 HARRIS WAY

GEORGETOWN

\$649,900.

TREES: Care will be taken to preserve remaining trees but their survival cannot be guaranteed. Any additional tree trimming, welling, or walling of trees will be done per builder's specifications.

FINISH GRADING: Lot is to be loamed, seeded or bark-mulched in all disturbed areas.

DRIVEWAY: Two coats, to equal 2" of bituminous asphalt over 6" of compacted gravel, from garage doors to the street.

AREAWAYS: Galvanized around basement windows as required.

FOUNDATION: Poured concrete 3000 psi, as per plan.

CONCRETE FLOORS: Basement and garage 3000 psi concrete 3" thick. Garage Floor to be pitched toward doors.

BASEMENT FLOOR: To have 6" crushed stone under, and slab with 4" perimeter drain pipe.

STEPS: Pressure treated with Trex with red cedar rails and ballusters.

FAMILY ROOM CHINMEY: Lennox 40" Gas fireplace with wood mantle

DECK: 12 x 14 with Trex decking and pressure-treated rails.

SEPTIC SYSTEM: Construct a septic system with leaching field in accordance with Town requirements, as installed.

CARPENTRY:

Lumber: Framing to meet building code.

Rough Floor: ¾" Advan Tech.

Roof: IKO 30 year architectural shingles

Walls: 2 x 6 exterior walls with Zip system for sheathing.

Trim: Versatex

Building Paper:

Flashing: Vinyl, lead, or copper, depending on application.

Tile Flooring Underlayment: 3/8" concrete board

Attic Access: Walk-up off upper hall
 Attic Floor: Advan-Tech
Exterior Siding: 1/2" x 6" Primed Hardi Plank clapboards, to be painted.

DOORS & WINDOWS:

Exterior doors: Metal insulated
Windows: Andersen 200 series –white with screens and interior thermo-pane grills.
Interior Doors: Four panel “Cottage Style” to be painted.
Garage Doors: One steel insulated Carriage House Style door with operator – Allow \$2500.
Patio Doors: 5/8" insulating glass “Vision 2000” Slider
Shower Doors & Mirrors: None included
Towel Bars, Tissue Holders, Mirrors: Supplied by buyer, installed by builder
Tub Enclosure: None included
Screened Porch: None Included

INTERIOR TRIM:

Casings: 3 1/2" “Marblehead”
Base: 5 1/2" Colonial
Crown Molding: Dining room and study. Two-piece Crown Molding
Chair Rail: Dining Room. Applied moldings below.

STAIRS: Oak stairs with Colonial Rail and balusters.

CABINETS & VANITIES: Allow \$14,000.

CLOSETS: Closet Maid Shelf : Allow \$1500.

FINISH HARDWARE: Schlage or equal – brushed nickel finish

FINISH WOOD FLOORS: Dining room, family room, kitchen, study, foyer & stairs. 1 x 3 1/2" random red oak with 3 coats of urethane semi-gloss finish.

CELLAR STAIRS: Plywood treads and risers

INSULATION:

Walls: 6" fiberglass - R-21
First Floor: 6" fiberglass. R-19
Ceilings: 10" fiberglass. R-38
Vapor Barrier: Polyethylene film on warm side of walls only.
Garage: Fiberglass - insulated and plastered.

PLASTER: All walls and ceilings of finished area except as otherwise noted are to receive 1/2" gypsum board with thin coat veneer plaster. Smooth finish on 1st floor ceilings only, except closets. Textured ceilings on 2nd floor. Garage walls and area over furnace will be rough plastered.

PLUMBING FIXTURES: Furnish and install the following “Kohler” or equal:**Kitchen:** Stainless Steel undermount Franke sink with Delta single-lever faucet.**Lav (1st Floor Bath):** Kohler toilet, custom vanity with integral sink**Master Bath:** 5’ shower , one soaking tub, two 19” undermount lavs**Main Bath:** 19” self-rimming lav, Kohler toilet, 5’ fiber glass tub/shower with mixing valve.**Laundry:** Automatic fill & waste on second floor.**Water Supplies: Pecs System** 1” water service as installed**Hose Connections:** Front and rear - frostproof where possible**Domestic Hot Water:** Gas-fired 60 Gallon tank**HEATING:****General:** Forced Warm Air by gas w/central air – 2 zones, separate units as installed.
(will supply specs on request)**Guarantee:** The system shall be of such capacity that it will produce the maintain temperature of not less than 70 degrees in all habitable rooms when the outdoor temp is 0.**Air Conditioning:** 2 zones, same as with heating system**ELECTRIC SERVICE:** 200 amp underground service**Built-in-Lighting:** All High Hat recessed lighting included, Builder’s standard layout.**Cable T.V:** Rough in bedrooms, family room, and study**Switches:** Décor - white**Outlets:** Standard layout as per code. Anything extra will be additional.**Door Bell:** Two buttons and chimes**Telephone:** Pre-Wired with jacks in bedrooms, kitchen, family room.**Security System:** None included**Garage Door Operators:** Included**Postlight:** 1 – At intersection of driveway & front walk.**Dryer Vent:** 4” round through wall. Leave flexible hose in laundry area**Central Vacuum:** Not included**Fixtures:** Supplied by buyer, installed by builder. Buyer to bring bulbs.**Appliances:** Allow \$3500.**PAINTING:****Exterior:** 2 coats over primed Hardi Plank. 2 coats over primed trim.
Mildewcide is included in the stain as a precaution. However,
Mildew prevention cannot be guaranteed.**Interior:** Woodwork - 2 coats latex paint over factory primed trim**Painted Walls:** 2 coats latex paint**Ceilings:** 2 coats latex white ceiling paint, 1st floor only. Closets are not to be painted.**WALL COVERINGS:** None included. All walls to be painted. 2 coats latex paint.

CERAMIC TILE: Allow \$4.00 per sq.ft for purchase at National Tile in No. Reading. Baths, backhall entry & laundry. Standard installation by builder. Any decorative or diagonal installation is extra.

CARPET: \$25.00 per sq. ft. installed with pad. Supplied by Carpet Crafts of No. Reading.

COUNTER TOPS: Allow \$5,000. Kitchen & baths installed.

HOUSE WILL BE LEFT BROOM CLEAN UPON COMPLETION. WINDOWS WILL BE SCRAPED OF PAINT AND WASHED.

NO CHANGES AFTER CONTRACT IS SIGNED EXCEPT FOR ALLOWANCE ITEMS.

Any allowance overages will be billed to buyer at cost plus 10% and installation charges. Additional work authorizations will be paid at the time of authorization.

Appliance and allowance items are to be purchased from the list given to the customer of the contractor's suppliers. If purchase elsewhere, customer to purchase and arrange to accept delivery to the job when requested, and credit to be given at closing.

Buyer

Seller: Peter S. Confalone
As an agent of the Seller
and not individually.