



CONSTRUCTION SPECIFICATION SHEET

THE VILLAGE @ SAWMILL WOODS

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1. EXCAVATION

The General Contractor shall do all necessary, at his discretion, excavation, and rough grading

2. GRADING AND LANDSCAPING

- A. Finish grading and seeding, cleared area only of front, sides and rear of each building. Seeding will be of an erosion control mixture as specified on engineering plans.
- B. A planting of six (6) shrubs per unit, builder's choice, is included.
- C. Driveway consist of Bituminous Asphalt totaling 3" in thickness
- D. Retain as much as possible all-natural vegetation and standing trees. Only disturb the vegetation and tree cover of those areas of open space as minimally required per engineering plans.
- E. Incoming and outgoing U.S.Mail receptacles with locks, of a type and location approved by the U.S. Postal Service will be installed.

3. WALKS AND STEPS

- A. Pavers from Driveway to front steps.
- B. Porches to be constructed of a suitable composite material.

4. SEWAGE DISPOSAL

- A. Onsite Treatment Facility
- B. Town Water

5. FOUNDATION & CONCRETE FLOORS

- A. Foundation walls to be 8" poured concrete on footings.
- B. Waterproofing applied to outside of house concrete walls below grade level.
- C. Cellar floor poured concrete 4" thick.

6. FRAMING

- A. All framing to be thoroughly nailed with joist and rafter crown side up.
- B. Floor joist 2"x10", 16" on center, or equivalent per architectural framing plan.
- C. All Exterior wall studding 2"x 6", 16" on center, Interior walls 2"x4", 16" on center or equivalent.
- D. Sills 2"x 6", girt 6"x 10" with steel and cement filled lally columns. Sill sealer, insulation between sills and top of foundation.
- E. Roof rafters 2"x10" based on framing plan, 16" on center, unless otherwise called for in building codes and architectural plans
- F. Ceiling joists 2"x10", 16" on center first and second floors.
- G. Single flooring of ¾" Advantech, or equivalent, nailed and glued to floor joist with PL400glue, with 3/8" underlayment in bathroom floors. Or equivalent.
- H. Wall and roof sheathing ½" C.D.X plywood, or equivalent.
- I. House will be wrapped with a vapor barrier, per code.
- J. Hangers and support straps as required by building codes.

7. EXTERIOR FINISH

- A. Exterior siding to be a fiber cement finishing system, or equivalent, in earth tone colors. Each building, 2 units, to be the same color.
- B. Roofing 30 year architectural shingles.
- C. Aluminum seamless gutters and aluminum downspouts, standard colors.

8. INSULATION

- A. All Insulation to meet current Building and Energy Codes

9. INTERIOR TRIM

- A. Walls skim coat plaster smooth finish.
- B. Ceilings skim coat plaster with textured finish.
- C. Bath, Kitchen and laundry floors to be vinyl plank materials. See selections at Kahians Long Pond Road Plymouth MA. Any Upgrade will be at Buyers expense and must be paid in full prior to install and approval of seller.
- D. Remaining first floor to be plank flooring.
- E. Stairs to second floor will be carpeted treads
- F. Remainder of Second Floor, wall to wall carpeting. See Selections at Kahians Long Pond Road Plymouth MA, Any Upgrade will be a Buyers expense and must be paid in full prior to install and approval of seller
- G. Interior doors, hollow core, molded smooth finish primed white.
- H. Doors and window casings to be finger jointed clam shell molding.
- I. Base board 5 ¼" primed white throughout.
- J. Any additional requested flooring or upgrades are at buyer's expense and will be paid prior to ordering and installation. This amount is non-refundable.

10. PAINTING & DECORATING

- A. Exterior is premium grade clapboard style fiber cement finishing system in approved standard colors. Or equivalent
- B. All finish walls to painted semi-gloss antique linen white.
- C. Two colors are allowed, one for walls and one for woodwork. Any additional colors are at a price determined by the painting company and will be paid by buyer prior to ordering and application. This amount is non-refundable.

11. KITCHEN, Cape, and Islands

- A. Cabinets: Wood in approved colors from selections
- B. Counter tops: Granite from approved selections.
- C. Range 30" electric in standard colors. Propane Available at additional cost
- D. Over the stove microwave oven with built in exhaust fan and lights. Can be vented outside for additional cost.
- E. Sink: Stainless steel single bowl 22"X 25" with single lever faucets. White porcelain available for \$200 Extra.
- F. Dishwasher built in.
- G. APPLIANCE ALLOWANCE \$2,000.

12. FULL BATHS

- A. Single piece fiberglass tub/shower unit.
- B. Vanity with 18" recessed sink. Master Bath will double vanity, Vanity Formica tops
- C. Standard bath fixtures supplied by the builder, any special orders to be paid for by buyer prior to ordering and installation, this amount is non-refundable.
- D. Ground fault wall plugs per code.

13. PLUMBING

- A. All plumbing and materials in compliance with plumbing codes.
- B. Two outside faucets, one front or side of unit and one in rear.
- C. Washer connection in Laundry room.
- D. Electric dryer connection in Laundry room vent kit supplied and installed. Propane Dryer available at additional cost.
- E. Any excess plumbing request by buyer will be paid prior to ordering and installation. This amount is non-refundable.

14. ELECTRICAL

- A. Entire unit wired to meet National Codes.
- B. 200 AMP service with circuit breakers.
- C. 220-volt wire for electric stove and dryer.
- D. Washer and dryer electrical outlets.
- E. Two (2) outside weatherproof receptacles.
- F. Smoke and carbon monoxide detectors, per electrical codes.
- G. Telephone rough wiring for 1 location, Additional jacks, hook up etc., requested by buyer will be paid prior to ordering and installation. This amount is nonrefundable.
- H. Cable coax outlets and wiring installed in 4 locations. Additional wiring, service, sound systems, computer connections, wall systems are the responsibility of the buyer and will be paid prior to ordering and installation. This amount is nonrefundable.
- I. Four recessed lights included.

15. HEATING AND AIR CONDITIONING.

- A. Each unit will be equipped with one (1) forced hot air system to handle heating and air conditioning needs, 2 Zones, one on each floor.

16. WINDOWS & DOORS

- A. Exterior doors to be energy efficient fiberglass- from selections
- B. Windows will be vinyl clad double hung energy efficient thermo pane with grills. Bug screens supplied. Anderson 400 Series or equivalent.
- C. All windows and doors will meet or exceed current building codes.

17. ALLOWANCES

Appliances – \$2000. At Kahians Long Pond Road Plymouth MA, for Microwave, Dishwasher and Range. Any Appliances ordered through any other supplier, will be paid for by Buyer in full prior to installation and approval of Builder. All Specifications sheets must be provided to Builder prior to ordering. Any modifications to Cabinets, Countertop, wiring, walls, will be at Buyers expense and be paid prior to installation and at Builders discretion July 30, 2020

I _____, acknowledge I have received this specification sheet and understand its terms.

Buyer _____ Date _____

Buyer _____ Date _____
