

Specifications for Wild Flower Meadow, Littleton Mass

FOUNDATION AND CONCRETE FLOORS:

Footings: All footings are constructed and poured with 3000 lb mix, continuous 10" deep x 20" wide

Walls: As per plans 10" poured concrete walls, 3000 lb mix, rebar placed per code.

Floors: As per plans; 4" concrete floors poured in place 3000 lb mix swirl finish.

Columns: Concrete filled steel Lally columns, 3-1/2" diameter with caps and bases located on the footings as per foundation plan.

FLOOR CONSTRUCTION:

Floor Joists: 2 X 8 floor joists framed 16" on center per plans, using KD Fir or Equiv
2 X 10 floor joists 16" on center per plans, using KD Fir or Equiv

Decking: 3/4" Advantech 4x8 sheets, Tongue & Groove structural flooring glued to the Joists and nailed to the joists as well.

WALL CONSTRUCTION:

Wall Height: As per plans, typically 8'0" unless noted on plans

Exterior Walls: 2x6 construction using KD lumber at 16" on center

Interior Walls: 2x6 or 2x4 construction using KD Lumber at 16" on center

SHEATHING AND EXTERIOR FRAMING FINISH:

Weather Barrier: ZIP Plywood taped in place

Exterior Sheathing: 7/16" ZIP plywood structural sheathing in 4x8 sheets applied with metal fasteners

Insulation: R-21 Wall Insulation

Exterior Finish: All Side Vinyl siding style mechanically applied to exterior of building including "J" channel in white and "F" channel for attachments

Facia: 6" Aluminum mechanically attached, vinyl vented soffit

Shutters: Contrasting color shutters where shown on plans. Color selected by buyer from builders samples.

Corner Posts: 4" vinyl corners, mechanically attached white in color unless specified on plans.

EXTERIOR DOORS:

Exterior Door: Stanley Steel front door as per plans, self sealing door with sill guard
And flashing system.

Locksets: Non Mastered Schlage brand locksets or Equiv.

WINDOWS AND GARAGE DOORS:

Windows Installed per plan, double hung vinyl windows, white; Alside or equiv.
Thermo pane low E glass, argon filled with grilles between glasses as shown on plan.

ROOF CONSTRUCTION:

Roofs : 9/12 pitch unless detailed on plans

Ceiling Insulation: R-49 blown in insulation per plans

Roof Sheathing: 1/2" ZIP sheathing

Ice Guard: 25 Year Weatherlock waterproofing Ice and Water Shield, 3' or 1 row up on the roof.

Roofing: 30 Year, "architectural" fiberglass shingle, mechanically attached from builder's samples

Roof Vent: 10" continuous vent, eave and overhangs per drawings.

Ridge vent: 25 Year-roll ridge vent

Drip Edge: White Galvanized

INTERIOR FINISH:

Interior Finish: 1/2" Blue Board mechanically attached and skim coated with veneer plaster.
Painted with 2 coats of paint, color "Dover white" throughout the home.

Ceilings: 1/2" Blue Board with Veneer plaster, textured ceilings

Interior Sills: White painted #2 Pine

KITCHEN AND BATH CABINETS:

Kitchen: Oak Cabinets from Builders samples

Bathrooms Vanities: Oak Cabinets from Builders samples

INTERIOR DOORS:

Doors: 6 Panel Masonite doors

Knobs:Schlage; Privacy lock sets on all bedrooms, bathrooms Privacy sets.

MOLDING:

Door Casings: Colonial casing 2-1/2" trim

Base Molding: Colonial Base 3-1/4" 1 piece "speed" base

ELECTRICAL:

Panel Box: 40 Circuit 200 AMP service

Smoke Detectors and Co Monitors: Per plan, battery back up.

Switches: Toggle, White; Switched outlets in all Bedrooms per plan.

Receptacles: Per code, White including one exterior weather proof receptacle located by builder.

Ventilation Fans: in all bathrooms without windows per plan

Cable outlets: Located in the family room or at the discretion of the builder.

Fixtures: As per plan from Builders' samples

PLUMBING:

Kitchen Sink: Deep stainless steel double bowl

Bath Sinks: Vitreous china inserts in white.

Toilets: 1.6 Gallon Vitreous China with Chrome Risers, White Only

Children's Bath Tub: 60" Fiberglass, White only

Master Shower: 60" Fiberglass, White only

Lavatory Faucets: Chrome Single Lever

Tub/Shower: Anti scald chrome

Kitchen Faucet: Chrome Single Lever faucet with Chrome Sprayer

Spigots: (1) Frost free spigot is installed per plans or in locations selected by the builder on the front of the home.

HEATING and Cooling:

FHA- Single Zone-Gas; Energy Star quality appliance

Gas fired hot water tank.

COUNTERTOPS:

Kitchen: laminate countertops from builder's samples

Bathrooms: laminate countertops from builder's samples

FLOOR COVERING:

Carpet: From builder's samples in locations shown on plan

Pad: 6 lb ½" rebond

APPLIANCES:

Frigidaire dishwasher and stove white only

LANDSCAPING/GROUNDS:

Loam and Hydro seed all disturbed areas with 25' of the home with 4" of screened loam.

Driveway; Bituminous concrete in place 2" construction course

DECK:

8'x10' pressure treated deck per plans located off the rear of the home.