

“TALL TIMBERS ESTATES”, KINGSTON, MA

GENERAL CONSTRUCTION SPECIFICATIONS

FOR

*** - * (Lot 200-*) BOG VIEW ROAD, KINGSTON**

1. **Date:** *, 2015

2. **Lot Preparation**

The lot will be cleared to the extent necessary to dig the foundation hole, install the septic system, clear the driveway, and provide for all underground utilities as needed and determined by the Contractor. Any additional site work, at request of the Buyer, including, but not limited to excavation, fill, loam, or the removal of debris such as trees, stumps, brush or rocks from the site will be at an additional charge.

3. **Foundation**

The foundation will be poured concrete with walls up to 7' 6" in height, depending on grade. All walls will be 8" thick with footings. The basement floor will be a minimum 3 ½" thick concrete slab. Damp proof with foundation coating applied to exterior below grade. All foundation drops and walkout situations will be at Builder's discretion and will consist of good construction procedures. At Builder's discretion and if lot topography allows a walk out basement may be an option. If it is, then the Buyer will be consulted regarding the placement of windows, doors and additional pricing for such.

4. **Framing**

- A) All framing nailed with joist and rafter crown side up.
- B) Exterior walls of the heated areas of the house will be 2" x 6" studs, ½" sheathing. Interior walls and exterior garage walls will be 2" X 4 studs".
- C) Sills 2" x 6" PTL ; GIRT 6" x 10" with lally columns.
- D) 2" X 8" or 2" X 10" roof rafters and 2" x 6", 2" x 8", or 2" x 10" ceiling joists.
- E) 2' x 8' or 2' x 10' floor joists 16" o.c., sub floors ¾" tongue and groove, 3/8" underlayment in kitchen and bathroom.

5. **Roof System**

- A) Rafters will be 2" x 8", or 2" x 10", 16" o.c., sheathed with ½" plywood.
- B) 30-year warranty Certainteed Woodscape or GAF fiberglass roof shingles.
- C) Ridge venting systems will be installed, as applicable.

6. **Insulation**

- A) All heated areas of house will be insulated to meet State code. Exterior garage walls are not insulated (garage is not heated).
- B) Exterior Walls - 6" Fiberglass (R-21).

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- C) Attic floor - 12" Fiberglass (R-38).
- D) Basement ceiling - 9" Fiberglass (R-30).

7. Interior Finish

- A) Walls – ½" sheetrock.
- B) Ceilings – ½" sheetrock with texture finish.
- C) Tile flooring varies by house style but is typically installed in the kitchen/breakfast area, rear hall area, pantry (if one is included) and all baths*. Choose from Builder's samples.
- D) Oak flooring varies per house style*. Choose from Builder's samples.
- E) Carpet on stairs, bedrooms, second floor hall. First floor varies per house style*.
- F) Passage doors and closet doors – six panel hollow-core masonite with Schlage Plymouth brass hinges and knobs.
- G) Door and window casings – 2½" colonial.
- H) Baseboard will be 5" moulding.

Note: Upgraded options are available for flooring, trim moldings, and hardware at an additional cost to Buyers.

8. Painting

- A) Interior trim and doors will have one coat of primer and one coat of Sherwin Williams Cashmere Extra White Semi Gloss.
- B) One coat of primer and two coats of latex paint applied to all walls. Two colors of the buyers choosing are included. Any additional colors will be at an additional charge to the buyer.

Note: Choose from Builder's samples. Dark colors or special finishes will require extra coats and will be an additional cost to Buyers.

9. Electrical

- A) Entire house wired to meet State and local code.
- B) 200 AMP service minimum.
- C) 220 Volt wiring for electric stove.
- D) Washer and electric dryer outlet plugs.
- E) Two outside outlets. One located on the front of house and one located on the rear.
- F) One front door bell.
- G) Light fixtures - standard package provided by Builder; or \$400.00 allowance to Buyers for all fixtures, including all light bulbs. Any light/fan assembly of Buyer-supplied fixtures will be an additional charge.
- H) Two cable TV jacks.
- I) Two phone jacks.
- J) All exterior lights will be supplied by the Builder.
- K) Buyer is responsible for transferring power to his/her name as of the date of conveyance.

Standard Light Locations with one switch:

- **Hall from garage to house**
- **Any walk-in closet or pantry**
- **Kitchen – over sink and centered in kitchen area**
- **Breakfast/eat area – centered on slider or window**
- **Dining room – centered**
- **Upstairs hallway**
- **Above open staircase (Pocomo style)**

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- All bedrooms and living room have switched outlets, unless otherwise noted.
- All baths have vanity lights and vented fans.
- Each egress door has one light and one light at garage doors
- Garage (2), attic (1) basements (4) have standard porcelain fixture with bulb .
- Front farmers porch (if included in the package) comes with 3 recessed lights, unless otherwise noted.
- Family room (if included in package) comes with 4 recessed lights and a fan/ light unit installed)

Note: Additional lighting fixtures, outlets, switches, phone and cable jacks, and recessed lights will be added at Buyers' request and will constitute an additional cost.

10. Heat & Air Conditioning

- A) Forced warm air by Propane gas, 80,000 B.T.U., 95% A.F.U.E. efficiency gas furnace, with a 3-ton 13 SEER Air Conditioner. House will be zoned according to size. **(Typically houses which exceed 2150 square feet of living space will have 2 systems – houses with less will have one and a chase for duct work to second floor attic)**

11. Fireplace

- A) Both gas and wood burning fireplaces are an available option.

12. Plumbing

- A) All plumbing and materials in compliance with plumbing code.
 B) Two outside frost free silcocks. One located on the front of the house and one located on the rear of the house.
 C) Automatic washer connection.
 D) 50 gallon gas/propane hot water heater.
 E) 2nd floor hall bath: fiberglass tub - 5 ft.
 F) Master bath tub/shower units vary by home style.
 F) Sinks: Drop in lavatory vanity sink. Kitchen sink is Dayton 2522
 G) Water closet - round front unit.

Note: All Fixtures are White and All Faucets and Valve Trims are Chrome. All water closets, sinks and fiberglass tub/shower units will be American Standard or equal. All faucets are 4" Kohler /American Standard or equal.

13. Disposal System

The house will be connected to an approved Title V septic system on the lot.

14. Utilities

Water, electricity, etc. will be run from the street to the house. Buyer is responsible for transferring all utilities into their own names on day of taking ownership of property.

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15. Cabinetry, Countertops & Appliances

- A) Maple cabinets in the kitchen. Choose from standard samples. Kitchen islands are an available option.
- B) Countertops – Ubatuba Granite, or equal, in kitchen and Formica in bathrooms. Select from builder’s samples.
- C) Stove, dishwasher & microwave hood are included with a \$1,800.00 allowance
- D) Sink - single bowl/stainless steel drop-in unit – Dayton 2522.

Note: Cabinet, countertop, and appliance upgrades are available and will be priced accordingly.

16. Steps & Deck

- A) Front step will be masonry brick except when there is a front porch. Then stairs will be made of same material as the porch.
- B) 10' X 12' deck off rear of house with pressure treated decking.

Note: Other materials for steps and decking are available and can be priced accordingly. (wood, composite, stone, granite)

17. Landscape, Driveway and Walkway

- A) A planting of 10 hardy foundation shrubs.
- B) Finish grading and 1,000 square feet of sod lawn. The balance of the disturbed area up to 30' from the house, will be covered by bark mulch, wood chips, pine needles or seed at Builder's discretion.
- C) Asphalt driveway single at street to double at garage, and flagstone walkway from driveway at corner of house to front step. Any additional length or variation in design is an additional charge to Buyer.
- D) When asphalt and/or sod are not available during the winter months, Builder will return to the house as soon as the materials are again shipped.

18. Exterior Finish

- A) Clapboards or white cedar shingles* on front of house and White Cedar shingles on side and rear elevations.
- B) Color choice of clapboards will be from Benjamin Moore Historic or Sherwin Williams Woodscape Solid Stains chart and must be approved by Champion Builders, Inc. White Cedar Shingles will be stained gray; and trim will be white.
- C) White aluminum seamless gutters and white aluminum downspouts.

19. Exterior Doors & Windows

- A) Doors are Fiberglass, paint grade, insulated, with weather stripping, single brass knob and hinges.
- B) Double hung, Thermopane vinyl windows, with grids between the glass, screen and insul-tilt features are standard.
- C) 6' vinyl sliding door with screen provided when called for by plan.
- D) Insulated steel garage doors with garage door openers.

Note: Shutters on front windows of house only are an optional extra. Color choice available.

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