

Patch Development

4 Eric Drive
Billerica, MA 01821

(978) 994-6612

www.PatchDevelopment.com



H O M E S P E C I F I C A T I O N S

FOUNDATION

Footings: Poured concrete

Walls: 3,000 lb. poured concrete

Exterior Walls damp-proofed to meet local building codes, stone with perimeter drain.

SUPERIOR 2X4 FRAMING EXERIOR

Grade of lumber will be #2 or better and kiln dried

Size of timber will meet or exceed local building requirements

Exterior walls: 2"x 4" construction, 16" on center

Interior walls: 2"x 4" construction, 16" on center

Sill: 2"x 6" Pressure treated

Floor joists: 2"x 10", 16" on center

Roof rafters: 2"x 8", 16" on center Gable Style

ENERGY EFFICIENT INSULATION

2" x 4" construction allows Owens Corning or equivalent superior energy efficient insulation throughout

Ceiling: R-30

Perimeter ceiling at eave: R-30 unfaced batts

Extension ceiling: R-30 craft batts

Vaulted ceiling: R-30

Garage ceiling (*area under family room*): R-19 unfaced batts

Garage ceiling blockers: R-19 unfaced

Basement ceiling: R-11 unfaced Poly

Basement blockers and runners: R-19 unfaced

Exterior walls: R-13 unfaced Poly dryer vent

SHEATHING

Roof: 1/2" plywood

Floors: 3/4" advanc-tech underlayment

Exterior Walls: 7/16" O.S.B.

FRONT STEPS

Front steps will be pre-cast concrete

HOTWATER

Standard hot water tank is 50 gallon capacity heated by gas

ROOFING

Roofing material will be asphalt/fiberglass shingles, architectural style

Manufacturer of shingles will be Builder's choice.

Shingles used will carry a 30 year limited factory warranty.

Roof will have premium grade roof vents to ensure ultimate ventilation

Featuring: 8" drip edge, ice and water shield in critical areas

DRIVEWAY & FRONT WALK

Asphalt driveway and front walkway. Size, shape and location of both driveway and front walk-way at builder's discretion.

SIDING

Vinyl trim and/or aluminum siding with pre-primed exterior

Choice of trim and colors will be supplied from builder's standard samples

Siding applied over Tyvek or Tytar or equal

DECK

Large 12' x 14' deck built of pressure treated wood

Handrail and balustrade to meet local building code

One set of pressure treated stairs will lead from the deck to the back yard

PLUMBING

PVC and Copper piping

Washer and gas or electric dryer hook-up including two exterior water spigots (*one at front and one at rear of home*)

Town water, town sewer

HEATING

Heat type: two-zone system forced warm air by gas, high efficiency furnace

Flue will be PVC and vented through the house

All supply air ducts will be insulated with vinyl duct insulation

Central air conditioning

Patch Development

4 Eric Drive
Billerica, MA 01821

(978) 994-6612

www.PatchDevelopment.com



H O M E S P E C I F I C A T I O N S

PLUMBING FIXTURES

Bathroom sinks and toilets

Sinks: Kohler or equivalent

Toilets: builder's choice

Half bath: pedestal sink

Main bath: vanity with sink

Master bath: vanity with sink

Fiberglass tubs and showers: white with shower valve

Main bath: 5' one piece tub/shower, white

Master bath: shower

Bathroom faucets (4) and fittings: Delta or equivalent

Kitchen sink: double bowl stainless steel self rimming

Kitchen faucet (1): Delta or equivalent

Any plumbing item(s) not available at time of installation will be replaced with Builder's stock item. Buyer will be refunded upgrade cost.

WINDOWS

Double-hung, vinyl insulated with built in grills, screens and feature dual tilt-ins and removable sashes

Electrical

200 amp service

Pre-wired cable outlets will be installed: in family room and in all bedrooms

Telephone jacks will be installed: in family room, in all bedrooms, and in kitchen

Bedrooms and living room will have one switched outlet

Family room will be pre-wired for an over head fan (only with vaulted ceilings)

Circuit breaker box will be located in the basement

Two exterior GFI outlets: one at front and one at rear of home

Electrical Features

Allowance: \$2,000 to be chosen from Builder's suppliers

All dining room and foyer chandeliers which require assembly are to be assembled prior to delivery (any extra assembly necessary for installation will be billed to the customer at a rate of \$50 per hour)

Three standard white recessed lights in kitchen: one switch will be standard

Four standard white recessed lights in family room: one switch will be standard

One overhead light in master bedroom walk-in closet is standard

One exhaust fan with light, vented to the outside in each bathroom

One standard style, double flood over driveway area

Two electric garage door openers

Central vac rough-in (3 heads)

Any electrical item(s) not available at time of installation will be replaced with Builders stock item. Buyer will be refunded upgrade cost.

LANDSCAPING

Builder will grade, loam, rake, and seed where disturbed to blend with the normal contour of the land

Backfilling, final shaping of the lot, and trees to be cut or left standing, shall be left to the discretion of the Builder

Areas around the house will be cleared as determined by Builder

Builder is not responsible for the health or removal of the existing trees

Location and design of landscaping is at Builders discretion

Landscaper will be designated by Builder

ATTIC

Walk-up attic is available in most home designs, must have Gable Roof.

Patch Development

4 Eric Drive
Billerica, MA 01821

(978) 994-6612

www.PatchDevelopment.com



H O M E S P E C I F I C A T I O N S

FLOORING

Hardwood flooring: pre-finished premium oak 3/4" with clear urethane finish

Rooms: dining room, kitchen, foyer and stairs.

Tile: allowance \$6.50 per sq. ft. including installation to be chosen from designated supplier

Carpeting: allowance \$16 per sq. yd. including installation and padding

to be chosen from builders designated supplier

Rooms: family room, living room, all bedrooms and upstairs hall

KITCHEN

Kitchen cabinets and hardware will be chosen from builders supplier

Countertop will be constructed of builder's choice of granite.

Appliances: \$1,500 allowance

FIREPLACE

One zero clearance, gas burning fireplace with wood mantle to be installed in the family room.

Tile hearth and sides to be chosen from builder's supplier

BATHROOMS

Bathroom vanities and countertops are part of the kitchen allowance about and are to be chosen from builder's supplier

Fixtures will be provided by the builder

There will be two full baths and one half bath

One mirror to be provide in each full bathroom to compliment the size of vanity – buyer will provide the mirror for the half bath

INTERIOR TRIM

Window and door trim will consist of 3-1/2" colonial style molding

Baseboard will be colonial style 5-1/4" baseboard

Interior trim will be painted white with two coats of Benjamin Moore or equivalent, semi-gloss latex paint

Handrail on interior stairs will be stained and sealed
Crown molding (optional), chair rail and wainscoting in dining room will be painted with two coats Benjamin Moore, or equivalent, semi-gloss latex paint

INTERIOR WALLS

Interior walls will be 1/2" blue board with plaster or drywall

Paint will be two coats Benjamin Moore, or equivalent, semi-gloss latex paint

CEILINGS

8' ceilings will be textured or smooth for additional cost

All ceilings will be white

DOORS

Interior: standard will be masonite 4-panel solid Core doors

Exterior: standard will be metal or fiberglass

Insulated and weather stripped doors

Garage: standard doors will be metal insulated

SHELVING

Standard ventilated closet shelving

CLEANING

The home and lot will be professionally cleaned
And ready for occupancy at the time of closing

Note: The Builder reserves the right to substitute any of the above specified materials, at builders discretion when necessary to enhance/expedite the building process, improve quality, or correct any design errors.

Note: House plans are now being drawn by the architect and have not yet passed the energy code requirements of the state. Therefore, there may be changes made that would be required for these houses to comply with the MA energy codes.