

# HOME SPECIFICATIONS



## Patch Development

Custom Builder Since 1979

8 Christian Way  
Andover, MA 01810

(978) 314-9970 patchdev@gmail.com

### **FOUNDATION**

Footings: Poured Concrete  
Walls: 3,000 lb. poured concrete  
Exterior walls damp-proofed to meet local building codes; stone with perimeter drain

### **SUPERIOR 2X6 FRAMING EXTERIOR**

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 6" construction  
Interior Walls: 2" x 4" construction  
Sill: 2' x 6', pressure treated

### **ENERGY EFFICIENT INSULATION**

2" x 6" construction allows Owens Corning or equivalent superior energy efficient insulation throughout;  
Ceiling: R-38  
Perimeter Ceiling at Eave: R-38 unfaced batts  
Vaulted Ceiling: R-38  
Garage Ceiling: R-30 unfaced batts (area under Family Room)  
Basement Ceiling: R-19 unfaced Poly  
Exterior Walls: R-19 unfaced Poly

### **SHEATHING**

Roof: 1/2" Plywood  
Floors: 3/4" Avan-Tech Underlayment  
Exterior Walls: 7/16" O.S.B.

### **ROOFING**

Roofing material will be asphalt/fiberglass shingles, architectural style;  
Manufacturer of shingles will be Builder's choice;  
Shingles used will carry 30 year limited factory warranty;  
Roof will have premium grade roof vents to ensure ultimate ventilation;  
Featuring: 8" drip edge, ice & water shield in critical areas

### **FRONT STEPS**

Front stairs will be pre-cast concrete with brick face, or wood with composite base and vinyl rails.

### **DRIVEWAY & FRONT WALK**

Asphalt driveway & front walkway. Size, shape and location of both driveway & front walkway is at Builder's discretion.

### **SIDING**

Vinyl Exterior with white trim  
Siding applied over Tyvek, Typar, or equal

### **DECK**

Large 12' x 14' deck built of pressure treated wood;  
Hand rail & balustrade to meet local building code;  
One set of pressure treated stairs will lead from the deck to the back yard

### **HOT WATER**

Standard hot water tank- 50 gallon capacity heated by natural gas or electric.

### **PLUMBING**

Washer and Electric dryer hook-up including two exterior water spigots (one at front & one at rear of home)  
Town Water

### **HEATING**

Heat types: (2) zone system forced warm air, high efficiency furnace;  
Flue will be PVC & vented through the house;  
All supply air ducts - insulated with vinyl duct insulation  
Central Air Conditioning

### **PLUMBING FIXTURES**

*Bathroom sinks & toilets:*  
Sinks - Kohler or equivalent  
Toilets - Builder's choice  
Half Bath - Pedestal sink  
Main Bath - Vanity with 2 sinks  
Master Bath - Vanity with 2 sinks  
Fiberglass tubs and showers - White with shower valve  
Main Bath - 5' one piece tub/shower, white  
Master Bath - tiled shower with fiber glass base  
Bathroom Faucets - Delta or equivalent  
Kitchen Sink - Double bowl stainless steel under mount  
Kitchen Faucet (1) - Delta or equivalent  
Tub & shower doors are not included

### **WINDOWS**

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

### **ELECTRICAL**

200 amp service  
Pre-wired cable outlets installed in family room & bedrooms; (\*FIOS may be available. Please Contact Verizon to confirm);  
Telephone jacks 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 overhead fan (*only with vaulted ceilings*);  
Circuit breakers box will be located in the basement;  
Two exterior GFI outlets - one at front and one at rear of home

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### **ELECTRICAL FEATURES**

Light fixture allowance: \$2,000 chosen from Buyer's supplier. All dining room & foyer chandeliers which require assembly are to be assembled prior to delivery (any assembly necessary for installation will be billed to the customer at a rate of \$50 per hour)  
Four 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).

### **LANDSCAPING**

Builder will grade, loam, rake, and seed where disturbed to blend with the natural 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 Builder's discretion;  
Landscape designer will be designated by Builder.

### **FLOORING**

Hardwood Flooring: 2 1/4" x 3/4" finished, premium oak 3/4" with clear urethane finish;  
Rooms: Dining room, kitchen, foyer & stairs;  
Tile: Allowance \$8.50 per sq. ft. (labor and materials) to be chosen from designated supplier;  
Carpeting: Allowance \$20 per sq. yard (labor and materials) and padding to be chosen from Builder's designated supplier;  
Rooms: Family room, Living room/Office, all bedrooms and upstairs hall.

### **KITCHEN**

Kitchen cabinets and hardware will be chosen from Builder's supplier;  
Granite countertop will be constructed from builder's selection at supplier;  
Appliance: \$2,500 Allowance.

### **BATHROOMS**

Bathroom vanities & granite countertops are to be chosen at Builder's supplier;  
Fixtures will be provided by the Builder;  
There will be two full baths and one half bath;  
(1) mirror to be provided in each full bath to compliment the size of the vanity-Buyer will provide the mirror for the 1/2 bath.

### **SHELVING**

Standard ventilated closet shelving.

### **FIREPLACE**

One zero clearance, gas burning fireplace with wood mantle to be installed in the family room;  
Slate hearth and sides to be chosen from Builder's supplier.

### **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, semi-gloss latex paint;  
Handrail on interior stairs will be clear sealed;  
Crown molding; chair rail and wainscoting in dining room will be painted with two coats semi-gloss latex paint.

### **INTERIOR WALLS**

Interior walls will be 1/2" blue board with plaster or drywall; Paint will be two coats of Benjamin Moore, or equivalent, flat linen white 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 core doors;  
Exterior: Standard will be metal or fiberglass - front door entry allowance \$900 - insulated and weather stripped doors;  
Garage: Standard doors will be metal insulated or fiberglass doors.

### **CLEANING**

The house and lot will be professionally cleaned and ready for occupancy at the time of the closing.

**\*NOTE #1:** *The Builder reserves the right to substitute any of the above specified materials, at Builder's discretion when necessary to enhance/expedite building process, improve quality, or correct any design errors.*

**\*NOTE #2:** *Any items shown on plan not included in these specifications will be subject to extra cost as shown on options price list.*