

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.*