



108 Water Street
Plymouth, MA. 02360
781-585-0700

SPECIFICATIONS

DESCRIPTION: Custom Designed Colonial with two car under

LOT NUMBER: Fox Hill Farm Plymouth, MA.

BUYER:

1. OPTIONS, UPGRADES, OR CREDITS POLICY

Any deviation from these specifications or plans involving an extra charge or a credit must be agreed upon in writing between the contracting parties before the change is made. Credit will be given for any part of each allowance not used and an extra charge made for any excess over each allowance. All extras will be paid for upon request and are non-refundable.

2. EXCAVATION

Builder to determine finish grade.

3. FOUNDATION WORK

House foundation walls to be ten (10) inches thick and eight (8) feet high poured concrete.

Cellar to be poured concrete.

4. CARPENTRY WORK

The contractor shall provide all labor and materials in accordance with the Massachusetts Building Code and the construction specifications contained herein. All labor will be performed in a workmanlike manner and in substantial conformity with the applicable plans and specifications.

5. INTERIOR WALLS AND CEILING FINISHES

Skim coat plaster over blueboard walls and ceiling.

6. WATER SUPPLY

Town Water

7. SEWERAGE DISPOSAL

Septic system (to conform to Title 5)

8. PLUMBING & HEATING

Plumbing as per State Code with plastic water pipes, PVC drains and vents, connections for two exterior faucets, dishwasher and laundry connections as per plan.

All tub and fixtures and faucets to be white American Standard or equal installed as per plan.

Heating will be forced hot air by LP gas, 2 zone.

Hot water supplied by 80 gallon electric water tank.

9. KITCHEN & BATHS

Cabinets: Wood kitchen cabinets with granite counter tops (Santa Cecilia) and vanities.

The following appliances will be completely installed and connected:

Stove (LP gas)
Dishwasher \$1,250.00 allowance
Microwave

I0. DOORS & WINDOWS

All windows to be (tilt) windows with insulated glass and full screens.
Kitchen window to be casement.

Exterior doors to be fiberglass insulated and fully weather stripped.

II. PAINTING

INTERIOR PAINTING

All interior trim to have one coat of primer and one coat of finish paint.

All walls will have one coat of primer and one coat of finish paint.

All trim and walls to have same color throughout the house.

EXTERIOR PAINTING

All exterior trim is to be Azek or aluminum wrapped.

Porch decking to remain natural.

I2. FLOORING

All flooring to be installed per plans.

Carpet allowance of \$18.00 per yard installed. (two colors)

Kitchen and bath to be tile with allowance of \$6.00 per sq. ft. Installed. (Complete)

I3. ELECTRICAL

Electrical work consists of a complete wiring system. Includes 100 amp. Service, meter board with main cutout, meter loop, distribution box with circuit breakers, circuit wiring, local switches, plug outlets, fixture outlets, etc., complete. All electrical work shall be executed in strict accordance with the requirements of the National Board of Fire Underwriters and local codes.

BUILDER TO SUPPLY ALL LIGHTING FIXTURES

I4. EXTERIOR SITE WORK

Screened loam - 3 to 4 inches thick spread to rough grade.

\$750.00 MANDATORY LANDSCAPE CREDIT

The following to be done by Buyer

- Final grading of loam.
- Seeding for lawn

I5. DRIVEWAY

“Existing”

I6. CLEAN UP

The Contractor shall remove all debris from the premises when the job is completed. The interior shall be left in broom clean condition.

I7. FRAME

All framing material to be #2 or better, spruce lumber as noted on plans and to meet the Mass. State Building Code. Subflooring to be 3/4” tongue & groove Advantech, glued and ring nailed. All sheathing to be 7/16” windstrom for walls. Roof to be plywood.

I8. EXTERIOR WALL SIDING

Tyvek or equal building wrap installed on exterior shell.

FRONT:	Vinyl Siding
SIDES & REAR:	Vinyl Siding

I9. EXTERIOR ENTRANCES

P.T. front steps.

Builder will determine final grading of yard.

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20. ROOFING, VENTILATION & INSULATION

Asphalt roof shingles with a 25 year limited warranty (which shall be delivered to Buyer). Color to be determined by Buyer.

Vented drip edge and ridge vent are standard.

Gutters are aluminum and are installed on front and rear of house.

All insulation to conform to Mass. State Building Code.

21. INTERIOR FINISH

All interior doors will be 2 panel masonite with 2 1/2" paint grade Colonial casing.

All baseboard to be 5 1/2" Colonial baseboard paint grade.

Balance of trim to be 3 1/2" Colonial casing paint grade.

Any closet shelves will be wire shelving.

The main stairway to the 2nd floor will be set up for hardwood.

Newell posts, railings and balusters to be installed per plan.

22. PERMITS

Builder will provide occupancy permit and all other permits necessary to occupy premises including Conservation Commission, Planning Board and Board of Health approvals, if necessary.

23. WARRANTY

This house is covered under a limited one year warranty. See warranty for details.

24. SELECTION OF COLORS AND STYLES

Buyer reserves the privilege of selecting colors and styles for work from the Builder's standard samples. Buyer must complete Customer Selection Sheets within thirty (30) days from the signing of this construction specification. (Complete)

25. House will be constructed in accordance with specifications and requirements of, and inspected by governmental authorities having jurisdiction and/or with generally accepted local building practices.

26. Seller does not warranty ACTS OF GOD.

27. TOTAL COST OF HOME

See Purchase and Sales Agreement attached hereto and becoming a part of this agreement.

This agreement is effective on the date of closing and extends only to the original buyers and shall terminate if the home is not owned or occupied by the original buyers, or in accordance with the laws of the Commonwealth of Massachusetts.

BUYER:

BUYER:

SELLER/BUILDER: Stephen A. Webby
Jeneve Corp.