

## 9 Lovejoy Road, Andover

### Jeffco, INC: Home Specifications

#### **FOUNDATION**

Footings: poured concrete 1'x2'

Walls: 3000 lb. poured concrete 10" wide

Exterior Walls: damp-proofed to meet local building codes

#### **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: 2x6 construction

Interior Walls: 2x4 construction

Sill: 2x6 pressure treated

#### **ENERGY EFFICIENT INSULATION** **(to meet the new stretch energy code requirements)**

2X6 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: ½ inch Plywood

Floors: ¾ inch Avan-Tech Underlayment

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

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### **ROOFING**

Roofing material will be asphalt/fiberglass shingles

Manufacturer of shingles will be Builder's choice;

Shingles used will carry a limited factory warranty;

Roof will have premium grade roof vents to ensure ultimate ventilation

### **DRIVEWAY / WALKWAY / FRONT STAIRS**

Driveway will be asphalt paved

Front Walkway: Masonry pavers

Front Stairs: Cultured Stone

Size, shape and location of both driveway and front walkway at Builder's discretion

### **SIDING**

Hardiplank Exterior with Azak PVC trim

Siding applied over Tyvek house wrap or Typar or equal

### **DECK/PATIO**

See attached diagram

16'x20' Trex decking

### **HOT WATER**

Standard hot water tank – 50 gallon capacity heated by natural gas

### **PLUMBING**

Washer and Dryer hook-up including two exterior water spigots (one at front and one at rear of home)

Town water/town sewer

### **HEATING**

Heat types: 2 zone system with 2 separate systems, forced warm air by gas, high efficiency furnace;

Flue will be PVC and vented through the house

All supply air ducts – insulated with vinyl duct insulation

Central Air Conditioning

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### **PLUMBING FIXTURES**

Bathroom sinks & toilets;

Sinks – Kohler or equivalent

Toilets – Builder's choice

All fixtures brushed nickel

Half Bath – pedestal sink; Main Bath – Vanity with 2 sinks; 3<sup>rd</sup> floor bath – vanity & one sink; Master Bath – custom vanity with double sink

All baths to be tiled chosen from Builder stock

Main Bath – 5 foot one piece tub/shower, white

Master Bath – tiled shower chosen from Builder stock

Bathroom faucets – Delta or equivalent

3<sup>rd</sup> floor – 5' one piece shower

Kitchen Sink – Double bowl stainless steel under mount

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**

PlyGem, 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 and bedrooms;

(\*FIOS may be available. Please contact Verizon)

Telephone jacks installed in family room, in all bedrooms and in kitchen and lower level

Bedrooms and living room will have one switched outlet;

Family room and master bedroom 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**

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 \$75/hour);

Eight 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 fan/light in master bedroom, plus four recessed lights, walk-in closet is standard;

Three electric garage door openers;

Central vacuum: rough-in (5 heads)

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

### **LANDSCAPING**

Builder will grade, loan, rake and seed around house and any disturbed areas; shrubs at builders discretion

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;

Landscaper will be designated by Builder

In ground irrigation system sufficient to water area lawn

### **FLOORING**

Hardwood flooring: first floor and landing; see builder's samples

Tile: Installation to be chosen from Builder's stock

Carpeting: Allowance \$25 per sq. yard including installation and padding to be chosen from Builder's designated supplier

### **KITCHEN**

Kitchen cabinets and hardware will be chosen from Builder's supplier

Countertop will be chosen from builder's selection at supplier; Capstone, Methuen

Appliance: \$5,000 allowance

### **FIREPLACE**

2 zero clearance, gas burning fireplace with wood mantle to be installed; one in family room and one in Master

Tiled hearth and sides to be chosen from Builder's supplier

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## **BATHROOMS**

Fixtures will be provided by the Builder;

There will be three full baths and one half bath

One (1) mirror to be provided in each full bath to compliment the size of the vanity – Buyer will provide the mirror for the half bath

## **INTERIOR TRIM**

Window and door trim will consist of 3 – ½ inch colonial style molding;

Baseboard will be colonial style baseboard;

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

Handrail on interior stairs will be polyurethane;

Crown molding 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 ½ inch blue board with plaster or drywall;

3 colors allowed; any additional light colors are \$200.00 per, dark colors \$400 per

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

## **CEILINGS**

9 foot ceilings will be slightly textured - all ceilings will be white

## **DOOR**

Interior: Standard will be Masonite 4 panel core doors;

Exterior: Standard will be metal or fiberglass – insulated and weather stripped doors; Similar to 3 Torr St.

Garage: Standard doors will be metal insulated or fiberglass doors – 3 separate doors

## **SHELVING**

Standard ventilated closet shelving

## **CLEANING**

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

**\*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.**

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