

**REEDY MEADOW ESTATES OF GROTON**

**5 OLIVIA WAY, GROTON, MA**

**CONSTRUCTION SPECIFICATIONS**

**FOUNDATION:**

- Poured concrete foundation with footings/Approx. 10" walls
- Approx. 4" thick concrete floor
- Extension, piped for passive radon inside

**FRAMING:**

- Pressure treated lumber on bottom foundation sill
- 2x6 exterior wall framing-Approx. 16" on center with 7/16" OSB
- 2x4 interior walls Approx. 16" on center
- Approx. 8' ceilings on first and second floors
- Sub floor is ¾" OSB—glued and ring-nailed to floor joists-tongue and groove edge/or equivalent
- Roof is 7/16" fir plywood sheathing with 30-year architectural-style asphalt shingles with ridge vent and aluminum drip edge
- Ice and water shield waterproofing barrier on eaves and valleys and first approx. 6' of roof

**EXTERIOR FINISH/FEATURES:**

- Vinyl clapboard-style siding
- Exterior wood trim wrapped in aluminum
- Shutters vinyl louver only on front
- Two exterior frost-resistant spigots
- Deck size approx. 12'x12' pressure treated frame/decking and railings system (railing system if required per building code)

**INSULATION:**

- Exterior walls R21 w/vapor barrier
- Second floor ceiling R38 blown in
- Basement ceiling R30

**DOORS AND WINDOWS:**

- Windows-vinyl insulated-tilt-grills between glass-screens-low E glass. Energy standard rated
- Exterior doors insulated fiberglass
- Interior doors—2 Panel Top Rail Arch-style Masonite, primed and painted with 2 coats paint
- Garage doors—steel insulated. Automatic Garage Door Opener.

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**INTERIOR FINISH/FEATURES:**

- Door and window trim—3 ½ Regency casing
- 5 ¼ colonial baseboard
- Walls painted—2 coats flat finish paint. Color: Benjamin Moore Grey Owl
- Trim primed and painted 2 coats semi-gloss. Color: White
- Wainscoting in Dining room
- Ceilings light textured finish
- ½” Drywall walls, ceilings
- Basement stairs-OSB or Plywood (Builder’s Choice) risers and treads
- Fireplace-location per plans-propane gas with wood mantel
- Shelving is white plastic-coated wire in all closets (4 shelves in linen closets)

**FLOORING:**

- Laundry Area, Full Bathroom & Master Bathroom—12”x12” ceramic tile (Builder’s Choice)
- Pre-finished oak hardwood flooring in living room and kitchen. (Builder’s Choice)
- Carpet in all other areas. (Buyers’ Choice of Color from Builder’s Selection if not already chosen by Builder)
- Stairs to 2<sup>nd</sup> floor are oak treads with white painted risers, stained beech hand rail

**BATHROOMS:**

- Vanities—white cabinets (Builder’s Choice)
- Main full bathroom: One piece white Symonds fiberglass 5’ tub/shower unit with Chrome Fixtures. White Elongated Toilet.
  - Vanity—white cabinets (Builder’s Choice)
  - Vanity countertop-granite counter top with sink and chrome faucet (Builder’s Choice). 48” single vanity .
- Master bathroom: One piece white Symonds fiberglass 4’ shower unit and separate jetted tub with Chrome Fixtures. White Elongated Toilet.
  - Double Vanity—white cabinets (Builder’s Choice)
  - Double Vanity countertop-granite with two sinks and chrome faucet (Builder’s Choice). 60” double vanity”).
- Half bathroom: white with chrome faucet-pedestal sink. White Elongated Toilet.
- Builder reserves the right to substitute an equivalent fixture if necessary or appropriate

**KITCHEN:**

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- Single bowl stainless sink with chrome fixtures
- Kohler Chrome faucet with spray and undermount nap-in strainer
- Cabinets- Maple Wood Front Doors with Plywood construction box cabinets. Solid wood dovetail drawer boxes with self closing under mount drawer glides. (Buyers' Choice of Color from Builder's Selection if not already chosen by Builder)
- Stainless Steel Appliances-
  - Amana Gas Range (Builder's Choice)
  - Amana Over the Range Microwave (Builder's Choice)
  - Amana Dishwasher (Builder's Choice)
- Countertops- Granite in Kitchen (Buyers' Choice of Color from Builder's Selection if not already chosen by Builder)
- Water Line provided for ice maker

**HEATING & COOLING:**

- Forced warm air/gas/high efficiency 40-gallon propane gas hot water heater. Direct Vent (Propane Gas). Central air conditioning.

**ELECTRICAL TO INCLUDE:**

- 200amp underground service
- Outlets per building code with 2 outside
- 4 pre-wired cable TV outlets
- 4 cat
- 4, 6" recessed cans-provided by Builder in the Kitchen
- 2, 4" recessed cans-provided by Builder in the Livingroom above fireplace
- 1 set of flood lights above garage door
- Standard light fixtures: Brushed Nickel Flush Mount Lights at locations per code and as determined by Builder.
- Hard-wired smoke/co detectors per code

**LANDSCAPING/LOT:**

- From edge of road to the front of the house, up to 25' on sides of house and up to 30' in back yard will be loamed, fertilized, seeded.
- Plant location determined by landscaper/builder discretion 6 shrubs
- Driveway paved from road to garage -base and finish coat.
- Front walk paved, Approx 4' wide.
- Front steps-composite wood decking with composite wood decking farmer's porch.

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**MISCELLANEOUS**

- Town water and Town sewer.
- Each home will have an Environmental One Sewer Ejector Pump servicing each unit (location in the basement).
- 500 Gallon Leased Propane Tank
- Washer/Dryer hookup (for propane gas dryer) provided in laundry area

**All specifications are BUILDER'S CHOICE unless expressly stated otherwise. All Measurements are Approximate**

**Buyer Acknowledges and will Comply with the Following:**

- 1. Due to Insurance purposes, Buyers will only be allowed a maximum of three (3) site visits if home is not completed at the time of the signing of the P&S and a maximum of two (2) if the home is completed at the time of the signing of the P&S:**
  - a. the first visit may occur AFTER drywall has been completed and at the discretion of the Builder**
  - b. the second visit may occur AFTER completion of the entire home and at the Builder's discretion. If Buyer has elected to have a home inspection, it must be done at this time. Buyer and Builder shall agree to punch list items in writing that Builder will address or fix prior to closing. For any reason if said items can not be fixed or addressed prior to closing there will be NO HOLDBACKS by Buyer or Buyer's Bank and Builder will have up to sixty days after closing to address or fix said items in accordance with the Builder's Limited Warranty**
  - c. The third and final visit will be considered the final walk through just prior to closing;**
- 2. At no time may Buyer enter property without an appointment and at no time may Buyer enter the property unaccompanied by their Real Estate agent and/or Builder's Agent. Any violation of this Paragraph will result in a \$150.00 fine per violation and MUST be paid to the Builder at the time of the violation or within 24 hours of the violation.(Paragraphs 1 and 2 do not apply to Bank Appraiser visits);**
- 3. Builder reserves the right to substitute any of the above materials, appliances, fixtures, etc. (with equal or better) at Builders SOLE Discretion;**
- 4. All plan measurements are approximate; Builder reserves the right to make changes necessary including dimensions, window placement, utility locations, room sizes, etc.**
- 5. Once the Purchase and Sale Agreement is signed, any deviation from these Specifications must be requested and agreed upon in writing. A change order must be signed by both parties before the change will be allowed by Builder. If allowed, additional costs will be paid at the time the change order is made and must be paid in full in cash and is NONREFUNDABLE under any circumstances. Builder has the sole discretion as to whether such change can be made. NO EXCEPTIONS.**

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6. Any changes to colors or specifications requested by the Buyer after the Purchase and Sales agreement has been signed by both parties is solely at the discretion of the Builder;

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Buyer

\_\_\_\_\_

Seller

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_