

**LEDGEWOOD ESTATES, J.A. MCDERMOTT CIRCLE, RANDOLPH, MA**

**HOUSE SPECIFICATIONS**

NOTE: THESE SPECIFICATIONS ARE SUPPLEMENTED AND SUPERCEDED WHERE APPLICABLE BY THE ACCESS MODIFICATIONS ATTACHED

All materials to be supplied as specified or in the event the specified materials are unavailable, then the equivalent materials shall be supplied per Building Code.

**DESCRIPTION OF DWELLING :**

- 1. CLEARING:** The contractor shall do all clearing necessary for construction of the dwelling, driveway, water supply system and sewage disposal system.
- 2. GRADING AND APPROACH:**
  - a. The grade level shall be established by the contractor who will also determine location of the building on the lot in conformity with surrounding properties and suitability of the grade.
  - b. Ground immediately surrounding the dwelling shall be graded to pitch away from the house.
  - c. Finish grading, loam and hydro-seeding in all disturbed areas.
  - d. Contractor shall supply loam, seed and plant ten hardy shrubs.
  - e. Asphalt driveway from street to garage.
  - f. Brick walkway from driveway to front steps.
- 3. SEWAGE DISPOSAL SYSTEM:** Municipal sewer hookup in accordance with Town of Randolph Department of Public Works regulations.
- 4. WATER SUPPLY:** Municipal water hookup.
- 5. FOUNDATION:**
  - a. Foundation walls to be 10" thick poured concrete, with 10"x20" concrete footings.
  - b. Cellar floor, 4" thick concrete slab over crushed stone.
  - c. Foundation exterior to be coated with waterproofing below grade as required by Town Building Code.
  - d. Steel main beam in cellar.
- 6. FRAME:** Wood frame construction, per State Building Code
  - a. Floor joists per code, crown side up, to be fire stopped where required by code.
  - b. Sills 2" x 6" pressure treated.
  - c. All studding 2" x 4" 16" on center.
  - d. Subfloors 3/4" CD, tongue & groove OSB, nailed & glued.
  - e. Roof, plywood, sidewalls, OSB

**7. EXTERIOR:**

- a. Sidewall coverage to be vinyl (buyer's choice from seller's standard samples). TYVEK house wrap included.
- b. Roof shingles, Architect style (25 year).
- c. Front shutters on house, vinyl (Buyer's choice from seller's samples)
- d. Brick front stairs and rails (if required by grade)
- e. Gutters and down spouts, aluminum.
- f. 10' x 12' pressure treated deck.
- g. Bulkhead with steel insulated door in cellar.

**8. EXTERIOR DOORS & WINDOWS:**

- a. Steel insulated front door, weatherized, color of buyer's choice.
- b. Transom windows over weatherized, insulated garage doors.
- c. Windows: MW or equal insulated thermopane Low-E windows, with grill-between-the-glass. Energy star rated, with screens.

**9. PLUMBING & HEATING:**

- a. 35 gallon water heater fueled by gas
- b. Heating, forced hot air by gas, 2 zones
- c. Central Air-Conditioning, 2 zones
- d. Kitchen sink, stainless steel, with spray & mixing valve; & disposal
- e. Fixtures American Standard or equal, white.
- f. Anti-Scald valve in tub and shower.
- g. 1 Uni-body fiberglass tub unit, 1 whirlpool tub, 1 shower stall per plan
- h. Hot and cold water supply for washer and gas available for dryer (gas connection directly to dryer additional.
- i. Two exterior sill cocks; 1 front, 1 rear.

**10. ELECTRICAL:**

- a. 200 amp service, circuit breaker panel box.
- b. Electrical outlets as per code.
- c. Smoke & CO detectors placed per code, electrically wired.
- d. Front and rear door bells.
- e. Light fixtures, apprx. 12, for interior & exterior. Buyer will supply lighting fixtures & receive a \$1,000.00 credit toward the purchase. Seller to install. Additional charge for foyer chandelier.
- f. Four (4) recessed lights in kitchen.
- g. Telephone jacks (3), and cable jacks (2), buyer to determine location.

**11. INSULATION:**

- a. Sidewalls: Fiberglass insulation on all outside 3 1/2" (R13 Rated), per code.

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- b. Ceilings, 9" blanket type (R30 Rated), per code.
- c. Basement ceilings 6" blanket type (R19 Rated), per code.

**12. PAINTING EXTERIOR:**

Pine trim primed & painted, color white or to match siding.

**13. PAINTING INTERIOR:**

- a. Walls, primed and one coat interior latex, antique white only. Color changes, extra charge of \$150.00 per color change per room.
- b. Interior trim & doors; semi gloss finish, painted white.

**14. WALLS & CEILING MATERIAL:**

Half inch drywall with skim coat.

**15. INTERIOR FINISH:**

- a. 2 ½" colonial casing trim applied to doors and windows. 3 ½" colonial style baseboard.
- b. Linen closet; four shelves (wire shelving).
- c. Closets; one shelf, (wire shelving).
- d. Interior doors; six panel masonite, painted white.
- e. Interior rails wood.
- f. Pull down attic stairs.

**16. FLOORING:**

- a. Carpet and padding; supplied & installed, buyer's choice from builder's selection, with an allowance of \$18.00 per yard.
- b. Laundry, all baths, ceramic tile, buyer's choice from builder's selection, with an allowance of \$2.00 per sq/ft.
- c. Prefinished wood flooring included in on first floor or tile in kitchen.

**17. KITCHEN CABINETS, COUNTERTOPS & VANITIES:**

- a. Kitchen cabinets buyer's choice from Kitchen Sales in West Bridgewater.
- b. One vanity in each bath.
- c. Kitchen & bath countertops.

\$7,500.00 allowance for purchase and installation for items A thru C.

**18. APPLIANCES:** If buyer supplies appliances, \$1,500.00 credit.

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- a. Range 30" MAGIC CHEF OR equal, gas oven/range.
- b. 30" ducted range hood.
- c. Dishwasher, MAGIC CHEF, 2 cycle, or equal.

**19. CLEANING:**

Premises shall be delivered with windows cleaned, floors swept and vacuumed and all in broom clean condition.