

**SPECIFICATION SHEET FOR 106 SPOFFORD ROAD, BOXFORD, MA
ADDENDUM A**

UTILITIES	- WATER SUPPLY – WELL - WASTE DISPOSAL – PRIVATE SEPTIC - FUEL SOURCE: PROPANE
FOUNDATION	- WALLS AND FOOTINGS – 3000 PSI, 10” THICK POURED CONCRETE - PLUGGED AND DAMP PROOFED WALLS - FLOORS – +/- 4” THICK POURED CONCRETE - EXTERIOR FOUNDATION/PERIMETER DRAIN
FRAME	- SILL – 2X6, 1 PT, 1+ KD - EXTERIOR WALLS AND PLATES – 2X6 - INTERIOR WALLS AND PLATES – 2X4 - FLOOR JOISTS –2X10 - CEILING JOISTS – 2X10 - ROOF RAFTERS – 2X10, 2X12 - SUB FLOORS – ¾” TONGUE AND GROOVE ADVANTECH - ROOF SHEATHING – ½“ PLYWOOD - WALL SHEATHING - ½” ZIP PLY
ROOF	- ARCHITECTURAL STYLE SHINGLES - METAL ROOF OVER FARMERS PORCH - WHITE ALUMINUM DRIP EDGE - ICE & WATER SHIELD - SHINGLE COLOR – DUAL BLACK
GUTTERS	- MAIN HOUSE AND PORCH ROOF GUTTERS DRAIN TO SUBSURFACE RECHARGE CHAMBERS
SIDING	- HARDIE® PLANK, FIBER CEMENT SIDING (COLOR = ARCTIC WHITE) - PVC TRIM BOARDS, PVC WINDOW CASING AND SILLS, PVC SOFFITS
WINDOWS-	-MARVIN ESSENTIAL SERIES, GRILLES, LOW-E GLASS, TILT-WASH DOUBLE HUNG WITH FULL SCREENS -SLIDING DOOR – MARVIN ESSENTIAL SERIES PATIO DOOR WITH LOW-E GLASS
EXTERIOR DOORS	- FRONT DOOR AND GARAGE PEDISTRIAN DOOR – CUSTOM FIBERGLASS, WITH COMPOSITE JAMBS AND PVC CASING - GARAGE OVERHEAD DOORS – 9X7 INSULATED STEEL, FACTORY-APPLIED COLOR: “BLACK”, WITH BELT-DRIVE OPENERS AND LED LIGHTS
DECK / PORCH	- PRESSURE TREATED FRAMED DECKS AND STAIRS - COMPOSITE DECKING WITH HIDDEN FASTENERS - COMPOSITE RAILING SYSTEMS WITH BLACK BALUSTERS - PVC TRIM AND STAIR RISERS - REAR DECK APPROXIMATELY 12’X23’
INSULATION	- EXTERIOR WALLS - OPEN CELL SPRAY FOAM - ROOF DECK / RAFTERS – FIRST LAYER - 2” CLOSED CELL SPRAY FOAM SECOND LAYER - 8” OPEN CELL SPRAY FOAM - EXPOSED SPRAY FOAM IN ATTIC COATED WITH FIRE-RATED, INTUMESCENT PAINT - GARAGE CEILING - OPEN CELL SPRAY FOAM - FINISHED BASEMENT CONCRETE WALLS – WITH CLOSED CELL SPRAY FOAM WITH INTUMESCENT PAINT

INTERIOR WALLS AND CEILINGS	- ½" DRYWALL WITH PLASTER - PLASTER ON CEILINGS - BENJAMIN MOORE ULTRA SPEC OR EQUIVALENT, LOW SHEEN WALL PAINT THROUGHOUT
INTERIOR TRIM	- 3 1/2" FLAT, CRAFTSMAN-STYLE, FINGER-JOINTED PINE WINDOW AND DOOR CASING - 5-1/2" FLAT, CRAFTSMAN-STYLE, FINGER-JOINTED PINE BASEBOARD TRIM - CUSTOM CRAFTSMAN-STYLE SHADOW-BOXES AND CHAIR-RAIL IN THE - - DINING ROOM. CUSTOM SHIPLAP ON THE WALL IN THE FAMILY ROOM. - CUSTOM COFFERED CEILINGS IN THE DINING ROOM - CUSTOM FIREPLACE MANTLE WITH SOLID OAK FLOATING SHELF - RED OAK HARDWOOD STAIR TREADS WITH WHITE PAINTED PINE RISERS, - BLACK BALUSTERS, AND PAINTED WHITE NEWEL POSTS – THROUGHOUT AS WELL AS IN THE GARAGE. - DOORS – CRAFTSMAN-STYLE, 3-PANEL, WITH BLACK HARDWARE, MOLDED MASONITE SOLID CORE DOORS - WOODWORK AND DOORS FINISHED WITH UPGRADED BENJAMIN MOORE "REGAL" SEMI-GLOSS WHITE TRIM PAINT
CLOSETS	- CUSTOM WHITE PAINTED BIRCH PLYWOOD CONSTRUCTED CLOSET
ELECTRICAL	- 200 AMP UNDERGROUND SERVICE - RECESSED LIGHTS WITH CUSTOM LIGHT FIXTURES THROUGHOUT - LED UNDER-CABINET LIGHTING - DECORA-STYLE SWITCHES AND OUTLETS WITH DIMMERS - GARAGE-MOUNTED ELECTRIC VEHICLE CHARGER - RECESSED LIGHTS ON FARMERS PORCH AND OVERHEAD FIXTURES ABOVE THE GARAGE DOOR.
PLUMBING	- PECS OR PVC WATER LINES / PVC DRAIN LINES - HALF BATHROOM ON THE FIRST FLOOR - LAUNDRY CONNECTIONS IN THE MUDROOM. - POT-FILLER SPOUT ABOVE GAS RANGE - MASTER BATHROOM – FULL CUSTOM TILE SHOWER WITH HAND HELD SPRAYERS, RAIN SHOWER, BUILT-IN NICHE, AND GLASS DOOR. DOUBLE-BOWL VANITY. FULL SOAKING TUB. - GUEST BATHROOM – FULL CUSTOM TILE SHOWER WITH GLASS DOORS. - DOUBLE-BOWL VANITY - PORCELAIN COMFORT HEIGHT TOILETS AND WHITE BATHROOM SINKS - GAS FIRED ON-DEMAND, TANKLESS WATER HEATER
HEAT, A/C & VENTILATION	- FORCED HOT AIR BY PROPANE. (2) BOSCH FURNACES (BASEMENT AND ATTIC) WITH THREE ZONES - CENTRAL AIR CONDITIONING IN ALL ZONES - ERV UNIT (LOCATED IN BASEMENT) - KITCHEN CUSTOM RANGE HOOD DUCTED TO EXTERIOR OF BUILDING - ALL BATHROOM FANS VENTED TO EXTERIOR OF BUILDING

CABINETS	- LARGE CUSTOM JACKSON KITCHEN DESIGN CABINETS WITH 10 FOOT ISLAND WITH QUARTZ WATERFALL. CUSTOM TILE. - HALF BATHROOM – 36” SINGLE-BOWL VANITY WITH QUARTZ COUNTERTOP - CUSTOM TILE BACKSPLASH IN THE KITCHEN - LARGE PANTRY WITH CUSTOM JACKSON DESIGN CABINETS AND OAK SHELVING. - MASTER AND GUEST BATHROOMS – 70” DOUBLE-BOWL VANITIES WITH QUARTZ COUNTERTOPS - SOFT-CLOSE DRAWERS AND DOORS - CUSTOM DESIGNED RECESSED PANEL CABINETS IN THE MUDROOM WITH OAK BENCH
MIRRORS	- MIRRORS INSTALLED ABOVE ALL BATHROOM SINKS
APPLIANCES	- THERMADORE 48” SLIDE-IN GAS RANGE - 48” CUSTOM RANGE HOOD - THERMADORE MICROWAVE DRAWER - (2) THERMADORE 24” STAINLESS STEEL DISHWASHER (KITCHEN AND PANTRY) - THERMADORE COUNTER-DEPTH REFRIGERATOR - UNDERCOUNTER BEVERAGE CENTER IN THE PANTRY
FLOORING	- 4” WIDE SOLID WHITE OAK HARDWOOD FLOORING, SANDED WITH 3-COATS OF WATER-BASED FINISH: FIRST FLOOR HALLWAYS, DINING ROOM, FAMILY ROOM, KITCHEN, PANTRY, SECOND FLOOR HALLWAYS, ALL BEDROOMS AND THIRD FLOOR - MASTER BATHROOM, GUEST BATHROOM AND PANTRY
FIREPLACE	- 45” ASTRIA GAS FIREPLACE WITH QUARTZ SURROUND IN THE FAMILY ROOM - 36” NAPOLEON GAS FIREPLACE IN THE MASTER BEDROOM
LANDSCAPE	- PAVER BLOCK WALKWAY - SPRUCE TREES PLANTED ON THE SIDE YARD - NATURAL STONE WALLS IN FRONT AND SIDE YARD - FRONT, SIDES, AND BACK YARD LOAMED, RAKED AND HYDROSEEDED - VARIOUS SHRUBS AND PLANTS WITH BARK MULCH IN FRONT. WATERING, MAINTENANCE AND FERTILIZING IS THE RESPONSIBILITY OF THE OWNER
DRIVEWAY	- CRUSHED GRAVEL PRODUCT, 1 COAT – 3” THICK ASPHALT PAVEMENT
RADON PIPING	- PASSIVE RADON MITIGATION PIPING INSTALLED UNDER BASEMENT FLOOR AND VENTED THROUGH ROOF - FOR FUTURE RADON AIR MITIGATION SYSTEM. ANY ADDITIONAL RADON MITIGATION SHALL BE THE RESPONSIBILITY OF THE OWNER.
STANDARD EXCLUSIONS	- TOWEL/PAPER RACKS, SHOWER RODS

*****ALTERATION OF THIS SPECIFICATION SHEET, WITHOUT WRITTEN CONSENT OF THE SELLER, WILL NOT BE HONORED AS PART OF ANY SALES AGREEMENT

*****ANY AND ALL CHANGE ORDERS MUST BE SUBMITTED IN FULL PRIOR TO INSTALLATION AND/OR CONSTRUCTION. ANY DELAY INCURRED BY CHANGE ORDERS OR INSUFFICIENT PAYMENT MAY EFFECT THE DELIVERY DATE OF THE FINISHED PRODUCT

BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE. BUILDER RESERVES THE RIGHT TO SUBSTITUTE ANY OF THE ABOVE SPECS WITH MATERIALS OF SIMILAR OR GREATER QUALITY.