

**STANDARD CONSTRUCTION SPECIFICATIONS**

**FOR**

**LYONS DEVELOPMENT, INC.**

**“Lot #30 Lyons Farm”  
Bradford, MA**

In the construction and erection of the said dwelling, the specifications thereto pertaining, and as hereinafter set forth, shall be performed and rendered by SELLER, subject to the following conditions:

- 1) The SELLER reserves the right to the following:
  - a. To determine the grading, elevation and final topographic conditions of the lot.
  - b. To reserve the layout and the type of dwelling and/or location of the dwelling on the lot to fit into the general pattern of the development.
  - c. To determine the elevation of the foundation to confirm to topographic conditions.
- 2) Where any items are specified by trade name, the SELLER reserves the right to substitute any items with like quality.
- 3) In order to avoid costly delays, errors and changes, ALL “EXTRAS” and changes in the plans and layout of the dwelling should be specified therein. If after the Purchase & Sale Agreement is signed, the BUYER decides to request changes through their sales Agent in writing, all requests MUST be paid for at the time of the request, plus a \$250.00 fee for processing. The SELLER reserves the right to refuse to install any such “changes” which would adversely affect construction.
- 4) SELLER reserves the right to reject any exterior color scheme chosen by BUYER, if SELLER determines the exterior scheme may be objectionable or may not blend in with the general color pattern of the development.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

## **FOUNDATION**

10" poured concrete wall with footing. Exterior walls damp-proofed to meet local building codes. Foundation drain will be installed; location and direction will be at the discretion of the Builder.

## **FRAME**

2" x 4" exterior wall construction for main house. All framing members are designed to meet or exceed local building code requirements.

## **SHEATHING**

Floor decking will be 3/4" tongue and groove plywood or other structural sheathing, glued and nailed. Exterior wall will be 1/2" plywood or other structural sheathing. Roof will be 1/2" plywood.

## **INSULATION**

The type will be fiberglass. Exterior walls – R13; Attic – R30; Cellar ceiling under main house – R19; Ceiling in garage under living area – R19.

## **ROOFING**

Roofing material will be asphalt shingles, Architectural style. Manufacturer of shingles will be Builder's choice. Shingles will carry a thirty (30)-year manufacturer's warranty. Selection of color of roof shingles by BUYER from Builder's standard samples. Roof will have a ridge vent for attic ventilation.

## **SIDING**

Siding will be a vinyl siding. Shutters will be standard on front of house only. Vinyl siding and vinyl shutter colors may be selected from Builder's samples.

## **FRONT STEPS**

Wood frame with mahogany decking.

## **DECK**

(If shown on plan), deck will be pressure treated wood, 10' x 16', or 160 SF. Deck will have a handrail and balustrade to meet local building code. Deck will have concrete bases for support columns.

## **WINDOWS AND EXTERIOR DOORS**

The standard will be a double hung window with permanently attached grids between glass, and screens, white vinyl exterior. Decorative exterior window panels are optional. Front entry door will be steel, insulated with single lockset and sidelights (if applicable). Rear or side entry doors will be steel, insulated with single lockset and 9-light glass top panel. Glass transoms and decorative locksets shown on some plans or brochures are for illustrative purposes and optional.

## **CEILINGS**

Standard ceiling height will be eight foot (8'). Cathedral / vaulted / tray ceiling will be standard in some models as house plans specify. Ceiling texture will be a ship trowel or other similar texture.

## **DOORS**

Interior doors standard will be masonite six (6) panel Jelco casing

## **INTERIOR TRIM**

Window and door trim will be colonial style. Baseboard will be approximately five inches (5") in height, colonial style. Interior trim is painted with Benjamin Moore semi-gloss latex.

## **INTERIOR WALLS**

Interior walls will be plaster and painted. Color walls may be selected from Builder's samples. All ceilings will be white, texture finish. Buyer may specify one color for walls and one color for trim.

## **FIREPLACE**

Fireplaces will be Zero clearance. Fireplace will have Black Granite hearth, wall only, with mantle. If not illustrated on plans, fireplaces are optional.

## **KITCHEN**

Cabinets and countertops in Kitchen and Baths will be Builder's allowance of \$10,000. Standard counter top and backsplash will be Formica or equivalent material. Buyers have choice from styles at Builder's vendor.

## **APPLIANCES**

Standard Kitchen gas appliances may be viewed, selected and / or upgraded at Builder's designated showroom. Builder's appliance allowance is \$1,550.00.

## **CABLE AND TELEPHONE**

One cable outlet in each Bedroom and in Family Room. One telephone outlet in each Bedroom, Family Room and in Kitchen.

## **LIGHTING**

Builder provides lighting allowance of \$1,500.00 to cover any ceiling, bathroom or exterior light fixtures. Allowance to be used by BUYER at Builder's electrical supply house. Standard fixtures include one (1) spotlight for the exterior rear of the house and garage, fourteen (14) recessed cans, and inside walk-in closet. Builder will install a cable hoist for Foyer chandelier.

## **BATHROOMS**

Standard will be two and one half (2 ½) baths in each home. Standard bathroom floor covering will be tile, to be selected by BUYER from the designated samples of flooring allowance of \$6.50 / SF. Fixtures and bathroom layout will be as show on individual house plans. Standard fixtures in all bathrooms will be one-piece fiberglass tub / shower unit, porcelain sink and water closet. Vanities and tops may be selected from Builder's samples. Exhaust fan / light to be provided in both upstairs and downstairs bathrooms. Mirrors, paper holders, soap dishes, etc., not included or installed.

## **FLOORING**

Hardwood floors will be standard in Foyer, Dining Room, Living Room, Kitchen, and stairs to second floor. Hardwood floors will be ¾" x 2.25" red oak, pre-finished. . Remaining floors will be carpeted as \$15.00 / square yard, installed. Selections will be chosen by the BUYER at the Builder's designated floor covering showroom.

## **INTERIOR STAIRS**

Stairs will be oak with pine riser, handrail and newels clear polyurethane. Balusters to be painted white.

## **ELECTRIC**

Standard is 200 AMP service. Electric service to house is underground. GFI outlets will be provided on exterior front and rear, and in garage.

## **HEATING AND COOLING**

Standard will be forced hot air by natural gas (2 zone) with Central Air, except on Cape models.

## **PLUMBING**

Washer and dryer hook-ups installed. Dryer connection included for gas. Dryer vents included. Extra cost for electric dryer hook-up. Plumbing fixtures and faucets may be viewed and upgraded at Builder's designated supplier showroom. Plumbing allowance is \$4,000.000. (Fixtures from Builder's selections).

## **DOMESTIC WATER**

One inch (1") water supply sufficient to service the house. One (1) exterior faucet installed in the rear of the house and one (1) exterior faucet installed in the front of the house.

## **GARAGE**

Standard will be a two (2)-stall garage. Doors will be insulated steel, no windows. Standard will be individual electric garage door openers, including remote controls.

## **LANDSCAPING**

Builder will grade, loam, rake and seed where disturbed to blend with the natural contour of the land. Backfilling, final shaping of the lot, and trees to be cut or let standing, shall be left at the discretion of the Builder. Area around the house will be cleared as determined by Builder. Builder is not responsible for the health or removal of the existing trees. Approximately 12 shrubs / decorative plantings included in front of house and / or garage. (Location and design of landscaping is at Builder's discretion.) Landscaper will be designated by Builder.

## **DRIVEWAY AND FRONT WALK**

Driveway will consist of bituminous hot top with gravel base. Builder will provide a minimum of two (2)-car width in front of the garage with the driveway size, shape and location to be at Builder's discretion. Front walk will consist of brick or pavers; size, shape and direction to be at Builder's discretion.

**ALLOWANCES**

<b>VENDORS</b>	<b>ALLOWANCES</b>	<b>CONTACTS</b>
Flooring	CARPET: \$15.00/sq yd, installed	Hastings Floor Covering 919 Salem Street (Route 97) Groveland, MA (978)521-8848 (see Keith)
Lighting Fixtures	\$1,500.00	Harbor Lights Route 1 Hampton Falls, NH (603)926-8500
Plumbing Fixtures	\$4,000.00 Tubs, Showers, Toilets, Faucets	Peabody Supply Route 125 North Andover, MA (978)682-5634
Cabinets	\$10,000 All cabinets, vanities & countertops	Moynihan Lumber 12 Oil Road (Off Route 125) Plaistow, NH (603)382-1535 (see Kelly)
Appliances	\$1,550.00	Baron's Route 125 Plaistow, NH (603)382-4224