

# SPECIFICATION SHEET

## EXHIBIT B

**CUSTOMER:**

**PROPERTY LOCATION:** 76 Cedar Street (Lot 1A), Amesbury, MA

**STYLE:** Colonial

---

**EXCAVATION:** THE CONTRACTOR SHALL EXCAVATE ALL AREAS AS NEEDED TO COMPLETE THE INSTALLATION OF THE FOUNDATION AND FOOTINGS FOR THE HOUSE AND GARAGE. THE CONTRACTOR SHALL BACKFILL USING MATERIAL ON SITE AND ROUGH GRADE ALL DISTURBED AREAS. IN THE EVENT THAT ADDITIONAL FILL IS NEEDED TO ATTAIN THE PROPER GRADE FOR DRAINAGE AND ARCHITECTURAL PURPOSES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADDITIONAL COST AND SPREADING OF SAID FILL. THE CONTRACTOR RESERVES THE RIGHT TO DETERMINE THE FINAL GRADE, ELEVATION, AND THE FINAL TOPOGRAPHICAL CONDITION OF THE LOT.

**FOUNDATION:** MATERIAL - POURED CONCRETE 3,000 PSI

**EXTERIOR WALLS:** WOOD FRAMED - 2 X 4 CONSTRUCTION

**EXTERIOR SHEATING:** ½" ZIP BOARD - ADVANTECH

**SIDING:** CEDAR CLAP BOARD SIDING WITH 4" EXPOSURE

**PAINTING:** PAINT OR STAIN SHALL BE APPLIED TO THE EXTERIOR BODY AND TRIM. THE INTERIOR WALLS SHALL HAVE TWO COATS OF PAINT. THERE SHALL BE AN EXTRA COST TO THE BUYER IF HE/SHE CHOOSES TO HAVE WOODWORK OR WALLS MORE THAN ONE COLOR OF PAINT. ALL COLORS ARE TO BE CHOSEN FROM CONTRACTORS PAINT CHARTS - COMPLETED

**ROOF:** ROOFING MATERIAL - 30 YR HEAVYWEIGHT ARCHITECTURAL SHINGLES

**WINDOWS:** DOUBLE INSULATED GLASS (TILT OUT SASHES)  
WINDOW TYPE – ANDERSON WINDOWS  
SCREENS AND GRILLS FOR ALL WINDOWS. (INFINITY GRILL SYSTEM)

**EXTERIOR DOORS:** FIBERGLASS INSULATED (FRONT / KITCHEN) WOOD 5/4 CASING DOOR.  
DOOR TYPE - JACKSON DOOR, FRONT DOOR WITH TRIM PACKAGE AND SIDE LITES  
ANDERSON SLIDING DOOR IN REAR OF HOUSE WITH SCREEN & GRILLS

**INTERIOR DOORS:** SIX PANEL MASONITE

**INTERIOR WALLS:** 1/2 SHEETROCK & TAPE

**INTERIOR FINISH:** BASEBOARD – 5 ¼ TWO PIECE BASE BOARD,  
CASING – 3 ½" REGENCY CASING

**CABINETS:** KRAFT MADE BEAD BOARD INSET.

**FLOORING:** CARPET ALLOWANCE - \$17/ SQ YD  
TILE – BATHROOMS – COMPLETED  
HARDWOOD THROUGH OUT FIRST FLOOR & STAIRS TO 2<sup>ND</sup> FLOOR

**INSULATION:** HIGH DENSITY INSULATION THROUGH OUT SEE INSULATION BREAK OUT ON NEXT PAGE

**APPLIANCES:** MAYTAG STAINLESS APPLIANCES; STOVE, DISHWASHER, & MICROWAVE - INSTALLED

**PLUMBING:** WATERHEATER - 40 GALLON HOT WATER HEATER  
FURNANCE – AMERICAN STANDARD OR EQUIVILLENT  
HEAT - FORCED AIR BY NATURAL GAS  
CENTRAL A/C AMERICAN STANDARD OR EQUIVILLENT  
SEWAGE - TOWN  
WATER - TOWN  
MATERIAL – COPPER/PEX TO PVC TO CODE  
KITCHEN - SINGLE BOWL STAINLESS STEEL SINK  
BATH - AMERICAN STANDARD OR EQUIVALENT  
NUMBER OF BATHS: 2 1/2  
1/3 HORSE GARBAGE DISPOSAL (INCINERATOR BADGER 5) OR EQUIVILLENT

**ELECTRICAL:** SERVICE - 100 AMP SERVICE, TWO EXTERIOR GFI OUTLETS  
LIGHT FIXTURES - INSTALLED  
WE SUPPLY FRONT DOOR EXT. LIGHT FIXTURES & LAMP POST & FIXTURE - INSTALLED

**CENTRAL VACUUM SYSTEM** - CENTRAL VACUUM IS INCLUDED

**FRONT STEPS:** GRANITE STEPS WITH COMPOSITE DECKING

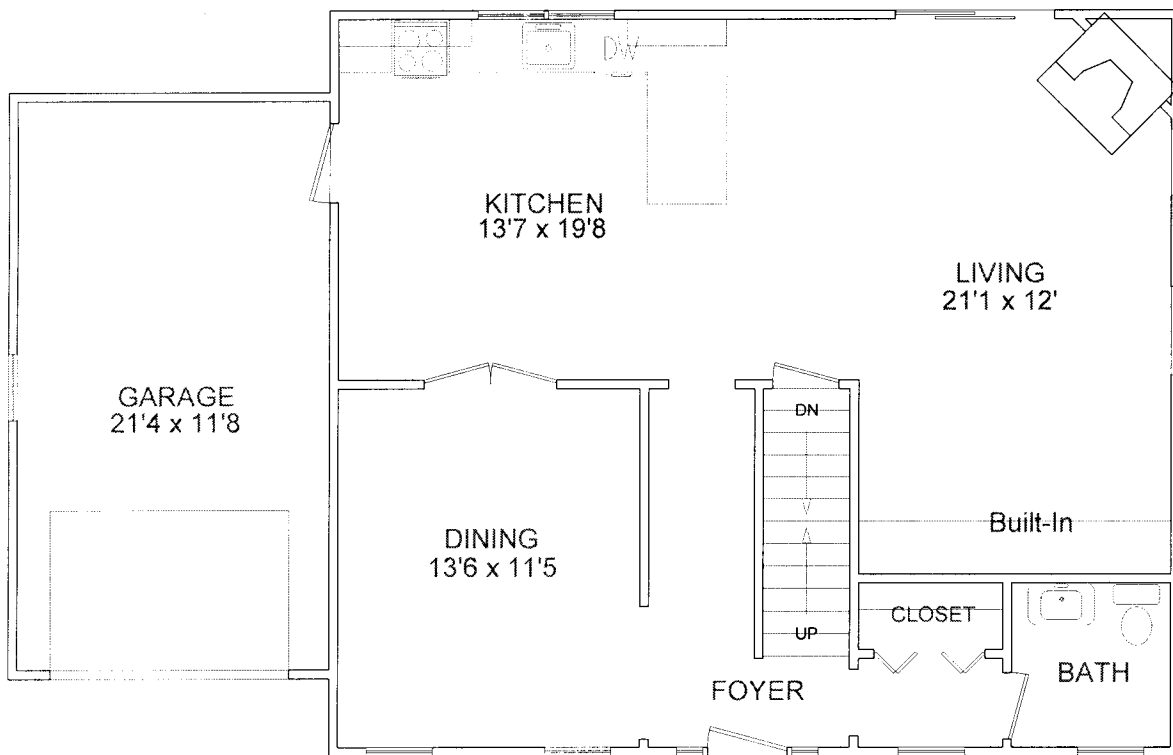
**DRIVEWAY:** 8" GRAVEL BASE, 3" CRUSHER CUT STONE 3" ASPHALT BASE ABD FINISH COAT 12X60' - THE CONTRACTOR RESERVES THE RIGHT TO DETERMINE THE FINAL GRADE, ELEVATION, AND THE FINAL TOPOGRAPHICAL CONDITION OF THE DRIVEWAY

**LANDSCAPING:** FRONT YARD TO BE ROLLED SOD. ALL OTHER DISTURBED AREAS TO BE HAND RAKED AND HYDRO SEEDED. EIGHT SHRUBS TO BE PLANTED IN THE FRONT BEDS. ALL BEDS TO BE MULCHED WITH RED HEMLOCK.

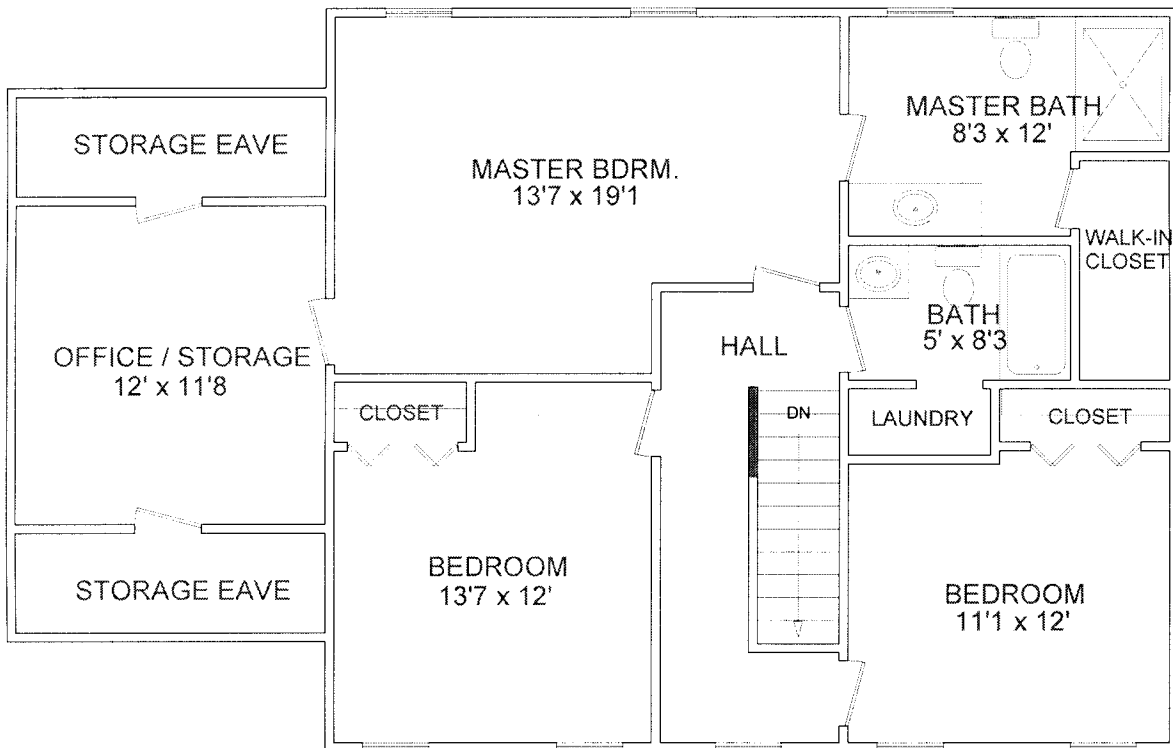
**DECK / BACK STAIRS:** 10 X 10 P.T. DECK WITH WEATHER BEST DECKING AND HAND RAIL SYSTEM OR EQUIVALENT

## INSULATION SPECIFICATIONS

PLACED CEILING	R-30 ADVANCED THERMACUB+
PERIMETER CEILING	R-30 KRAFT BATTS 16X48 2' VENTS
BASEMNT STWY TREAD	R-30 KRAFT BATTS 16X48 4' VENTS
BASEMNT CEILING	R-19 UNFACED BATTS 15X48
EXTERIOR WALLS	R-13 UNFACED BATTS 15X94 4m POLY
WALK OUT WALLS	R-13 UNFACED BATTS 15X94 4m POLY
9-14 CATH WALL	R-19 UNFACED BATTS 15X94 4m POLY
9-14 CATH WALL	R-19 KRAFT FACED BATTS 15X94
BSMNT STWY + TREAD	R-19 KRAFT FACED BATTS 23X93
BSMT BLKR/RNR	R-19 UNFACED BATTS 15X48



First Floor



Second Floor

These plans are for marketing purposes only and to provide general information about 76 Cedar St. Amesbury, MA. Floor plans and dimensions are approximate. Prepared for Brad Kutcher Plans created by Dimensions (978) 794-3993. [www.dimensionshomepage.com](http://www.dimensionshomepage.com)

## *Home Inspectors*

### **FACTS FOR CONSUMERS**

Commonwealth of Massachusetts Office of Consumer Affairs Division of Professional Licensure  
*Mitt Romney, Governor*

Board of Registration of Home Inspectors  
[www.state.ma.us/reg/boards/hi](http://www.state.ma.us/reg/boards/hi)

Board of Registration of Home Inspectors is charged with evaluating the qualifications of applicants and granting licensure to those who qualify. It establishes rules and regulations to ensure the integrity and competence of licenses. The Board protects the public health and welfare through regulation of the profession in accordance with the state statutes and board regulations.

The Board is responsible for insuring that licensed home inspectors have proper training and experience through an education program and meet minimum inspection requirements in each inspection performed. Applicants are required to pass a board approved examination prior to licensure and fulfill continuing education requirements for license renewal.

The Board publishes a Standards of Practice and Code of Ethics for home inspectors.

### **About Home Inspections**

A standard home inspection is a visual examination of the physical structure and major interior systems of a residential building consisting of one to four dwelling units. An inspection can be likened to a physical exam by a physician; however, it should be clearly understood that a home inspection is not to be confused with an appraisal, a building code inspection, a guarantee of any kind, and/or an insurance policy on the condition of the property.

During an inspection, the inspector will review the readily accessible exposed portions of the structure of the home, including the roof, the attic, walls, ceilings, floors, windows, doors, basement, and foundation as well as the heating/air-conditioning systems, interior plumbing and electrical systems for potential problems.

Home inspections are not intended to point out every small problem or any invisible or latent defect in a home. Most minor or cosmetic flaws, for example, should be apparent to the buyer without the aid of a professional.

### **Timing of the Home Inspection**

A home inspector is typically hired by a potential homebuyer right after the offer to purchase contract is signed, prior to executing the final purchase and sale agreement. However, before the potential buyer signs the offer to purchase contract, he/she should be sure that there is an inspection clause in the contract making the purchase obligation contingent upon the findings of a professional home inspection. This clause should specify the terms to which both the buyer and seller are obligated.

A current homeowner may also want to get a home inspection to identify any problems, especially if the owner plans to sell the home in the near future.

### **Selecting a Home Inspector**

Good referral sources for home inspection services are friends, neighbors, or business acquaintances who have been satisfied with a home inspector. In addition, lawyers and mortgage brokers may also recommend a home inspector. The names of local inspectors can be found by searching the Division of Professional Licensure website or in the Yellow Pages where many are advertised under "Building Inspection Service" or "Home Inspection Service."

Real estate brokers and salesmen may not directly recommend a specific home inspection company or home inspector unless representing the buyer as a buyer's broker. Brokers, however, may provide assistance to buyers in accessing information on licensed home inspectors.

---

Received by

Date