

# **ADDENDUM C**

## **Construction Specifications**

**Quality Construction by:  
Carroll Const. Corp.**

### **FOUNDATION**

- **10" Poured Foundation, 3000PSI**
- **Damp Proof Foundation**
- **Concrete Footings**

### **CONCRETE FLOORS**

- **Main house 3"-4" Slabs, 3500PSI**
- **Garage Floor, 4" Slab, 3500PSI**

### **FRAMING MATERIAL**

- **Exterior walls 2"x6" framing, 7/16 exterior OSB sheathing**
- **For walls; 7/16 OSB sheathing for roof**
- **Interior partitions, 2"x4" framing**
- **Flooring, 3/4" T&G OSB sub floor glued and nailed**
- **Floor framing shall conform to Massachusetts State Building Code**
- **Sidewall, housewrap infiltration barrier**
- **8'ceiling heights**

### **ROOFING**

- **30 year architectural shingles**
- **Fixed skylites in family room/2 each**
- **Roof to be vented per Massachusetts State Building Code**

### **FIREPLACE**

- **Zero clearance gas fireplace**

### **EXTERIOR DECK**

- **Pressure Treated 16' x 14' w/ Trex decking or equal**

## **EXTERIOR WINDOWS**

- **Windows to be Kasson & Keller double-hung white vinyl with tilt sash, insulating glass with grills (GBG) and screens or equal**

## **EXTERIOR DOORS**

- **Front door entry assembly, 3'0" steel laminate with sidelites**
- **Garage access from house to be in conformance with Massachusetts State Building Code**
- **Garage doors to be panelized metal with transoms over and door openers**

## **INTERIOR DOORS**

- **All doors to be four-panel hollow core smooth masonite (paint grade)**
- **Schlage Plymouth passage sets and/or locksets as required**
- **Choice of hardware finishes of brass, brushed chrome or oil rubbed bronze**

## **INTERIOR TRIM**

- **2 1/2" Colonial casing on windows & doors, paint grade**
- **5 1/2" baseboard, paint grade**
- **Dining trim w/ chair rail, wainscoting, crown mold and ceiling medallion**
- **Wire shelving in closets**

## **INTERIOR FLOORS**

- **\$25.00 yd. carpet**
- **\$7.50 SQ. FT. Ceramic tile**
- **Hardwood in foyer, dining room and kitchen**
- **Hardwood Stairway**

## **PLUMBING**

- **Rough plumbing to be CTVC piping for hot & cold water, PVC pipe for waste drains & vents**
- **Kitchen to include stainless steel sink and faucet**
- **Second floor main bath to include 5'0" tub & shower; elongated water closet with seat; double bowl oval sinks with faucets.**
- **Master bath to include 4'0" shower; elongated water closet with seat; double bowl oval sinks with faucets; whirlpool tub or equal.**
- **All plumbing, venting and testing to be in conformance with Massachusetts State Building Code and all components can be replaced with other manufacturers of equal value**

## **HEATING SYSTEM**

- **Forced Hot Air by Propane/ 2 zone**
- **Central air/ 2 zone**
- **Hot water by Propane**

## **EXTERIOR SIDING**

- **Vinyl siding**
- **Stone facades at locations of builders choice**

## **KITCHEN & BATH CABINETS**

- **Cabinet and Vanity Allowance \$12,000.00**
- **Granite allowance \$3500.00**

## **ELECTRICAL**

- **Service to be 200 AMP circuit breaker system with switches & outlets, smoke and CO2 detectors per Massachusetts State Building Code**
- **Hook-up for dishwasher and washer/dryer to be provided**

## **ELECTRICAL FIXTURES**

- **\$2,500 allowance**
- **Recessed Lighting in Kitchen/6 each**

## **APPLIANCE ALLOWANCE**

- **\$3,700.00 allowance for oven/microwave unit, cook top w/down draft and dishwasher – Whirlpool Stainless**

## **INSULATION**

- **Per Massachusetts State Building Code**

## **INTERIOR FINISHES**

- **Walls, 1/2" blueboard with skimcoat, smooth finish**
- **Ceilings, 1/2" blueboard textured finish**
- **Garage wall ( and ceiling if living space above) 5/8 fire code blueboard with textured finish**
- **Closets and basement stairway, 1/2" blueboard with textured finish**

## **INTERIOR PAINTING**

- **Walls, two coats latex with flat finish**
- **Trim, two coats latex white semi-gloss finish**

## **EXTERIOR PAINTING**

- **Exterior Doors - 2 coats latex semi-gloss finish**

## **LANDSCAPING**

- **Seed, mulch or wood chip disturbed areas around house**
- **Sixteen healthy shrubs provided**
- **Driveway to be paved with 2 coat asphalt**
- **Concrete walkway**
- **Precast brick veneer front steps**

## **SEWER, WATER & ELECTRIC**

- **Private water**
- **Private sewer**
- **Underground electric**

## **TELEPHONE & CABLE**

- **Telephone jacks (3) to be provided**
- **CAD 5 cable jacks (5) to be provided**

## **FIRE SUPPRESSION SYSTEM**

- **Wet sprinkler system installed to Mass State Fire Codes**

## **MISCELLANEOUS AMENITIES**

- **Fireplace Mantel with 4 piece marble surround**
- **Central Vacuum**
- **Alarm**
- **Bathroom mirrors**
- **Tub/shower and shower doors**

**BUILDER RESERVES THE RIGHT TO SUBSTITUTE BUILDING MATERIALS  
AND COMPONENTS OF EQUAL QUALITY**

**PRICES SUBJECT TO CHANGE WITHOUT NOTICE**

