

Ryebrooke LLC
733 Turnpike Street, PMB 184
North Andover, MA 01845
978-683-5247

SPECIFICATION SHEET - 4 Zaloga Way, Middleton, MA 01949

<u>Roof</u>	Asphalt: 30. Iko Cambridge Other - Water and ice shield around perimeter and in valleys Paper- 15 lb. felt
<u>Exterior Siding</u>	Fiber Cement Board Zip System sheathing underneath.
<u>Exterior Doors</u>	Masonite or equal Style: Fiberglass
<u>Windows</u>	Anderson series Windows per plan Location and sizes per plan
<u>Driveway</u>	Gravel base with asphalt binder on gravel base per site plan. * Buyer to be responsible for finish coat in one year
<u>Retention Walls</u>	Driveway Retention walls completed with Masonry Stone.
<u>Walkway</u>	Paver bricks.
<u>Deck</u>	Size: 12'X16' ft. with one set of stairs Type of Wood: Trek or Equal Decking / Rails S.Y.P. Frame
<u>Garage Doors</u>	Manufacturer: Wayne Dalton Style: Metal insulating Size: Three 9' X 7'6" Doors per plan
<u>Insulation</u>	Per Energy Star Specifications
<u>Cabinets</u>	Kemper cabinets with granite counter tops
<u>Appliances</u>	All Kitchen Aid appliances (Double Oven/microwave Combo, Gas Cooktop, Hood Vent, and dishwasher)
<u>Heating / AC</u>	Type: Forced Hot Air with A.C. Includes one air handler and furnace in the attic, and one air handler and furnace in the basement. Fuel: Gas Zones: 2

Domestic Hot Water: Rinnai Tankless – Instant Hot Water Gas Fired.

Electric

Service: 200 amps. Underground
 Builder will supply all necessary wiring for all fixtures, appliances, heating and electrical outlets per all building codes.

Interior Walls

1/2” blueboard with skim coat plaster. Walls will be semi-smooth.
 Closets will be scroll finish. Ceilings will be stucco finish.

STAIRS	Treads	Risers	Carpet	Other
Basement:	plywood	plywood		
Main:	oak	poplar		
Attic:	plywood	plywood		

PUMBING	Sinks	Toilet	Tub	Shower
1 st FL ½ Bath	1	1	1 fiberglass	
1 st FL Full Bath	1	1	1 fiberglass	
2 nd FL Guest Bath	1	1	1 fiberglass	
2 nd FL Master Bath	2	1	1 Whirlpool	1 Tile shower

*Towel holders, etc. are not included, but will be installed by Builder if supplied by owner prior to occupancy.

Interior Paint

Trim: 1 coat primer, 1 coat semi gloss finish – one color throughout
 Walls: 2 coats Paint & Primer eggshell
 * All interior painting has been completed

Doors and Woodwork:

All interior doors will be 6 panel molded. All casings will be 3 ½ inch finger jointed colonial.
 All baseboards will be 7 ½ inch finger jointed speed base.

Flooring Allowance:

Carpet: \$24 a yard for designated areas. (All Bedrooms)

Landscaping

Disturbed areas on lot to be loamed raked and seeded.

Additional:

- Septic system will be constructed according to existing approved plan.
- Rough-in for alarm and central vac – (additional cost to complete for buyer)

* Specifications are subject to change at builder’s discretion due to product availability and pricing.

 Seller Date

 BUYER Date

BUYER

Date