

BARKLEY BUILDERS



BARKLEYHOMEBUILDERS.COM

Builders Home Specifications and Policies

FOUNDATION

- Footings: 10"x 20"
- Walls 10"x 8'
- Lally Columns 3½ Steel
- Foundation Coating Asphalt Damp-proofing
- Perimeter Drains 4" PVC with Stone, if needed
- Basement Entrance Bulkhead or Walk Out if lot allows
- Basement & Garage Floors 4" Concrete
- Basement Windows, Double Slider: 24"x 12", if needed

FRAMING

- 2"x 10" KD on center or per plan
- ¾ T&G Advantech Decking, builders choice
- 1"x 3" Wood Bridging or equivalent
- Exterior Walls: 2"x 6" KD - 16" on Center 8" First and Second Floor
- Floor joists according to architectural standards

ROOFING

- Roof Sheathing - ½ CDX Fir Plywood, Builders choice
- 30 year architectural asphalt shingle
- 3' ice and water shield in valleys and on eve
- Ridge vent installed for proper ventilation

EXTERIOR

- Vinyl Siding - vendor chosen by Builder
- White vinyl corner boards
- Vented soffit on eaves, solid soffit on rakes
- White aluminum trim coil
- White accessory blocks / dryer vent
- Gutters standard only if town requires
- 10X12 PT deck
- 2 exterior water spigots
- 2 exterior GFI outlets

INSULATION

- Insulation to meet or exceed Mass State Building Code
- R-21 Walls
- R-30 Basement Ceiling
- R-49 Attic
- Any holes for plumbing/hvac/electric to be fire blocked
- Vapor barrier installed

DOORS & WINDOWS

- Exterior - Fiberglass or steel door with brushed nickel hardware
- Interior - 6 Panel molded doors (or equal) with brushed nickel hardware
- Vinyl windows with grids, insulated glass and screens
- Vinyl sliding glass door with insulated glass and screen door
- Window and door casing to be 3" trim

WALLBOARD

- Sheetrock
- Walls to have smooth finish
- Ceiling textured

HEATING SYSTEM

- Forced hot water baseboard heat
- Heated by 95% efficiency upgraded propane heating system
- 2 supplied 100 gallon propane bottles supplied with agreement from Lorden Oil

ELECTRIC

- 200 Amp service
- Lighting choice of brushed nickel or oil rubbed bronze. Brushed nickel standard if no selection by Buyer
- Wired for electric cooktop
- Builder to have smoke detectors, heat detectors, carbon monoxide detectors inspected by local fire department

PLUMBING

- Private water
- Private sewer
- Brushed nickel faucets as standard
- Chrome fixtures in bathtubs and showers as standard
- Double bowl sink in kitchen
- Cultured marble top or granite top in bathrooms
- Fiberglass tub/shower units - white as standard
- PEX Water lines
- PVC drain pipes
- Waterline for icemaker
- 2 outside water spigots

FLOORING

- LVP (Luxury Vinyl Plank) Flooring throughout first and bathrooms.
- Carpet Bedrooms
- Carpet stairs

KITCHEN

- Per allowance at Triumph Interiors
- Granite Countertops
- Builder to supply stainless finish dishwasher and microwave.
Builders choice of brands and model

PAINT

- 1 Coat of primer
- 2 Coats Sherwin Williams paint – Buyer to choose. If no selection
Builder reserves the right to make a selection. \$350 per each color
change
- All trim painted semigloss white

LANDSCAPE

- Gravel Driveway unless otherwise noted
- Lawn – minimum 4" of loam and seed disturbed areas at the
Builders discretion – typical landscaping is 30 ft surrounding the
property and septic

ADDITIONAL TERMS AND POLICIES

- All design finishes & selections shall be noted in the P&S.
- All specifications are subject to change.
- Plans and elevations are for illustration purposes only. All measurements are approximate.
- All upgrades/additional charges require a 100% upfront non-refundable deposit directly to builder
- Landscaping is weather dependent and will be completed during optimal conditions.
- Upon signature of the Purchase & Sale, Buyers/Buyers Agents will have the opportunity for 4 accompanied onsite appointments to walk-thru the house which includes the Final Walk-Thru prior to closing.
- All communication regarding construction must be submitted via the Buying/Selling Agents up until Closing.
- All questions and change requests must be submitted, confirmed and documented via email

VENDOR LIST

Triumph Interiors

1090 Route 119

Rindge NH 03461

Klayton Stenerson (Salesman)

603.899.5184

klayton@triumphkm.com

- Selections at Triumph Interior to include cabinets, vanities, countertops, vanity tops, trim, door style, LVP flooring

Littles Floor Covering

359 Summer St.

Fitchburg Ma 01420

Mike or Crystal

978.345.5425

littlesfloorcovering@verizon.net

- Selections at Littles to include carpet only

THE CONSTRUCTION PROCESS

For Buyers new to the home building process, this is the order projects are typically scheduled.

- Sitework & excavation
- Footings & foundation
- Framing & sheathing
- Roofing
- Windows & doors
- Siding
- Rough electric, plumbing & heat
- Insulation
- Sheetrock
- Interior doors, casings, baseboards & moldings
- Paint
- Kitchen cabinets
- Finish electric, plumbing & heat
- Flooring
- Appliances
- Hardware
- Landscaping
- Final punch list / touch ups
- Buyers final walk through
- Closing