

40 High Rock Street
NEEDHAM, MA
Specifications

GENERAL

New Construction. 14 room house with 8,147 Sq. ft. of living space which includes 5 Bed Rooms, 5 full Baths, 2 Half Baths.
2,988 sq ft 1st floor
3,200 sq ft 2nd floor
1,959 sq ft finished basement

FOUNDATION

10" poured concrete walls on a footing
Waterproof and drainage system installed

FIREPLACE

Living room with masonry wood burning fireplace. Family room with Gas Fireplace.
Basement with stone fireplace.

FRAMING MATERIAL

All walls, joist, and rafters KD stock
½" fir CDX plywood wall sheathing
½" fir CDX roof sheathing
¾" T&G Advantech subfloor
2x6 construction

CONCRETE FLOORS

Main house poured concrete 3500 psi
Garage floor poured concrete 3500 psi

ROOFING

30 year Architectural shingle
Ice and water shield at eaves and valleys

SIDEWALL

TYVEK over wall sheathing
Cedar clapboard siding

EXTERIOR TRIM

Pre-primed Pine with custom Colonial Style
Corner Rakes

EXTERIOR DOORS

Detectors and CO2 detectors.
Custom Wood Front Doors.
Wood raised panel garage doors
Anderson French Door Kitchen

EXTERIOR WINDOWS

Andersen windows 200 series Woodwright

INSULATION

Exterior walls
Basement walls
Main house ceiling
Soundproofing between family room and 2nd floor; kitchen and 2nd floor; all bathrooms and laundry; media room is soundproofed.

PLUMBING

Kitchen and Butler's pantry with Franke stainless kitchen sinks and Grohe faucets
Baths with Kohler sinks and toilets
BainUltra Jet tub in master
PVC piping for venting waste and drain
Complete Lawn and Garden irrigation system with separate meters

HEATING AND AIR CONDITIONING

Geo-Thermal heating and cooling system.

WALLS AND CEILINGS

Skim coat plaster
All walls to have smooth finish.
Flat/smooth finish on 1st floor ceilings
Flat/smooth finish on 2nd floor ceilings

INTERIOR TRIM AND DOORS

All interior bedroom and bathroom doors solid two panel Masonite colonist
Custom 4 ½" and 6" trim on 1st floor
Custom 8" colonial baseboards 1st floor
Custom 4 ½" trim on 2nd floor
Custom 5 ½" colonial baseboards on 2nd floor
Crown molding in Foyer, Mudroom, Living Room, Dining Room, Master, 2nd floor hall
Inlay panels Wainscoting in Foyer and Dining Room, Front Stairway and 2nd floor Landing

KITCHEN CABINETS, VANITIES AND COUNTER TOPS:

Counter tops- Granite
Vanities- Granite counter tops
Master bath vanity – Granite counter top
Butlers Pantry - Granite counter top

ELECTRICAL

Switches and outlets in accordance with state code
Smoke detectors in locations selected by Town of Needham, hard wired with battery back up, Co2 detectors hard wired with battery back up
Complete Alarm system integrated with smoke Detectors and CO2 detectors.
400AMPS electrical service
Customary hook-ups for range, dishwasher, dryer and washer.

Pre-wired for sound, Kitchen, Family room,
Dining Room, Master, Basement
Intercom system

KITCHEN (Lighting)

Mood lighting, recessed lighting,
Pendants (3) hanging over island eating area
Under cabinet counter lighting in kitchen
Intercom system
Internet CAT 5, RJ6 quad, home run
Media Room loaded for theater
Digital DVD on location all electronics
Intercom system
Pre-wired for sound

DINING ROOM (Lighting)

Recessed and Rope lighting in Tray Ceiling
Molding, Chandelier

FOYERS & HALLWAYS (Lighting)

9 Sconces, 2 Chandeliers

ELECTRICAL ALLOWANCE

Allowance for all electrical items, spotlights,
And doorbells & chimes - \$5,000.00 (incl.
materials, labor and tax) if applicable.

APPLIANCES

Wolf 6 burner cook-top
Wolf double ovens
Microwave -Sharp Insight Pro
Wine refrigerator with 2 built-in refrigerator
drawers
2 built-in Refrigerator drawers in kitchen
island
2 drawer Fisher & Paykel Dishwasher in
Kitchen
1 drawer Fisher & Paykel Dishwasher in
Butler's Pantry
Thermador Refrigerator
Cook-top hood – Best Hood Direct Vent
with exterior mounted motor
Sub-Zero wine cooler with 2 draw refrigerator
Central Vacuum System

STAIRS

Main-oak treads painted colonial spindles
Basement-plywood treads and risers

FINISHED FLOORS

3 ¼" Oak Hardwood floors with natural finish
Semi-gloss finish - 3 coats of polyurethane

FLOORING ALLOWANCES

Carpet – Bedrooms, \$40.00 per square yd
materials, labor and tax.
Tile - Baths and Mudroom, \$10.00 per square
feet, labor, materials and tax. (standard
installation only.)
Marble Master Bath, \$20.00 per sq. ft.
(Same terms as above Tile)

CLOSETS: \$10,000

PAINTING

One coat primer, two coats color of Benjamin
Moore or equivalent on interior walls,
woodwork, and Exterior siding and trim.

SEWER AND WATER

Town water connection / service

DRIVEWAY

Paved asphalt with gravel base

TELEPHONE AND CABLE WIRING (In)

Bedrooms, kitchen, and family room in
accordance with code requirements – location
selected by Builder.

EXTERIOR PATIOS (In)

LANDSCAPING (In)

All aspects of construction will meet all
applicable building codes and are subject to
inspection and approval of the local building
inspector.

Any and all extras, overages, expenditures in
excess of allowances, modifications, changes
and upgrades shall be paid for at the time of the
request / order. Same must be requested in
writing and will be billed at cost plus 15%.
Payments for same will not be refundable to
Owner in any event except the material breach
hereof by Seller.