

ROCKWOOD COLONIALS

52 LONGACRE ROAD

NEEDHAM, MA.

Specifications

GENERAL

New construction. 11 room house with 4,900 Sq. ft. of living space which includes 5 Bed Rooms and 5 full Baths. 1st floor office, large Mudroom, and playroom or suite. 10,346 s.f. lot

FOUNDATION

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

FIREPLACE

Two flue brick chimney. 1st Fl. fireplace with flush hearth. A marble or limestone finish with a custom wood mantel.

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

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

Preprimed Pine

EXTERIOR DOORS

3' Smooth Star front door, 6 panel insulated door.
Advantage insulated steel raised panel garage doors.
All other exterior doors to be 6 panel steel doors.

EXTERIOR WINDOWS

Clad double hung insulated glass with grills and screens
Andersen windows

INSULATION or ICYNENE SYSTEM

Exterior walls 3 ½" R13
Basement ceiling 9" R30
Main house ceiling 9" R30

PLUMBING

Franke stainless steel kitchen sink with Grohe faucet
Whirlpool tub
Kohler and Toto fixtures with Grohe and Delta faucets
Copper pan shower stall
Copper water pipes
PVC piping for venting waste and drain
Two silcox are provided, one in front and one in rear
All plumbing in accordance with applicable state codes

HEATING AND AIR CONDITIONING

Hydro Air system, heated by oil.
Two zones for heat and two zones for a/c
Indirect 80 gallon hot water heater

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 to be solid six panel Masonite colonist
Custom 3 ½" colonial trim on 1st floor
Custom 8" colonial baseboards 1st floor
Custom 3 ½" colonial trim on 2nd floor
Custom 5 ½" colonial baseboards on 2nd floor
Crown molding and chair rail in Foyer, mud room, and 2nd floor hall
Crown molding in family room, 1st floor Bath and Living Room
Wainscoting in Foyer and Dining Room

KITCHEN CABINETS, VANITIES AND COUNTER TOPS: Allowance-\$45,000.00

Cabinets- custom cherry wood raised panel
Counter tops- granite
Vanities- custom maple cabinets with Corian countertops
Master bath vanity – custom cherry cabinet with Granite countertop

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
200AMPS electrical service (breakers)
Customary hook-ups for range, dishwasher, dryer and washer.
All electrical wiring in accordance with applicable state codes

ELECTRICAL ALLOWANCE

Allowance for all electrical items, spotlights, and doorbells & chimes - \$3,000.00 (incl. materials, labor and tax) if applicable.

APPLIANCES

All appliances to be stainless steel - \$8,000.00 allowance (incl. materials, labor and tax);
Cook Top w/double wall oven (Gas / Electric)
Dishwasher
Microwave / hood exterior vented

STAIRS

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

FINISHED FLOORS

2 1/4" Oak Hardwood floors with natural finish,
3 coats of polyurethane in Kitchen, D.R. & L.R room, family room, foyer, and 2nd floor hall

FLOORING ALLOWANCES

Carpet – Bedrooms, \$25.00 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, \$18.00 per sq. ft. (Same terms as above Tile)

PAINTING

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

SEWER

Town sewer connection / service

WATER

Town water connection / service

FRONT STEPS

Granite with Brick walkway

DRIVEWAY

Paved asphalt with gravel base

TELEPHONE AND CABLE WIRING

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

EXTERIOR DECK and / or PATIO

Pressure treated frame with Weather Best deck

LANDSCAPING

All disturbed areas to be covered with 4 inches of loam , mulch, seed and sod.
10 Foundation plantings perimeter of house – style, size and location by Builder
Underground sprinkler system on 2nd meter

STANDARD HIGHLIGHTS

Framing material supplied by National Lumber
Quality products used in construction; Stanley, Therma-tru, Franke, Grohe, and Andersen
Central vacuum system
Shower door installed (Master Bath)
Central air conditioning
Recessed lights in the kitchen, family room, and master bath over the whirlpool
All electrical fixtures supplied by A.D. Cola
Rough in plumbing, future basement bath
Large Mudroom with custom built ins.
Complete Alarm system integrated with smoke Detectors and CO2 detectors.

AVAILABILITY OF MATERIALS

Builder shall not be responsible for lack of availability of a product used in the construction of the dwelling or discontinuance of product. Builder reserves the right to substitute products of equal or better quality and / or function when and where necessary. If, during construction, a material or product shortage develops which would cause a change in basic characteristics or appearance of the house, Builder shall seek input from Owner.

ADDITIONAL DETAILS

IN CASE OF ANY DISCREPANCY BETWEEN PLANS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL PREVAIL

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.

Owner will have 2 weeks from date of request to make selections for each item. Builder's trade discount will be applied to cost of materials purchased through Builder's regular suppliers.

Owner is responsible for material, workmanship, delivery, installation and payment for all materials not purchased through contractor's suppliers unless otherwise agreed to in writing. Changes or special orders during the course of construction may cause a delay in the completion date for which delay the contractor shall not be responsible.

Materials, prices and specifications subject to change depending upon material availability.

Owner is free to visit property during working hours only when accompanied by the Builder or Builder's designated agent. All visits shall be arranged through the Builder.

Owner shall not interfere with completion of construction and shall refrain from giving directions, commands or orders to any Subcontractor, to any Sub-subcontractor or to any agent, employee or servant thereof. When present at the Premises, the Owner, and Owner's agents, servants, employees and invitees shall follow and comply with any and all reasonable rules, regulations and directions of Builder, whether same be oral or in writing. In the event that Owner desires to give specific instructions or directions, Owner shall discuss same with Builder and only with Builder.

Builder:

**Rockwood Colonials Realty Trust
Robert Curatola, Trustee
C/O 2 Stoneleigh Lane
Cohasset, MA 02025**