

## **ROCKWOOD COLONIALS L.L.C.**

55 Norwich Rd.

**NEEDHAM, MA.**

### **Specifications**

#### **GENERAL**

New construction. Ten room house with 3,292 Sq. ft +/- of living space which includes 4 Bed Rooms and 2 ½ Baths.  
Price \$995,000.00

#### **FOUNDATION**

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

#### **FIREPLACE**

Two flue brick chimney. 1<sup>st</sup> 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**

Exterior walls 3 ½" R13

Basement ceiling 9" R38

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  
PEX and/or Copper water pipes.  
PVC piping for venting waste and drain  
Two silcox are provided, one in front and one in rear. Both are Freeze proof.  
All plumbing in accordance with applicable state codes

#### **HEATING AND AIR CONDITIONING**

Hydro Air system, heated by oil or gas  
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 1<sup>st</sup> floor ceilings  
Flat/smooth finish on 2<sup>nd</sup> 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 in Dining and Living room  
Chairrail and Wainscot in Dining room  
Brushed chrome door knobs and hinges  
Closets by Boston Closet  
Custom trim package in Dining room and Living room.

#### **KITCHEN CABINETS, VANITIES AND COUNTER TOPS**

Cabinets- custom white cabinets  
Counter tops- granite. Mid range price.  
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 electrical fixtures, spotlights, and doorbells & chimes - \$2,000.00 (incl. materials, labor and tax).

#### APPLIANCES

All appliances to be stainless steel - \$6,000.00 allowance (incl. materials, labor and tax);  
Electric range stove  
Dishwasher  
Microwave / hood exterior vented

#### STAIRS

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

#### FINISHED FLOORS

2 ¼" 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, \$8.00 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

Brick and Bluestone finish

#### 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 2<sup>nd</sup> 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  
All electrical fixtures supplied by A.D. Cola  
Custom Cabinets  
Custom Finish Trim Package  
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.