

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

68 Brentwood Circle  
**NEEDHAM, MA.**

### **Specifications**

#### **GENERAL**

New construction. 11 room house with 3,658 sq. ft. of living space which includes 4 Bed Rooms and 2 ½ Baths. 12,347 sq. ft. lot. At end of cul-de-sac in center of town location.

#### **FOUNDATION**

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

#### **FIREPLACE**

One 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" R30  
Main house ceiling 9" R30

#### **PLUMBING**

Franke stainless kitchen sink with Grohe faucet  
Whirlpool tub  
Kohler and Toto fixtures with Grohe and Delta faucets  
Copper pan shower stall  
Water pipes - type 1 & m and/or plastic.  
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 gas.  
Three zones for heat and three 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 and chair rail in Foyer, mud room, and 2nd floor hall  
Crown molding in family room, 1st floor Bath, Living Room, and Dining Room.  
Wainscoting in Foyer and Dining Room  
Brushed Chrome door handles and hardware.  
Closet shelves and polls by Boston Closet Co.

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

Cabinets- custom cherry wood raised panel  
Counter tops- granite (mid range price).  
Vanities- custom maple cabinets with Corian or granite countertop.  
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 - \$3,000.00 (incl.  
materials, labor and tax).

#### APPLIANCES

All appliances to be stainless steel - \$6,000.00  
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 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, \$10.00 per square  
feet, labor, materials and tax. (standard  
installation only for all baths.)  
Marble – Master Bath, \$18.00 per sq. ft.

#### 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  
Recessed lights in the kitchen, family room,  
and master bath over the whirlpool  
All electrical fixtures supplied by A.D. Cola  
Rough in plumbing for future 3<sup>rd</sup> floor bath.  
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 L.L.C.**  
**Robert Curatola, Manager**