

11 SHIRLEY ROAD, NEEDHAM, MASSACHUSETTS

DEVELOPER: **NORTH SHORE CONSTRUCTION & DEVELOPMENT, INC.**
215 SALEM STREET
WOBURN, MASSACHUSETTS 01801

PROJECT: **NINE (9) NEW SINGLE FAMILY HOUSE**
GERBER CIRCLE
NEEDHAM, MASSACHUSETTS

SHIRLEY ROAD - GENERAL DESCRIPTION

Shirley Road is a nine (9) lot single family private cul-de-sac located in this desirable and convenient single family neighborhood of Needham off of Parish Road. North Shore Construction & Development is constructing nine unique single family homes in this private neighborhood on lots ranging in size from 10,000 sf. to 18,804 sf of land. Each of the houses to be built have been styled in a variety of modern colonialism and have been designed to fit their particular lot. We suggest that the Site Plan and House Plans for these lots be reviewed in conjunction with this Specification & Allowance Outline to fully understand and appreciate the houses being offered at the Shirley Road Subdivision.

Shirley Road, which was originally established in 1960, will have its street, curbing and sidewalk overlaid and updated to be similar to a new subdivision. However, since Shirley Road is already an accepted public way there is no delay commonly associated with private ways in obtaining public town services.

The Developer reserves the right to make changes or modifications to the plans and specifications for these units as outlined within this Specification Outline including the substitution of specific manufacturers identified herein.

11 SHIRLEY ROAD, NEEDHAM, MASS.

The 2-1/2 story single family "contemporary colonial" house to be constructed at **11 SHIRLEY ROAD**, will contain the following general amenities:

- * Land Area - 10,597 sq. ft. of land
- * Finished Living Area of 4,100 sq.ft. on 2-1/2 stories
- * 5 Bedrooms including Master Suite with Whirlpool, separate shower and walk-in closet
- * 3-1/2 Baths
- * Foyer with Oak Stairway
- * Oak Hardwood Flooring Throughout First & Second Floors
- * Two zone Gas fired & Air Conditioning
- * Large Basement - Perfect for Added Living Area
- * Two Car Garage with Electric Door Openers and Exterior Parking
- * 12' x 16' Private Rear Deck
- * Professionally Landscaped Grounds with Herringbone brick paver front walk
- * Buyers of Houses Sold Pre-Construction May Choose Their Individual Decor Including: Appliances; Cabinets & Countertops; Bathroom Fixtures & Colors; Wall & Trim paint and Flooring.

SHIRLEY ROAD, NEEDHAM, MASSACHUSETTS

GENERAL SPECIFICATION & ALLOWANCE OUTLINE

I. SITE WORK

I.1 CLEARING & GRADING

Lot shall be cleared and graded in accordance with the site grading plan prepared for this site. Grading shall be completed to assure that all storm water is shed away from the house.

I.2 ROAD IMPROVEMENTS

Shirley Road shall be improved in accordance with the terms and specifications of the Town of Needham requirements for the re-construction of the roadway and sidewalks.

I.3. UTILITY INSTALLATION

All the following utilities shall be installed underground from the street to the house. These include separate connections and meters for town water and town sewer lines and natural gas with Nstar Gas for heat, hot water, and cooking. Overhead lines shall provide electricity with Nstar Electric and television, telephone and internet cable lines. All installations to be completed in accordance with Town of Needham DPW standards and standards of the individual utility companies.

I.4. LANDSCAPING

Landscaping plan shall include the following: Installation of 30 foundation shrubs and 2 trees (mixed variety and location based upon the final landscaping design) set within mulch beds bordering walks and foundations; full lawn irrigation system will be designed and installed; Fine grading of 4 - 6 inches of screened loam with hydroseed and/or mulch on all remaining disturbed areas of the lot. The survival of grass rooting and shrubs depends on watering of vegetation and so is not included in builder's warranty.

I.5. PAVING/WALKWAYS/PATIO

Layout of the driveways and parking areas as shown on the site plan shall consist of 3" of bituminous concrete, 1-1/2" of binder and 1-1/2" of finish, over 6" compacted gravel base.

The front walkway from the front steps to the sidewalk and to the driveway are red brick pavers of Builder's selection set in a herringbone pattern. All walks and patios shall be set over 6" of compacted stone dust.

II. CONCRETE

II.1. FOUNDATION

Foundation walls to be 10" poured reinforced concrete, dampproofed with polyethylene vapor barrier applied to exterior wall below grade. Foundation wall shall be cast in place on continuous strip footings per plans. All project concrete shall be 3,000 - 3,500 PSI, and varying from 3/8" to 3/4" stone, depending on usage.

II.2. BASEMENT/GARAGE FLOORS

4" - 6" thick concrete slab over compacted crushed stone base and polyethylene vapor barrier. Perimeter drain for potential future radon or water mitigation use installed.

III. FRAME/STRUCTURE

III.1. FRAMING

The houses shall be constructed of wood frame under the inspection of the Town of Needham building department and in accordance with Massachusetts building code as currently revised.

III.2. WALLS & FLOORS

Walls: 2"x4" KD Spruce construction.

Floor Joists, Ceiling Joists and Rafters: 2" x 12", 10" & 8" Boise-Cascade Engineered Joists

Sub-Flooring: 3/4" T&G plywood, glued and nailed.

Exterior Sheathing: 1/2" CDX exterior Grade Plywood

III.3. DOORS & WINDOWS

Size and location of all windows and doors shall comply with the details included within the attached house plans. The following specifications are submitted only as a supplement to these plans:

Windows: Anderson, Hurd, Harvey or equivalent brand double-insulated thermopane Low-E windows, tilt-in for easy cleaning, with full length screens.

Front Exterior Door: 3'-0" x 6'-8" solid six-panel Fiberglass doors as per plans with two attached 14" wide 3-lite sidelites and Schlage brass key lock hardware and deadbolt.

Skylights (if any): Velux brand venting (unless noted as a fixed skylight) skylights with pole control.

Sliding Doors & Casements: Anderson, Hurd or Harvey brand sliding doors with double insulated thermopane Low-E glass and double security locks.

III.4. FIBERGLASS INSULATION

Insulation will meet the strict requirements of the Massachusetts Energy Code. In general, fiberglass insulation shall be used in the following quantities:

Third Floor: R-30 (9" thick)

House Exterior Walls: R-13 (3 1/2" thick)

Basement Ceilings: R-19 (6" thick)

Garage Ceilings: R-30 (9" thick)

IV. EXTERIOR FINISH

IV.1. EXTERIOR SIDING

Siding will consist of pre-primed f.j. red-cedar clapboard and/or red-cedar shingle on the body of the house over Tyveck or similar approved Building Wrap. All trim will be pre-primed pine with boxed rakes and trim detail as per attached plans.

IV.2. ROOFING

Roof sheathing is 1/2" fir plywood covered with building paper, Ice & Water Shield rubber membrane on all eaves and valleys and brand name (Bird, GAF or Owens-Corning) fiberglass "architecturally designed" 30-year warranty roofing shingles.

IV.3. REAR DECK & PATIO

The rear deck will be constructed of pressure treated wood of a style customarily completed by the builder. Upgrade to stained mahogany with fir & cedar rail system is available.

IV.4. FRONT ENTRANCE

The front/side porch shall consist of a combination of fir, cedar, mahogany and pine woods with the post detail and soffit supports as shown on the attached plans. Front porch and steps shall receive two coats of exterior paint matching the color scheme of the house.

IV.5. PAINTING

All siding and trim will be primed and have one additional coat of Benjamin Moore exterior latex paint with a 4-color scheme.

V. INTERIOR FINISH

V.1. INTERIOR DOORS

All Interior Doors to be solid Masonite six-panel doors prepared for paint. Steel insulated fire-rated 6-panel door from garage to basement to have keyed Schlage lockset with deadbolt. All remaining interior doors to have brass Schlage locksets (privacy or passage depending upon use).

V.2. WINDOW AND DOOR CASING

All window and door casings to be 3 1/2" Sherburne fingerjointed casing prepared for painting.

V.3. BASEBOARD

Baseboard to be 5 1/2" fingerjointed colonial base prepared for painting.

V.3.1. ADDITIONAL MOLDINGS

Foyer, livingroom and diningroom to have 3 1/2" crown molding at ceiling and applied wainscoting.

V.4. BOARD & PLASTER

Walls and ceilings constructed of 1/2" blueboard with plaster veneer. Walls will have smooth finish; First Floor Ceilings to be 8'-4" height with smooth plaster finish and two coats of white ceiling paint; Second Floor Ceilings to be 7'-9" height with sand/textured finish. All cathedral ceilings, garage walls and ceilings, basement stairs and closets to be non-sand light texture finish.

V.5. CLOSETS

Master Bedroom closet to have a closet system designed by Boston Closets to include a combination of vinyl coated metal shelving with both single and double poles. Balance of closets to have vinyl coated metal single pole & shelf. Linen and utility closets will have four deeper shelves. Any closet woodwork will be painted.

V.6. STAIRWAYS

- Oak Hardwood stairway leading from first to second floor to include, oak starter step, oak stair treads, oak railings and posts with primed balusters with clear pine risers and skirts.
- Stairway from second to third floor shall be finished for carpeting with oak handrails and oak-topped half wall in third floor.
- Basement stairways shall consist of nosed plywood/hard pine stairtreads and risers with fir railings.

V.7. FIREPLACES

Gas Fired Heatilator Fireplaces installed in both Familyroom and Livingroom. Each to have marble or granite surround and hearth to be selected by Buyer from Builder's fireplace supplier, with custom designed wood mantel.

V.8. PAINTING

Interior walls, stairway skirts, and all woodwork to be primed with two coats of finish Benjamin Moore paint. Bathroom walls shall be painted with an eggshell finish; Remaining Walls shall be painted with flat paint; Woodwork and Trim to be painted with a Semi-gloss Finish paint. (Allowance includes Three wall color selections permitted and one Trim color. Additional color selections, changes in finish types, special order paints or special applications are at additional cost to be determined by Builder. Oak railings to remain natural with two coats of polyurethane.

V.9. FLOORING

Entrance Foyer to have granite or marble flooring. Flooring allowance of \$12./sq.ft.

Kitchen, laundry and all bathroom floors to be ceramic tile.

Tile allowance of \$5.00/sq.ft. retail cost to be chosen at one of builder's supplier:

-Fitzgerald Tile Co., Commerce Way, Woburn, MA 01801 - (781) 935-7821

-Roma Tile, Arsenal Street, Watertown, MA 02172 -(617) 926-7662 (call for appointment)

-Smethurst Tile, 344 Eastern Avenue, Malden, MA 02148- (781) 322-3210

-Diflumeri Tile, 45 Ferry Street, Everett, MA 02149- (617) 387-8754

-National Tile Co., 330 Main Street, N. Reading, MA (978) 664-3165

(Buyer may choose to substitute oak flooring for ceramic tile floor at no additional cost)

Balance of First and Second Floors to have solid red-oak floors with 3 coats of polyurethane.

Third floor and third floor stairway to be carpeted.

Carpet allowance of \$25.00/sq.yd. retail cost to be chosen from Builder's "Aladdin" selections or at Builder's supplier: Carpet Warehouse, 1580 V.F.W. Parkway (Route 1), West Roxbury, MA (781) 323-1823 (Ask for Nick or Mark)

VI. MECHANICAL

VI.1. ELECTRICAL

- * 200 AMP electrical service circuit breaker boxes located in basement fed from underground conduit from street
- * Interior electrical outlets installed per building code requirements.
- * Three exterior outlets included.
- * Telephone and T.V. cable outlets installed in all rooms except diningroom and bathrooms.
- * Interior fixture lighting provided in foyer, diningroom, breakfast nook, and four bedrooms.
- * Bathroom lighting to include lighting over medicine cabinets or mirrors at vanities.
- * Switched receptacles for lighting are provided study, livingroom, finished third floor and familyroom.
- * Exterior lighting to include two front door lights, two lights at garage entrance and one exterior lamppost lights to be installed on front walkway.
- * All smoke detectors to be hard-wired as per code requirements.
- * Install 2 doorbells and one chime.
- * Builder to provide and install the following lights:
 - 40 recessed lights located in the following areas:
 - Front hallway, Kitchen, Second floor hallway, Familyroom, Master bedroom, Master bath whirlpool and shower & Finished Third Floor
 - Closet lights to be installed in all bedroom closets.
 - Porcelain overhead lights installed by developer in garage and basement.
 - All bathrooms shall include quiet Nu-tone ceiling exhaust fan and light
 - Rough for fan/lights in familyroom & Third floor
(material and installation are additional)
- * Buyer is provided an allowance of **\$2,000.** for the selection of the following lighting to be installed by the Builder:
 - 1 Diningroom light
 - 1 Breakfast nook light
 - 1 Foyer light
 - 1 Exterior Post Lights
 - 4 Bedroom lights
 - 2 Exterior Front Door lights
 - 4 Exterior Rear Door lights
 - 4 Bath Vanity Lights
 - 2 Stairwell Lights
 - 2 Exterior Garage Lights

Builders Lighting Suppliers:

Woofers/Standard Electric, Rts. 128/117, Waltham, MA & North Beacon Street, Allston, MA

VI.2. PLUMBING

* Each bathroom shall include the following:

Masterbath:

1. 5' x 5' fiberglass corner whirlpool tub (white or natural) by Acker, or equivalent brand with ceramic tile skirt and 18" high wall surround (\$5.00/s.f. material allowance on all wall tile);
2. 3' x 4' Ceramic tile walk-in shower with glass shower door (\$600. material & labor shower door allowance).
3. Kohler Wellworth water-saver 1.6 gallon standard toilet;
4. Vanity to be Cherry, Maple, Oak, or White foil wrap;
5. Selection of either Corian Vanity Top or Granite top with matching back and side splash
6. Two Faucets (Delta 520 with chrome lever or crystal) (faucet allowance - \$100.@);
7. Medicine Cabinet, surface mount 30" x 30", with beveled mirrored front and attached light strip; (medicine cabinet/lighting allowance - \$300./bathroom)
8. Towel bar and paper holder allowance (\$100./bathroom).

Main Bath:

1. Steel/Cast iron 5' tub/shower with ceramic tile surround to ceiling (\$5.00/s.f. material allowance on all wall tile);
2. Kohler Wellworth water-saver 1.6 gallon standard toilet;
3. Vanity to be Cherry, Maple, Oak, or White foil wrap;
4. Corian Vanity Top (RTI 300 series);
5. Two Faucets (Delta 520 with chrome lever or crystal) (faucet allowance - \$100.@);
6. Medicine Cabinet, surface mount 30" x 30", with beveled mirrored front and attached light strip; (medicine cabinet/lighting allowance - \$300./bathroom)
7. Towel bar and paper holder allowance (\$100./bathroom)
8. Washer hookup with catch-pan provided below and electric dryer hookups provided on second floor as shown on floor plans.

Third Floor Bath:

1. Acker, Aquaglass or equivalent brand 5' x 3' standard one piece walk-in shower (white or natural) with fiberglass wall surround with glass shower door (\$500. material & labor shower door allowance);
2. Kohler Wellworth water-saver 1.6 gallon standard toilet;
3. Vanity to be Cherry, Maple, Oak, or White foil wrap;
4. Corian Vanity Top (RTI 300 series);
5. One Faucet (Delta 520 with chrome lever or crystal) (faucet allowance - \$100.@);
6. Medicine Cabinet, surface mount 30" x 30", with beveled mirrored front with attached light strip; (medicine cabinet/lighting allowance - \$150.@);
7. Towel bar and paper holder allowance (\$100./bathroom)

First Floor Bath:

1. Kohler Wellworth water-saver 1.6 gallon standard toilet;
2. Toto, Savoy or equivalent Pedestal Sink (white or natural)
3. Faucet (Delta 520MPU with chrome or crystal lever) (faucet allowance - \$100.@)
4. Mirror with beveled edge (24" x 30") with overhead light-strip; (mirror/lighting allowance - \$150.@);
5. Towel bar and paper holder allowance (\$100./bathroom)

VI.3. HEATING/HOT WATER/AIR CONDITIONING

- Gas fired three zone forced hot air heat - Two completely separate high efficiency furnaces and air-handlers providing separately zoned heating to each of the three floors.
- Basement Furnace: Bryant (Carrier) brand 90-plus efficiency direct-vent furnace or equivalent
- Attic Furnace: Bryant (Carrier) brand 80-plus efficiency furnace or equivalent.
- Air Conditioning - Three-zone Bryant (Carrier) brand or equivalent 5 ton system with two separate condensers located to the rear/side of the house.
- Gas fired 75 gallon hot water heater - Five year warranty.
- Heating/ Air Conditioning supply registers in each room with at least multiple return registers dispersed through-out house.

VI.4. ALARM SYSTEM & CENTRAL VACUUM

A complete alarm system shall be installed in the house including contacts on all basement and first floor doors and windows, appropriate motion detectors, monitoring equipment and all accessory items and materials.

A Galaxy central vacuum system will be installed to cover the entire house, garage and basement areas.

VII. KITCHEN and CABINET INSTALLATIONS

VII.1. CABINETS and VANITIES:

Buyer has choice of solid Cherry, Mahogany Maple, Oak, or "European Style" white foil-wrapped raised panel cabinets and vanities. Cabinet sizes are to follow kitchen and bath layout and floor plans. Retail Allowance (material & labor) for all cabinets and vanities is \$15,000.00.

VII.2. COUNTERTOPS:

Buyer may choose any Corian countertop, or in-stock Granite or Marble Countertop with 4' backsplash from Builders supplier. (backsplash may be substituted with ceramic tile) Retail Allowance (material & labor) for kitchen countertop is \$9,000.00.

VII.3. APPLIANCES

Appliance Package to include the following G.E. Profile model appliances (or their equivalent):

1. G.E. Self-Cleaning Electric Convection Wall Oven
Combination with lower oven Microwave: Model PT90 (stainless, white, black or bisque)
2. G.E. Gas Cooktop with downdraft: Model JGP990 (stainless, white, black or bisque)
3. G.E. Dishwasher - 3 Level Wash: Model PDW8280 (stainless, white, black or bisque)
4. Garbage disposal: ISE - Badger 5 - 1/2 HP
5. Kitchen Sink: (32 x 20) Franke Undermount Stainless Steel Double Bowl
6. Faucet: Delta 472 faucet with spray

Approximate Value of Appliance Package: \$5,000.00

VIII. MISCELLANEOUS

VIII.1. "ALLOWANCE" DEFINITIONS

The "Allowance Packages" are stated for comparison purposes only and refer to the particular item's retail cost. This cost shall also include all associated expenses such as tax, delivery costs etc., unless stated otherwise.

VIII.2.. PLAN MODIFICATIONS

The Developer reserves the right to make changes or modifications to the plans and specifications for these units as outlined within this Specification Outline including the substitution of specific manufacturers identified herein, provided nevertheless that such substitutions shall be of the same quality and value as the items being replaced and the changes or substitutions shall not reduce the quality or substance of the materials or workmanship provided herein.

VIII.3 SCHEDULE OF BUYER'S CHOICES

The following list shall constitute the complete list of choices which the Buyer will need to decide upon during townhouse construction in approximate chronological order:

1. Kitchen Cabinets & Bath Vanities:
Cherry, Maple, Oak Raised Panel or White Laminate "European" Style Cabinets
2. Plumbing: Color choice for toilets, bathtubs and accessories
3. Fireplace: Mantle & Hearth Upgrades
4. Ceramic tile flooring to be chosen
5. Interior Wall & Trim Paint and Trim Stain Colors
6. Carpet color
7. Appliance color
8. Lighting Fixtures to be chosen

Selections may be limited by style, color, brand etc. depending upon cost and availability of specific fixtures being selected.

VIII.4 UPGRADE OPTIONS:

The following Standard Upgrade Options are available for selection by Pre-construction Buyers at the following fixed upgrade costs:

1. Finished Basement - Cost of \$5,000. plus \$50./sf

Include the following amenities in conformance with the finished attic plan:

- a. One or two operating skylites - two or three operating windows - as per plan
- b. One or two closets per particular plan
- c. Electrical, telephone, cable, smoke and carbon monoxide detectors - all per code
- d. Five recessed lights, separate stairway light & wiring for ceiling fan
- e. HVAC on separate zone from second floor system
- f. Blueboard, plastering and wood trim finish to meet second floor standards
- g. Flooring and stairway to be carpeting with a \$20./yard allowance

2. Hardwood Flooring on Second or 3rd Floor (includes carpet credit) \$ 6.25/sf

3. HVAC Upgrades: House Humidifier (1st floor unit only) \$ 650.
Electronic Air-Cleaner \$ 1,000.

NOTES: