

# **SPECIFICATIONS & ALLOWANCES**

## **CAPE CLUB ESTATES, SHARON, MA**

### **SCOPE OF WORK:**

- PROJECT: THE SCOPE OF THE WORK SHALL BE COMPOSED OF A TOWNHOME TO BE BUILT WITHIN A DEVELOPMENT AT THE CAPE CLUB OF SHARON, IN SHARON, MA. THE CONSTRUCTION SHALL BE DEFINED BY THE DRAWINGS, OUTLINES, SPECIFICATIONS, AND THE SITE PLAN. 80% OF THE UNITS WILL BE AGE RESTRICTED, MEANING THAT AT LEAST ONE OWNER SHALL BE AT LEAST 55 YEARS OF AGE OR OLDER.
- QUALITY: THE DWELLINGS SHALL BE BUILT IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE. ALL CONSTRUCTION AND WORKMANSHIP SHALL BE PERFORMED IN A PROFESSIONAL MANNER.

### **ALLOWANCES:**

1. 40 RECESSED LIGHTS
2. BOSCH STAINLESS STEEL APPLIANCES (REFRIGERATOR, STOVE, DISHWASHER, AND SHARP MICROWAVE DRAWER)
3. GUEST AND MASTER BATHROOM MIRRORS
4. KITCHEN AND BATHROOM VANITY CABINETS IN A CHOICE OF WHITE OR CHERRY FINISH.
5. GRANITE COUNTERTOPS IN KITCHEN, MASTER BATH AND GUEST BATH (CHOOSE FROM BUILDER'S SAMPLES)
6. BUILDER'S STANDARD HARDWOOD FLOORING  
KITCHEN, FOYER, DINING ROOM, LIVING ROOM AND STAIRS  
(CHOOSE FROM BUILDER'S SAMPLES)
7. CARPET ALL OTHER FLOORS ( \$22.00 SQ. YD. INSTALLED)
8. EXTERIOR DECK TO BE CONSTRUCTED OF  
TREX DECKING AND WHITE VINYL RAILING
9. TILE FLOORS IN ALL BATHS AND LAUNDRY ROOM  
(\$3.50 SQ. FT. FOR MATERIALS ONLY)
10. 9 FT. CEILINGS ON THE 1ST FLOOR WITH CROWN MOLDING.

**CLEANING:**

- THROUGHOUT THE CONSTRUCTION PERIOD, MAINTAIN THE BUILDING AND THE SITE IN A STANDARD OF CLEANLINESS AS DESCRIBED IN THIS SECTION.
- SITE & STRUCTURE: MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES
- FINAL CLEANING: "CLEAN" FOR THE PURPOSE OF THIS ARTICLE SHALL BE INTERPRETED AS MEANING THE LEVEL OF CLEANLINESS GENERALLY PROVIDED BY SKILLED CLEANERS USING COMMERCIAL QUALITY BUILDING MAINTENANCE EQUIPMENT AND MATERIAL.

**SITE:**

- THE NUMBER OF STAIRS FROM INTERIOR GARAGE TO ENTRANCE OF HOUSE AND BULKHEAD VERSUS WALKOUT BASEMENT WILL BE DETERMINED ON SITE BY DEVELOPER AFTER SIGNING THE P&S, SPECIFICALLY WHEN LAND IS BEING GRADED AND FOUNDATION IS BEING DUG.

**ASPHALT PAVING:**

- DRIVEWAYS SHALL BE 12' WIDE AT THE STREET CURB, FANNING OUT TO 25' AT THE GARAGE. TWO COATS OF BLACKTOP.
- WALKWAY FROM DRIVEWAY TO FRONT DOOR SHALL BE PAVED 3' WIDE.
- SUB-BASE: COMPACTED GRAVEL, APPROXIMATELY 3" THICK FOR DRIVE AND WALKWAY

**WATER DISTRIBUTION SYSTEM:**

- PROVIDE WATER DISTRIBUTION SYSTEM FROM TOWN OF SHARON.

**GAS DISTRIBUTION:**

- PROVIDE GAS DISTRIBUTION SYSTEM AS SHOWN ON THE SITE PLAN, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION. GAS LINE WILL BE INSTALLED UNDERGROUND.

**SANITARY SEWERAGE SYSTEM:**

- PROVIDE SANITARY SEWERAGE SYSTEM WITH AN ON-SITE SEWERAGE TREATMENT PLANT.

**CONCRETE FOUNDATION(S):**

- PROVIDE POURED CAST-IN-PLACE CONCRETE WHERE SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

**CONCRETE SEALING:**

- PROVIDE ONE COAT OF BITUMINOUS ASPHALT, BRUSH APPLICATION FROM TOP OF PERIMETER FOOTING TO FINISH GRADE. FORM TIE CAVITIES SHALL BE FILLED COMPLETELY WITH A TROWEL, GRADE PITCHING ASPHALT.

**ROUGH CARPENTRY:**

- PER ARCHITECTS' PLAN AND APPROVAL BY TOWN BUILDING INSPECTOR.
- 9' CEILINGS ON FIRST FLOOR ONLY.

**FINISH CARPENTRY:**

- INTERIOR DOORS TO BE SOLID PANEL MASONITE DOORS. TRIM IS 3 ½ COLONIAL CASING APPLIED AROUND ALL DOORS AND WINDOWS WILL BE PAINTED. BASEBOARDS ARE 5 ½ WHICH WILL BE PAINTED. ALL COAT CLOSETS TO HAVE ONE SHELF AND ONE POLE. LINEN CLOSETS TO HAVE 4 SHELVES. ALL OPENINGS WITHOUT DOORS WILL BE CASED. HANDRAIL AT STAIRWAY TO BE STAINED. BALUSTERS AND SKIRT BOARD TO BE PAINTED.
- STAIRS TO BE HARDWOOD FOR THE 1<sup>ST</sup> AND 2<sup>ND</sup> FLOORS.
- CROWN MOLDING THROUGHOUT THE FIRST FLOOR ONLY.

**BUILDING INSULATION:**

- PROVIDE BUILDING INSULATION AS SHOWN ON THE DRAWINGS AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION. MINIMUM INSTALLATION AS FOLLOWS:

<u>LOCATION</u>	<u>TYPE</u>	<u>R-VALUE</u>	<u>THICKNESS</u>
UNDER 1 <sup>ST</sup> FLOOR CEILING JOISTS	FIBERGLASS	R-30	6" BATT
BETWEEN ATTIC FLOOR JOISTS INSULATION	FIBERGLASS	R-49	BLOWN
EXTERIOR FRAMED WALLS	FIBERGLASS	R-21	15" BATT

**ASPHALT SHINGLES:**

- ASPHALT SHINGLES SHALL BE 30 –YEAR ARCHITECT ROOF SHINGLES.
- NAILS: HOT DIPPED ZINC COATED STEEL TYPE, OF SUFFICIENT LENGTH TO PENETRATE ROOF SHEATHING

- FLASHING: NON-CORROSIVE SHEET METAL. STEP FLASHING USED AT ALL ROOF PENETRATIONS.
- EAVES: 3' WIDE ICE AND WATER SHIELD INSTALLED. NON-CORROSIVE SHEET METAL WITH CONTINUOUS VENT.

**HORIZONTAL VINYL SIDING:**

- PROVIDE HARDY PLANK SIDING AS SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION

**WINDOWS:**

- PROVIDE WINDOWS AND SCREENS AS SHOWN ON THE WINDOW SCHEDULE (DRAWINGS) AS SPECIFIED HEREIN AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
- WINDOWS SHALL BE DOUBLE-HUNG THERMAPANE, TILT-OUT STYLE, SIZE AND TYPE SHOWN ON THE WINDOW SCHEDULE INCLUDED IN THE DRAWINGS.

**VENEER PLASTER:**

- PROVIDE GYPSUM VENEER PLASTER WHERE SHOWN ON THE DRAWINGS AS SPECIFIED HEREIN AND AS NEEDED FOR COMPLETE AND PROPER INSTALLATION.
- FASTENERS: FOR FASTENING GYPSUM WALLBOARD BASE IN PLACE ON WOOD, USE 1 ¼" TPE W BUGLE-HEAD SCREWS OR ANNULAR RING NAILS RECOMMENDED BY THE WALLBOARD MANUFACTURER.
- USE METAL CORNER BEAD AND OTHER METAL ACCESSORIES AS APPROPRIATE AND AS RECOMMENDED BY THE WALLBOARD MANUFACTURER.
- JOINT TAPE: USED TYPE RECOMMENDED BY THE MANUFACTURER OF THE GYPSUM WALLBOARD SYSTEM.
- BASE: GYPSUM WALLBOARD BASE TYPES AND THICKNESS CALLED FOR ON THE DRAWINGS. IF NO THICKNESS IS SHOWN ON THE DRAWINGS, USE ½".
- PLASTER: SKIM COAT PLASTER; SMOOTH WALL, SMOOTH CEILING.

**CERAMIC TILE:**

- PROVIDE CERAMIC TILE AS SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION
- SUBSTRATE: ½" AC PLYWOOD UNDERPLAYMENT

- CERAMIC TILE: CERAMIC TILE AND ACCESSORIES SHALL BE SELECTED BY THE BUYER. FOR FLOOR TILES USE ONLY TILES DESIGNED FOR THAT APPLICATION.

**CARPETING:**

- PROVIDE CARPETING AND CARPET ACCESSORIES AS SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
- CARPET TO BE SELECTED BY THE BUYER.
- CARPET FOR ENTIRE SECOND FLOOR.

**PAINTING:**

- PAINT AND FINISH EXPOSED SURFACES AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
- STEEL DOORS & BULKHEAD (IF ANY): TWO COATS OF LATEX. BUYER TO CHOOSE COLORS FROM SELLER'S CHARTS. PAINT SHALL BE MANUFACTURED BY BENJAMIN MOORE.
- INTERIOR TRIM: TWO COATS OF PAINT. PAINT SHALL BE MANUFACTURED BY BENJAMIN MOORE. ONE COLOR; ADDITIONAL COLORS/FINISHES AVAILABLE AT ADDITIONAL COST.
- INTERIOR WALLS: TWO COATS OF LATEX PAINT. PAINT SHALL BE MANUFACTURED BY BENJAMIN MOORE. FIVE (3) COLOR CHOICES; ADDITIONAL COLORS/FINISHED AVAILABLE AT ADDITIONAL COST.

**PLUMBING:**

- TWO AND ONE HALF BATHS INCLUDED OR AS SHOWN ON THE DRAWINGS.
- HALF BATH TO HAVE PEDESTAL SINK, TOILET AND TILE FLOORING.
- TWO EXTERIOR SILLCOCKS INSTALLED, ONE FRONT AND ONE REAR.
- BATHROOM FIXTURES – KOHLER TOILETS, KOHLER FAUCETS AND TUB/SHOWER FIXTURES, FIBERGLASS SHOWER UNIT IN GUEST BATH AND SINKS TO BE WHITE. FIXTURES ARE STANDARD CHROME FINISH.
- KITCHEN SINK TO BE WHITE APRON SINK WITH PULL DOWN FAUCET.
- LAUNDRY CONNECTIONS TO BE INSTALLED.
- MASTER BATHROOM TO HAVE FREE STANDING TUB & TILE SHOWER.

### **HEATING & COOLING:**

- FORCED WARM AIR BY GAS ( 2 ZONES) WITH GAS FIRED HOT WATER TANK, INSTALLED.
- CENTRAL AIR CONDITIONING SYSTEM INSTALLED

### **ELECTRICAL:**

- 200 AMP SERVICE INSTALLED
- CIRCUIT BREAKERS INSTALLED
- DOOR CHIMES FOR FRONT DOOR INSTALLED
- SMOKE DETECTORS AND HEAT DETECTORS INSTALLED PER BUILDING CODE
- ELECTRICAL WALL OUTLETS INSTALLED PER BUILDING CODE.
- 4 CABLE OUTLETS AND 2 PHONE JACKS TO BE INSTALLED.

### **LANDSCAPING:**

- ALL DISTURBED AREAS TO BE LANDSCAPED, LOAMED AND TO HAVE SOD. THE FRONT OF THE FOUNDATION SHALL HAVE SHRUBS. GRADING AROUND THE DWELLING SHALL BE AT THE DISCRETION OF THE SELLER.
- SOD IN FRONT OF HOME AND HYDRO-SEED REMAINING.
- IRRIGATION SYSTEM TO BE INSTALLED.

### **CHANGE ORDERS:**

- ALL CHANGES TO BE AUTHORIZED IN WRITING ON WORK ORDERS. WHEN DEALING WITH BUILDER'S SUPPLIERS AND INSTALLERS, BE SURE TO BE QUOTED PRICES AS ALL ALLOWANCES INCLUDE ALL INSTALLATION CHARGES.

### **ADDITIONAL DETAILS:**

- MATERIALS, PRICES AND SPECIFICATIONS SUBJECT TO CHANGE DEPENDING UPON MATERIAL AVAILABILITY. BUILDER RESERVES THE RIGHT TO SUBSTITUTE ANY OF THE ABOVE WITH MATERIALS OF SIMILAR
- OR OF GREATER QUALITY AT THE BUILDER'S SOLE DISCRETION. BUYER IS FREE TO VISIT THE PROPERTY DURING NON-WORKING HOURS BUT, ONLY WHEN ACCOMPANIED BY THE BROKER. ALL VISITS TO BE ARRANGED THROUGH THE BROKER.

- ANY ADDITIONAL WORK WILL NOT BE DONE UNTIL A CHANGE ORDER IS SIGNED BY BOTH THE BUYER AND SELLER AND PAID FOR IN ADVANCE
- HOME WILL BE PROFESSIONALLY CLEANED BEFORE THE BUYER MOVES IN.

\*\*\*THE SELLER RESERVES THE RIGHT TO CORRECT ANY ERRORS/OMISSIONS\*\*\*



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