

THE PARKWAY AT CHESTNUT HILL

310 Hammond Pond Parkway
Chestnut Hill, MA 02467

SPECIFICATIONS & GENERAL INFORMATION

September 1, 2008

General:

Construction shall be performed by the Sellers or their agents, according to the attached specifications. Specifications may change due to reinterpretations of state and local codes by Brookline Inspectional Services.

All product and material designations below are intended to establish minimum design and quality standards for construction. The units shall conform to the following standards:

A. BUILDING SHELL

1. Construction of a structural steel, wood frame and concrete superstructure.
2. Exterior skin shall be clad with a combination brick, hardy board and plank, precast concrete and stone.

B. FOUNDATIONS

1. All footings and foundation walls shall be reinforced concrete.
2. Garage floor shall be reinforced poured concrete.

C. DRAINAGE

1. Project shall have catch basin and/or trench drains for run-off from paved areas.
2. Multiple roof drains leading to Town drain system.
3. Garage will have a surface drain system with an oil/gas separator to Town sewer system.

D. FIRE SEPARATION

1. Double 1/2" Type R fire code gypsum blue board between units.
2. All applicable fire ratings as required by Mass State Building Codes.
3. Concrete block party walls between town homes.

E. INSULATION

1. Unfaced batt fiberglass insulation in all exterior walls and ceilings to meet State Energy Code
2. All cavities around exterior doors and windows shall be insulated.

3. Vapor barrier on interior surfaces of all exterior walls and ceilings.
4. Sound attenuation blanket's at all demising walls and common hall walls.
5. 1" insulation board on exterior skin before brick.
6. R-30 with tapper insulation and batt as required on roofs.

F. ROOFING

1. Rubber membrane.
2. Tapered Insulating Board.
3. Roof drains to drainage system.
4. Aluminum flashing and gravel stops as required.
5. Gutters and downspouts where/if required.

G. WINDOWS

1. Window sash shall be white vinyl double pane insulating glass, low E glass with screens.

H. INTERIOR WALLS AND CEILINGS

1. Wall and ceiling material shall be blue board either ½" or 5/8", as required by code with a plaster veneer.
2. One primer coat, two coats white latex finish on walls.
3. Moisture resistant, concrete reinforced ½" wonder board at all tubs and showers.
4. Ceiling heights are between 9' and 10'.

I. FINISH CARPENTRY - (Paint Grade - 1 coat primer, 2 coat semi-gloss)

1. All doors casing shall be 3 ½" Eased Edge #LWM412 (Brosco).
2. Baseboards to be eased edge in style 5 ¼", one piece B688FJP (Brosco).

J. FLOORS

1. Floors in kitchen, living room, computer (if applicable), family room (if applicable) dining areas and hallways shall be of Mullican St. Andrews solid wood flooring in Red oak.
2. Floors in master baths and ½ baths shall be marble (Galala Polished).
3. Floors in secondary baths to be ceramic tile
4. Utility rooms shall have 12 x 12 vinyl tile floors.
5. All bedrooms will be carpeted with Mohawk Festive Moods. Color to be selected by Buyer from samples provided.
6. Common areas will be porcelain tile

K. KITCHENS

1. Hardwood flooring- (selection can be changed to ceramic tile if not installed at time of Purchase & Sale Agreement).
2. Cabinets – Show house Cabinetry with Astoria Door
3. Counters – Granite

4. Sink – Houzer Medallion stainless steel under mount with Symmons Moscato one lever faucet and Badger ½ HP disposal
5. Stainless Steel Bosch Appliances

L. BATHROOMS

Note : Buyer supplies all towel racks, paper holders, soap dishes and spring mounted shower curtain rods, Seller installs.

Master Bath

1. Floor-Galala Polished Marble
2. Vanity – Double under mount ceramic sink with middle draw base and marble top. Color to be selected from builder's samples
3. Faucet – Grohe-Concetto-chrome
4. Toilet - one piece white Toto with soft close seat
5. Shower – Marble Shower Stall, Grohe Tempesta Trio Hand shower
6. Glass Shower Doors on shower stall
7. Medicine Cabinet

Secondary Bath

1. Floor-Ceramic Tile
2. Vanity – Single under mount two draw base with marble top. Color to be selected from builder's samples
3. Faucet – Grohe-Concetto-chrome
4. Toilet-two piece white Toto with soft close seat
5. Tub-American Standard Princeton Recess Bath-Americast with tile wall surround and Grohe Concetto valve and trim
6. Medicine Cabinet

Powder Room

1. Floor-Galala Polished Marble
2. Toilet – one piece white Toto with soft close seat
3. Pedestal sink – American Standard Ravenna
4. Faucets – Grohe-Concetto-chrome

M. DOORS

1. Jeldwen Pro Core Avalon 7

N. HARDWARE

1. Unit entry doors shall have a mortised lockset.
2. All interior doors shall have one passage or privacy set as required; all other hardware is Seller's option.

O. PLUMBING, HEATING AND COOLING

1. Ventilation or vents for bathrooms and dryer shall be provided.
2. Complete plumbing system as required for all state and local codes.
3. Seller will provide drain hook-ups for stackable electric clothes dryer, and washer. Drains will be installed. Installation of washer/dryer will be by Buyer.
4. Electric hot water, gas heating forced hot air (humidification can be added) and cooling system.
5. Seller may make any changes to the mechanical system needed to satisfy code, building design or local inspectors. Seller shall be free to construct chases required to conceal pipes, flues, or air ducts.

P. ELECTRICAL

1. One Telephone jack in living room, bedroom and kitchen; one cable jack in living room, bedrooms and kitchen.
2. Individual electric meters and circuit breakers in each unit.
3. Lighting – Lighting package for each unit.
4. One Dimmer switches in dining room.
5. Kitchen – Cabinet under mount lights on separate switch.
6. Intercom system located at building entrance using telephone activation.
7. Security system – First Floor units will have all windows on alarm contacts. All units to have sufficient motion detectors for full unit coverage and central station monitoring.
8. Decorum outlets and switches.

Q. LANDSCAPING

1. Shall be in accordance with special permit and Landscape Plan by Landscape Architect.

R. CHANGE ORDERS

Both parties agree that Seller shall make changes at Buyer's request only if such Changes are agreed to by both parties in writing. All such changes will be paid in advance.

T. Appliances to be supplied by SELLER include:

30" Electric Radiant/Induction Cooktop	Bosch NIT8053UC
30" Electric Double Oven	Bosch HML3550UC
36" refrigerator with ice maker	Bosch B361T70NNP
24" Dishwasher	Bosch SHV45M03UC
Under Cabinet Hood Exhaust	Bosch DUH30252UC
Microwave	GE Profile PEM31SMSS

Wine Storage (select units)

Wine Captain 1175WC

Sink Disposal

Badger-5 1/2HP

All Appliances have a warranty that begins upon delivery

(If any appliances are changed, this warranty will not apply)

These specifications are subject to change without notice. Specifications shall be confirmed for all Buyers in writing, prior to the signing of the Purchase & Sale Agreement. Selections can be changed if not installed at time of Purchase and Sale Agreement and change request has been paid for.