

80 E Quinobequin Rd
Newton, MA

March 6, 2023

SPECIFICATIONS

Description of Home

- Approximately 4,800 square feet on interior living space
- 10,310 sq ft of land with 2-car attached *heated* garage
- Five (5) bedrooms, four (4) full baths and one (1) half bath

Site

- Town water and sewer
- Driveway - asphalt
- Stone patio – oversized 14' x 27'
- Landscaping as per plan, and as approved by the City of Newton

Site Work

- Excavation, backfilling, and compaction for foundations, footings and garage
- 10" of stone under new basement concrete slab
- Interior perimeter drain at foundation

Foundation and concrete work

- All concrete is 3,500 psi.
- Foundation walls are reinforced and 10" in width.
- All footings are reinforced
- Home has a full basement
- Foundation walls are *Fully Waterproofed*
- Concrete slab is 4" – 6" thick, with fibermesh, 4000 psi

Rough Framing

- All exterior new walls are 2" x 6" with ½" Plywood sheathing
- Floor construction: "I" joists with ¾" T & G Plywood
- Note: All plywood subfloor is glued and nailed to the floor joists
- All framing lumber as per drawings to meet code
- 9' ft ceiling @ 1st floor, 8' ft ceiling on 2nd floor
- Basement height about 8' high

Roof

- Membrane Roof

Exterior Doors and Windows

- Front door: stained wood, 8 ft. high
- Windows by "Marvin"
- Rear sliding doors by "Marvin"

Insulation

- All insulation to meet or exceed code requirements
- All Roof and Ceilings at Attic: ICYNENE
- Combination of closed and open cell Icynene, depending on the area
- Basement ceiling: R-19 fiberglass batts
- All floors and walls are insulated for sound
- *"Note: The entire house is insulated for sound"*

Siding

- Siding – Cedar clapboards and stucco
- All trim work is composite “Azek” or equal
- All siding is nailed with stainless steel nail fasteners

Interior Finishes

- House is plastered
- All ceilings are Smooth.
- All tub and shower walls done in cement board “durock”
- Bathrooms have tiled walls at showers
- Master bath – all walls will have wainscoting at 42” high

Painting

- All woodwork has 3 coats of paint: 1 primer and 2 finish, oil base paint
- All woodwork is “satin impervo”
- All walls have 3 coats – 1 primer, 2 finish of latex paint, eggshell or flat finish
- Ceilings painted flat white (smooth ceilings)

Electrical

- New Electrical service: 200 amps - Underground
- Furnish and installed lights as required by code
- Security system, for basic security with two (2) keypads
- Furnish and install recessed lights (LED 2700) in kitchen and surrounding areas
- Garage door openers
- All closets have LED lights
- +- 100 downlights throughout the house, by “Halo”
- Outlets and switches meet or exceed code by “Decora”
- Furnish and install bathroom fan lights at each bathroom
- Fully wired for Internet, CATV, satellite, speakers
- Carbon monoxide detectors to meet code – Hardwired, combined with alarm-High-End system
- Security System – fully operational
- Fire alarm is low voltage. It can be connected to a monitoring company
- Smart House technology with many circuits wired with Lutron switches
- Smart House has ability to control remotely and set various scenes

Plumbing

- See attached plumbing fixtures schedule

Heating and A/C

- Gas fired boiler, Hydro-air system, five (5) zones
- Central Air – four (4) zones
- Two (2) electrical heat zones – Mudroom and Master Bath

Finish Carpentry

- All doors are “*Solid Wood Door*”, Modern style
- All hinges are “*polished nickel*”, *ball bearing*, square edge
- All casing and crown moldings are custom. All casing is 3 1/2” wide.
- Baseboard: 8”
- Window casing: windowsills to match doors
- *Crown molding at 1st and 2nd floors in the following rooms:*
 - Living Room
 - Dining Room
 - Family Room
 - Foyer and corridor
- *Custom Built-ins in the following room:*
 - Built-in Master Closet
 - Mudroom
 - Laundry
- White oak-stained handrail
- Custom metal painted balustrades
- Solid oak stair treads at stairway, with painted risers.
- Stone Mantel – tiled wall
- Custom cubbies and bench @ mud room
- Custom closet system at all closets

Kitchen

- Kitchen Cabinets – Custom wood, painted
- Kitchen Cabinets are custom made, painted and shop finished with “conversion varnish”
- Island and appliance wall will be natural walnut
- The kitchen was laid out and designed specifically for the house
- Appliances – see List
- Granite or composite material countertops – “*Unique Calacatta*”

Bath

- Bath vanities are custom made, painted wood and shop finished with “conversion varnish” with granite or marble countertops or synthetic material (non-exotic)
- Laundry cabinets – custom made wood and quartz countertop

Interior Floors

- All floors to be clear 3 ¼” white oak
- Master bath heated floor
- Mudroom heated tile floor
- Foyer: Hardwood
- Dining room: Hardwood
- Kitchen: Hardwood
- Family room: Hardwood
- Living Room: Hardwood
- Master Bedroom: Hardwood
- All 2nd floor bedrooms: Hardwood
- Stairs, landings and corridors
- All hardwood floors to receive three (3) coats of “Bona Naturale” Low VOC
- Bathroom floors: ceramic tiles
- Lower level – carpet

Exterior Paint

- All trim work: one (1) coat of primer and two (2) coats of latex exterior paint
- All cedar shingles: one (1) coat of solid stain (on top of existing shingles)
- Painted doors
- Garage doors – metal
- Stucco

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Plumbing Fixtures Schedule

<u>Description</u>	<u>Specification</u>
Toilets	2-pc white "Toto"
Bathtubs	"Duravit" - Installed
Shower	Copper with cement board and tile walls Shower heads with "Grohe" valves" - Installed
Master Bath Tub	"Vetralla" by Victotia+Albert
Master Bath Toilet	1-pc by "Toto"
Master Bath Sink (2)	by "Kohler" – "Vox" – Oval
Lavatories	White Ceramic drop ins By "Kohler – Caxton"
Sink @ Powder Room	Cabinet – Custom
Faucets for Lavs	"Grohe"
Faucets for Tubs	"Grohe"
Kitchen Sink	Stainless Steel by "Blanco"
Kitchen Faucet	"Grohe"
Laundry hookups with basic laundry sink	
Exterior spigots	Frost free (3)

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Appliances Schedule

<u>Description</u>	<u>Specification</u>
Refrigerator	by "Sub Zero" - 42" French Door Built-in
Cooktop	by "Wolf" - 36", Gas
Hood	42" Pro by Wolf
Double Wall Ovens	30" by "Wolf"
Microwave @ Island	24" by "Sharp"
Dishwasher	by "Bosch"
Beverage Center/Wine Cooler	TBD