

SUMMIT RIDGE
SUMMIT AVE, MELROSE, MASS.

SPECIFICATION & SELECTION OUTLINE – August 18, 2023

DEVELOPER: SUMMIT RE HOLDINGS, LLC
215 SALEM STREET
WOBURN, MA 01801

PROJECT: 36 UNIT TOWNHOME DEVELOPMENT

MARKETING
REPRESENTATIVE:

I. GENERAL DESCRIPTION

The Summit Ridge Townhomes project consists of twelve (12) separate buildings which contain a total of thirty-six (36) individual townhouses on a 116,000 sf lot of land located within a quiet residential neighborhood in Melrose Highlands. These homes are steps to public transportation into Boston, a short walk to schools and local shopping, and just minutes to Routes 93 and 95 (128). Each of these townhouses is designed to provide their owners with individual privacy and a maximum amount of green space. The property also abuts 15 acres of town owned conservation land open for use of all residents.

II. GENERAL NUMERICAL INFORMATION - AVERAGE PER UNIT (approx.)

<u>CATEGORY</u>	<u>BUILDINGS A - L</u>	
	<u>CORNER UNITS</u>	<u>MIDDLE UNITS</u>
- Pre-Construction Pricing	\$ _____	\$ _____
- Total Unit Size	3,275 s.f.	
- Finished Living Area	1,500 s.f.	
- First Floor		
- Second Floor	s.f.	
- Finished Attic Floor	s.f.	
- Unfinished Living Area	1,200 s.f.	
- Basement Area (unfinished)	s.f.	
- Garage	s.f.	
- Unfinished Attic	s.f.	
- Bedrooms	2	
- Bathrooms	2-1/2	
- Parking	2 (1 interior / 1 exterior) (most units)	

BUYER SELECTIONS: At the start of the construction process, North Shore Residential gives the Buyer the opportunity make selections on particular materials which reflects their own individual style and personality. Buyer Selections are identified in this Outline. A Selection Form will be provided to the Buyer once the Purchase and Sales Agreement is signed. Due to the level of construction completed at the time of the Agreement, some selection choices may not be allowed. Any Selection items that have been purchased, ordered or installed by the Builder at the time of the Buyer's initial Offer on the property will not be included as part of the Buyer's Selection. Please refer to the Selection Form for further details.

I. SITE WORK

I. 1. UTILITY INSTALLATION

Utilities including water, sewer, drainage, electric, cable, telephone and natural gas shall be installed in accordance with the Utility Plan prepared by Sullivan Engineering Group dated _____, as amended, and approved by the Mass Housing for completion.

Each townhouse will have separate connections and separate meters for Eversource electricity, propane gas, television cable and telephone. All utilities shall be installed underground. Heating, hot water and cooking shall be fueled by propane gas. All Utility installations to be completed in accordance with City of Melrose DPW standards as well as the regulations and standards provided by the Utility companies servicing this community.

Condominium fees shall include all water costs to both individual units and common lawn irrigation. Common electric and water meters for lighting of main driveway and for lawn irrigation are located in a common utility room in the basement of Unit _____.

I. 2. GRADING

Lots shall be graded in accordance with Grading plan prepared by Sullivan Engineering Group and approved by the Mass Housing for completion.

I. 3. LANDSCAPING

Landscaping and exterior lighting shall be completed in accordance with the Landscaping and Lighting Plan dated _____ and approved by the Mass Housing for completion. (The Builder reserves the right to make moderate alterations during construction which, in its sole discretion, will improve the landscaping of this development.)

The plan includes:

- Hundreds of trees, shrubs and other plantings to promote privacy for the residents;
- Privacy Screening between units to maximize privacy will include a combination of Arborvitae screening, deck lattice top screen and/or cedar 6' lattice-top fences;
- Private Exclusive Use areas are designated around each house and townhome as private yards and green space for the homeowners;
- Open Space Areas, common Gazebo and common patio with benches as well as a children's play area.

All landscaped areas within the Site will be loamed, seeded and watered by a common lawn and shrub irrigation system.

I. 4. PAVING/WALKWAYS

Layout of the Main and Private Driveways will be as shown on the Site Construction Plan by Sullivan Engineering Group and approved by the Mass Housing. All driveways and sidewalks will be constructed in accordance with those Plans and Specifications which should be reviewed for specificity. The Main Driveway, private driveways and 14 visitor parking spaces shall consist of 2-1/2" binder and 1-1/2" finish on 12" compacted gravel base; Sidewalk will consist of 4" of poured concrete over 6" of compacted gravel with vertical granite curb. All private front walkways and patios will consist of Unilock Concrete Pavers over a 6"-12" compacted crushed stone base.

II. CONCRETE

II. 1. FOUNDATION

Foundation Walls to be 10" poured concrete, damp-proofed to finish grade, cast in place on continuous strip footings per plans. All project concrete shall be a minimum of 3,000 PSI, and varying from 3/8" to 3/4" stone depending on usage.

- Foundation Walls are treated by a MASCO company with an exterior Waterproofing application that comes with a 10 Year Warranty for the buyer separate from Builders Warranty.

II. 2. BASEMENT/GARAGE FLOOR

The floors will be a 4" thick concrete slab over compacted 3/4" crushed stone base with Polyethylene wrapped around the foundation and below the basement slab with perimeter drain pipe installed beneath the slab for potential future water and radon mitigation use.

III. FRAME/STRUCTURE

III. 1. FRAMING

The houses shall be constructed of wood frame under the inspection of the Mass Housing Building Department and in accordance with Massachusetts Building Code as currently revised.

III. 2. WALLS & FLOORS

Exterior Walls: 2"x6" KD Spruce construction.

Floor Joists, Ceiling Joists and Rafters: 2" x 10" or 12" NASCOR or BCI Engineered I-joists

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

Exterior Sheathing: 1/2" CDX exterior Grade Plywood

III. 3. PARTY WALLS

The party wall between any adjoining units shall consist of three separately constructed walls – a center wall which is a U.L. Approved 2-hour fire-rated steel supported wall containing 2 solid inches of wallboard, and then two additional walls (one in each unit) each containing one sheet of blueboard and filled with 2-1/2" of acoustical sound-barrier fiberglass insulation. The resulting combined party wall will be a 10" thick fire and sound resistant barrier between the two units.

III. 4. DOORS & WINDOWS

Windows: Harvey Industry Vicon Classic (or equivalent brand) Vinyl double-insulated thermopane Low-E Argon-gas filled windows. Windows to include in-pane grills and tilt-in design for easy cleaning as well as full length screens.

Front Exterior Door: 3'-0" x 6'-8" solid six-panel Therma-Tru (or equivalent brand) fiberglass insulated doors as per plans with two attached 12" wide 3-lite sidelight and Schlage Key lock hardware and deadbolt.

Skylights: Velux brand venting (unless noted as a fixed skylight) skylights.

Sliding Doors & Casements: Harvey's, Anderson Permasheild (or equivalent brand) sliding doors with double insulated thermopane Low-E glass and double security locks.

Garage Door: Raised Panel Steel Insulated Overhead Doors with Automatic Openers, Mullion Windows, Digital Pad and 2 Remotes. Six-panel steel-insulated (3'-0" x 6'-8") door(s) leading from garage to house.

III. 5. FIBERGLASS INSULATION

These townhomes meet a "Five Star Plus" Energy Star Efficiency Rating. Mass. Stretch Code requirements include the following insulation installations::

Second Floor Ceilings: R-38 (9" thick)

Exterior Walls: R-21 (5 1/2" thick)

Unfinished Basement Ceilings: R-30 (9" thick)

Garage Ceilings: R-30 (9" thick)

IV. EXTERIOR FINISH

IV. 1. EXTERIOR SIDING

Siding will consist of Everlast stone-composite siding on the body of the house, over Tyveck or similar approved Building Wrap. Any exterior trim will be Azek PVC trim per attached plans with the exception of the front porches which will have two coats of Benjamin Moore exterior trim paint applied. Exterior house colors are determined at the sole discretion of the Builder.

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" 50-year warranty roofing shingles.

IV. 3. REAR/SIDE DECKS AND PATIOS

Units will have either a Brick paver Patio or a 12x12 Deck that will consist of pressure treated framing with Trex decking of the standard style customarily installed by the Builder. Sizes are as shown on the applicable site and floor plans. Patio's will be 12'x12' and made from concrete pavers in a herringbone pattern. Privacy screening will be installed between rear patios at locations shown on the Site Plan to maximize privacy and yard use in accordance with the landscape plan.

IV. 4. FRONT ENTRANCE

The front 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

Exterior painting shall be limited to wood frame front porches on which decking, railing and stairway components and trim shall be primed and have one additional coat of Benjamin Moore exterior latex paint in a color scheme which is compatible to a natural earth-tone color scheme of Builder's sole discretion. Front porch decking shall receive one coat of Benjamin Moor Austrian Tung Oil and rear pressure treated platforms shall be left natural.

V. STANDARD INTERIOR FINISHES

V. 1. INTERIOR DOORS

Interior Doors to be solid Masonite six-panel doors prepared for paint (closet doors are hollow-core Masonite Doors) .

V. 2. WINDOW AND DOOR CASING

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

V. 3. BASEBOARDS & ADDITIONAL MOLDINGS

Baseboard to be 5 1/2" finger jointed colonial base prepared for painting. Living room, dining and Great rooms to have 3 1/2" crown molding at ceiling with wainscoting consisting of 2-piece chair rail and applied astragal panel design. Beadboard in half bath.

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 and Second Floor Ceilings to be 7'-8" height - all ceilings to have a smooth finish and two coats of white ceiling paint. Any cathedral ceilings, garage, basement stairs and closets to be unpainted light texture finish.

V. 5. CLOSETS

Closets to be vinyl coated metal single pole & shelves. Linen and utility closets will have five shelves. Any closet woodwork will be painted semi-gloss white.

V. 6. HARDWOOD OAK FLOORS/STAIRWAYS

- The entire First Floor, plus the Second Floor landing, will have solid red-oak 3-1/4" plank floors with a seal coat and 2 finish coats of clear polyurethane (except ceramic tiled areas).
- Oak Hardwood stairway leading from first to second floor to include oak stair treads, oak railings, oak topped half-wall with clear pine or poplar risers and skirts prepared for painting.
- Attic and basement stairways consist of nosed plywood/hard pine stair treads and risers with pine/poplar skirts prepared for carpeting. The attic stairs will be carpeted and have oak hand rails. Unfinished Basements will have plywood treads and fir railing.

VI. INTERIOR FINISHES:

VI. 1. FIREPLACES

Gas Fired Heatilator Fireplace is installed in the Family Room with a wood mantel and marble hearth & surrounds. Samples can be seen in the On-Site Model, or Online at: www.arc-fire.com/marble. Choices for the hearth/surround are (subject to availability):

- 1) White Bianco Carrara Marble
- 2) Antique Beige Marble
- 3) Darley Brown Marble
- 4) Absolute Black Granite
- 5) Natural Black Slate

VI. 2. PAINTING

Benjamin Moore paints are used for all walls, doors and trim and Buyer should consult color charts that are available at any retail supplier carrying Benjamin Moore.

The paint options are as follows:

INTERIOR WALLS: Buyers may choose up to Two (2) Flat Finish colors (plus White)

INTERIOR WOOD TRIM: Buyers may choose One (1) Semi-Gloss color

Any additional colors other than those above are \$200. per color. Any requests for a change in paint finish (i.e. eggshell, aura, satin or semi-gloss finish), or other changes such as multi-colored rooms, are considered an upgrade and subject to an additional cost.

VI. 3. FLOORING

1. Ceramic Tile Selections

Kitchen and Bathroom floors are finished with ceramic tile. Selections are to be made from the sample boards provided. Upgraded tile selections are also available and can be ordered at an additional cost. Buyer may substitute Oak flooring for the kitchen flooring at no additional charge. (Hardwood is not recommended in bathrooms).

Selections for tile are:

- a) Kitchen floor
- b) Master Bath floor and walk-in shower walls/floor
- c) Main Bath and Half Bath floors
- d) Kitchen backsplash (optional) – Available at additional cost

2. Carpeting:

Second floor bedrooms as well as the Attic floor and stairs to be carpeted.

Carpet Selection Boards will be provided - Buyer may select one (1) color for bedrooms, and one (1) color for the Attic floor and stairs. The allowance is \$23/SqYd which covers carpet, pad and installation. Upgrades are available at additional cost.

Selection of multiple carpets (including multiple colors of the same style carpet) are an additional \$200/color.

VII. MECHANICAL

VII. 1. ELECTRICAL

- * 100 AMP electrical service per unit – depending upon unit size requirements
- * Circuit breaker boxes located in individual basements
- * Interior electrical outlets installed per building code requirements.
- * Two exterior outlets included.
- * CAT5 and TV cable outlets installed in Living room, all bedrooms & attic
- * All smoke detectors to be hard-wired as per code requirements.
- * Install 2 doorbells and one chime.
- * Install entry foyer lighting and stairwell sconce
- * Two (2) kitchen pendants over kitchen counter
- * One Dining Room chandelier
- * 22 Recessed lights to be installed in each home: (4) Kitchen, (4) Family Room, (1) Front Porch, (4) Master bedroom, (3) 2nd Bedroom, (4) Attic, (2) Misc.
- * Ceiling fan with light will be installed in the attic
- * Two (2) sconces in Master Bath over full mirror
- * Beveled mirror with light strip on 1st floor Bath
- * Tri-view beveled mirror medicine cabinets w/light strip in Main Bath
- * Overhead exhaust fans with lights are included in all Bathrooms (constant mechanical ventilation per Energy Star requirements)
- * Porcelain overhead lights in Garage, Unfinished Basement, and Unfinished Attic
- * Exterior lighting fixtures selected by Builder include front-side Porch light, rear deck/porch light & flood light over Garage entrance/driveway

VII. 2. PLUMBING/BATH

MASTER BATH:

1. 5' x 3' Ceramic Tiled Walk-in shower with semi-frameless Cardinal Glass Shower door
2. Kohler Wellworth, Gerber, American Standard Toilet or equivalent
3. Custom Quartz Vanity Top in choice of Cherry, Maple or White Therma foil Laminate (double or single size dependent on unit layout)
4. Granite Vanity Top with 4" Back/Side Splashes and White Undermount lav(s)
5. Delta 'Windemere' or American Standard "Williamsburg" style Faucet(s) or equivalent
6. Large full sized sheet mirror with two (2) overhead sconces
7. Single towel bar and paper holder
8. Symmons Allura Tub and Shower brushed nickel mixing valves

MAIN BATH:

1. 5' x 3' standard white fiberglass single piece combination tub-shower surround by Maxx-Acker, American or equivalent brand with tension bar
2. Kohler Wellworth, Gerber, American Standard Toilet or equivalent
3. Vanity Cabinet (double or single size dependent upon unit layout) in choice of Cherry, Maple or White Laminate
4. Custom Quartz Vanity Top with 4" Back/Side Splashes and Undermount lav(s) from choice of Pre-fabricated Granite Vanity tops that come with white ceramic undermount sink(s).
5. Delta 'Windemere' or American Standard "Williamsburg" style Faucet(s) or equivalent
6. 36 or 48" (based on vanity size) Tri-view Medicine Cabinet, (Zenith by American Pride) surface mounted with a beveled mirror front and attached light strip

7. Single towel bar and paper holder.
8. Symmons Allura Tub and Shower brushed nickel mixing valves.

FIRST FLOOR ½ BATH:

1. Kohler Wellworth, Gerber, American Standard Toilet or equivalent
2. Ceramic Pedestal Gerber 'La Mer' Sink, or equivalent
3. Delta 'Windemere' or American Standard "Williamsburg" style Faucets or equivalent
4. Beveled edged Mirror (20" x 30") with overhead light-strip
5. Single ceramic towel bar and paper holder

LAUNDRY CLOSET:

1. Washer/Dryer hookups provided in bath as shown on floor plans

VII. 3. HEATING/AIR CONDITIONING/HOT WATER

- Gas fired forced warm air heat (two completely separate furnaces and A/C condensers)
- Basement Furnace: Bryant (Carrier) or equivalent brand 94-plus efficiency direct-vent furnace
- Attic Furnace: Bryant (Carrier) or equivalent brand 94-plus efficiency direct-vent furnace
- Air Conditioning - Bryant (Carrier) brand or equivalent - 2.5 - 3 ton system (depending on unit sizing) with the two condensers located to the rear or side of each unit.
- Three Conditioning Zones: Each finished floor level shall include its own separate zone
- Gas fired Navien Temperature Controlled, continuous flow gas hot water system – Model RL94i – 5+ year Manufacturer's warranty.
- Heating/ Air Conditioning supply registers in each room with at least 5 return registers dispersed throughout the home.

VII. 4. FIRE ALARMS & FIRE SPRINKLER SYSTEMS TO BE INSTALLED IN UNITS

Fire alarm and suppression systems to be installed in the buildings in accordance with the Municipal Building Code and Mass Fire Prevention Regulations.

VIII. KITCHEN INSTALLATIONS

VIII. 1. KITCHEN CABINETS

Our Kitchen and Bath Cabinetry is produced by Echelon Cabinetry. Layouts are included in the Plans which provide the Kitchen designs and sizes for the cabinets. Buyer may select the wood and style of cabinet, and also choose the finish (paint or stain) from selections provided. The following options for the Kitchen cabinets and Bathroom vanities are:

- 1) MAPLE - Raised Panel "ADDISON" or Flat Panel "ARDMORE"
- 2) CHERRY - Raised Panel "LANGDON" or Flat Panel "ARDMORE"
- 3) WHITE LAMINATE (for Bathrooms Only) - Raised Panel "SUTTON"

Buyers may select cabinet knobs or pulls from Selection Board provided.

VIII. 2. QUARTZ COUNTERTOPS:

Buyer may choose their custom Quartz for the Kitchen countertops/Galley Counter and Master Bath from the Selections provided. Counters are installed with a matching 4" granite backsplash and either pencil or 1/4 round radius edging, with an under-mount stainless steel sink. Buyer can upgrade to a ceramic tile backsplash at additional cost.

Upgraded granite selections are available to choose from at additional cost. Please note that any revision which involve additional fabrications or installation time, such as the use of slide-in ranges, drop-in cook tops or any other similar features, would also be an additional cost.

VIII. 3 APPLIANCES

G.E. Profile Package: Energy Star qualified appliances from leading manufacturer are included in the standard package and are valued at approximately \$5,200. These appliances come in a brushed stainless finish and include the following:

1. GE Profile Series Free-standing 30" Gas Range: Model PGB920SEJSS
2. GE Profile Stainless Steel Interior Dishwasher/Hidden Controls: Model PDT825SSJSS
3. GE Profile Microwave/Hood: Model PNM9216SKSS
4. GE Profile Series Side-by-Side 26 cu ft. Refrigerator: Model PSE26HSESS
5. Kitchen Sink: Franke Undermount Stainless 900 Series Sink 32"x 19"
6. Faucet: Delta 'Leland' Stainless finish Gooseneck Pull-down faucet
7. Garbage disposal: ISE - Badger 5 - 1/2 HP

Any changes or upgrades to the appliance package must go through the Builder's supplier and must be approved by the Builder. When necessary, the Builder reserves the right to make substitutions to the base package appliances with fixtures of equal or higher value and quality.

IX. MISCELLANEOUS

IX. 1. CONSTRUCTION CHANGES

The Developer reserves the right to make changes or modifications to the plans and specifications for these units as outlined within this Specification Outline if required as the result of product availability, code or safety requirements or, if in the Builders sole discretion such revision is necessary, provided however that any construction revisions or substitution of products or fixtures from specific manufacturers shall be of equal or greater quality and value as the fixtures being replaced.

IX. 2. BUILDERS WARRANTY

The Builder will provide a warranty to Buyers to repair or replace any parts, fixtures or portions of the premises which are defective or faulty due to defective materials or unworkmanlike construction. The coverage and term of this warranty for the Buyer's Unit and for the portion of the common area of the Condominium represented by the Buyer's percentage ownership in the condominium shall be One (1) Year from the date of Buyer's purchase and closing on their Unit. All warranty items shall conform to the standards and guidelines found in the *Residential Construction Performance Guidelines for Professional Builders and Remodelers, Third Edition, National Association of Home Builders, 2005.*

IX. 3. "ALLOWANCE" DEFINITIONS

Any referenced allowance is for comparison purposes only and is quoted as a guide to the costs in a specific area.

IX.4 SUMMARY OF BUYER'S CHOICES

The following list summarizes the selections that Buyers may choose during the pre-construction phase of their home:

1. Cabinets in Kitchen, Master & Main Baths, and includes knobs/pulls
2. Countertops for Kitchen, Master and Main Baths
3. Fireplace: Hearth & Surround
4. Ceramic Tile - Flooring and walls
5. Interior Wall & Trim Paint Colors
6. Carpeting for Stairs