

Crooked Meadow LLC Jan 29, 2022

Crooked Meadow Condominiums will consist of 6 Duplex buildings with a total of 12 units located on Crooked Meadow Road just off Blacksmith Shop Road in Falmouth Ma. There will be Ten 3 Bedroom 2 Bath units and Two 2 Bedroom 2 Bath Units with approximately 1,136 s.f of open concept single floor living space. Anticipated completion of the complex is late Spring-early Summer 2022. The association fees will be approximately \$220 and the 3 Bedroom units will be initially offered at \$449,900, The 2 bedroom units are not being offered at this time

General Specifications:

Site Work

- Lot to be cleared for home, asphalt driveway, septic and water supply
- Developer to determine all specifications
- Rough and finish grades, foundation elevation, house and septic locations

Water & Sewage

- Town Water
- Title 5 shared septic system with reserve area
- Utilities will be underground

Concrete & Masonry

- Foundation and footings according to plans approved by town
- Builder to choose materials to comply with Massachusetts State building codes
- Sill- Pressure treated 2X6 on sealer with anchor bolts
- Foundations walls to have a coat of waterproofing on the outside just below grade level
- Foundation floor will have a vapor barrier

Framing

- Girt - 2X12 Kiln dried
- Floor joists 2X10 16" on center $\frac{3}{4}$ t & g subflooring
- Wall studs 2X6 16" on center
- Ceiling joists per plans
- Cedar Impressions vinyl siding on front, Vinyl clapboard sides and rear
- All exterior trim to be PVC
- Roof to be 30 year architectural roof shingles with vented soffit and ridge

Exterior Finishes

- Sheathing ½ CDX plywood for roof and side walls
- Front and Back Stairs- Composite & PT
- Outside Pole Lighting- Dark Sky compliant
- Aluminum Gutters and Downspouts
- Rear Patio - Hardscape selected by developer
- Loam and Hydroseeding front and back yard according to the approved landscape plan
- Mulch and Shrubs- Builders package according to the approved landscape plan

Exterior Doors & Windows

- Front Insulated Steel door- as selected by developer
- Vinyl Sliding rear door as selected by developer
- Vinyl Windows- as selected by developer

Insulation

- Walls to be 5½ Kraft faced R21
- Basement to be Kraft faced R30
- Attic and ceiling to be Kraft faced R49 or Blown in per state code

Plumbing

- All fixtures, valves, trims, toilets, & faucet-Builders choice
- Vanity for full bathroom, pedestal sink for ¾ bath
- Fiberglass Tub & Shower
- All plumbing to be PVC lines
- High efficiency Electric Hot Water tank
- Hook up for Washer & Dryer
- Water line for Refrigerator

Electrical

- 150 Amp service
- 2 Exterior plugs with weather proofs
- Door chime
- All outside lighting fixtures to be dark sky friendly
- Hard wired Smoke and Carbon monoxide detectors per town code
- Hook ups for Range, Dryer, Washer, Dishwasher, microwave and refrigerator
- Cable lines for Living room and bedrooms
- Outlets per code
- Lighting- Per developer package
- Bathrooms to include vented fans and washroom accessories - Builders choice

Heating and AC

- Mitsubishi or equivalent high efficiency Heat Pump

Kitchen-Builders Package

- Granite Countertops Level 1
- Cabinets Gray, White, or off White - Mfg selected buy developer
- All Stainless Steel Appliances
- Range
- Hood
- Dishwasher
- Refrigerator-Double Door
- Microwave

Floors

- Living room:Hardwood or LVT Vinyl Plank flooring
- Kitchen:Hardwood or LVT Vinyl Plank flooring
- Bedrooms: Hardwood or LVT Vinyl Plank flooring
- Bathroom and entryway: Ceramic Tile

Interior Finishes

- All windows and doors to be 3 ½ paint grade stafford casing in white
- All baseboard will be 5 ¼ Speed base
- Solid core raised panel doors in white
- Door hardware to be polished brass with lever handles
- Closets to be single shelf with pole

Paint & Finish

- Fully Painted Interior, single color, eggshell finish with white trim - Color selected by developer
- Plastered Walls & Ceilings