



# ACORN PLACE

## **ACORN PLACE SPECIFICATIONS, ALLOWANCES & LIMITED WARRANTIES**

*Townhouse*

MAPLE

(Updated January 28, 2021)

**QUALITY:** The dwelling will be built in accordance with the Building Code established by the Commonwealth of Massachusetts. All construction and workmanship shall be performed in a good and workmanlike manner.

**GRADING AND LANDSCAPING:** Common areas in accordance with town of Millis Special Permit.

**APPROACH:** The driveway will be paved. Walkways will be pavers.

### **EXTERIOR OF DWELLING:**

- A. Exterior shall be vinyl siding and architectural ornamentation as designed.  
Aluminum gutters on front and back of dwelling.
- B. Decks to be constructed of pressure treated wood framing with composite decking & railing system.

### **EXTERIOR DOORS AND WINDOWS:**

- A. Doors to be fiberglass insulated.
- B. Windows to be Vinyl double hung or casement thermo panes with screens.
- C. Garage Door electric opener with one remote per operator

### **PLUMBING:**

- A. Two (2) exterior sill cocks per unit.
- B. Main bath fixture. Fiberglass tub panel and shower unit, single sink.
- C. Master Bath fixtures – Tile Shower with Door, Double Vanity Sink in Master, 4” spread faucets. Shower Seat upgrade \$600
- D. Kitchen sink –single bowl under mount stainless steel.
- E. Laundry connections to be installed
- F. Vanity - Powder Room ½ Bath

**HEATING AND COOLING:**

Two Zone Heating and Cooling Systems.

**ELECTRICAL:**

- A. 7 Recessed lights included
  - \$1000.00 Builder contribution for all other lighting.
- B. Doorbell front. Service per code requirement.
- C. Electrical wall outlets installed per code.
- D. Exterior light front and rear door area (builder's choice).
- E. Exterior Post light at street.
- F. HDMI outlet in family room over fireplace.

**FIRE SAFETY FEATURES:**

Smoke detectors will also be installed in accordance with the Commonwealth of Massachusetts Fire Code.

**INTERIOR FINISH:**

- A. Three and one half (3-1/2) inches (colonial) pine molding applied around all windows.
- B. Five and one half (5-1/2) inches (colonial) pine baseboard.
- C. All closets to have wire shelves.
- D. Linen closets to have wire shelves.
- E. Interior doors to be Masonite Panel doors throughout.
- F. All walls and ceilings on two floors main house and garage to be skim coat plaster.
- G. Attic and storage area off 2<sup>nd</sup> Bedroom unfinished. Bonus Room off Loft finished.

**INSULATION:**

- A. R-21 Factor fiberglass insulation in exterior walls of dwelling.
- B. Nine (9) inches (R-30 Factor) fiberglass insulation installed in ceiling.

**PAINTING:**

- A. Interior trim and doors, one (1) coat of primer, two (2) coats of paints.
- B. Interior walls, two (2) coats of latex paint, flat or eggshell finish with 3 color standard selection, \$75 per additional paint color.

**CABINETS AND VANITIES:** Custom Cabinets from cabinet vendor includes center island kitchen with granite countertops and 4" backsplash. Optional full tiled backsplash for additional \$1,200 (allowance of \$3.75/sf with buyer to pay any overage directly to vendor)

**COUNTERTOPS:** Granite in Kitchen and Cultured Marble top vanities in Bathrooms.

**APPLIANCES:** Builder will provide refrigerator, gas range, dishwasher, microwave, and garbage disposal.

**FLOORS:**

A. Oak floors, kitchen, hallways, living room, den and stairs. Carpet, master bedroom, second floor, hall, loft, and bedroom.

**Hardwood Floor upgrades:** Master Suite natural oak \$3,800 (stained wood \$4,500)

Second Floor Bedroom and Loft natural oak \$7,500

Second Floor Bedroom natural oak \$4,100

Loft area natural oak \$3,400

Bonus Room natural oak \$2,400

B. All Bathroom floors to be tiled (allowance \$3.75/sf)

**UTILITIES:**

Public Water, Town Sewer, Propane, Cable, all underground utilities.

**FOUNDATION:** Foundation walls to be poured concrete; minimum ten (10) inches thick. Basement floor to be poured concrete.

## **LIMITED WARRANTY**

**NOTE: THIS LIMITED WARRANTY SPECIFICALLY EXCLUDES CONSEQUENTIAL AND INCIDENTAL DAMAGES AND THERE ARE LIMITATIONS IN THE DURATION OF IMPLIED WARRANTIES.**

### **TERMS OF COVERAGE:**

The terms of the various coverages of this limited warranty begin on the date of which this dwelling is deeded to you, or on the date on which you first move into this dwelling, whichever event occurs first. That date is referred to in this document as the “date of possession.”

### **COVERAGE:**

#### **STRUCTURE:**

(1) For a period of one year after the date of possession, the floors, ceilings, walls and other internal structural components of the dwelling, which are not covered by other parts of this limited warranty, will be free of substantial defects in materials or workmanship.

#### **SYSTEMS:**

(2) For a period of one year after the date of possession, the plumbing, heating and electrical wiring systems will be free of substantial defects in material or workmanship.

#### **ROOF:**

(3) For a period of one year after the date of possession, the roof will be free of leaks caused by defects in materials or workmanship.

#### **OTHER:**

(4) For a period of 60 DAYS after the date of possession, the doors (including hardware), windows, electrical switches, receptacles, plumbing fixtures and cabinet work will be free of defects in materials and workmanship.

### **MANUFACTURER’S WARRANTIES:**

The undersigned hereby pass through and assign directly to any and all manufacturer’s warranties on all appliances and equipment supplied by us in the dwelling. No guarantee or warranty is made nor intended by us. Compliance with the provisions and terms of the manufacturer’s warranty is the Buyer’s sole responsibility.

## **EXCLUSION FROM COVERAGE:**

We specifically do not assume responsibility for any of the following items, each of which is specifically excluded from this limited warranty:

- (1) Defects in appliances or pieces of equipment which are covered by manufacturer's Warranties;
- (2) Damage due to ordinary wear and tear, abusive use, misuse, or lack of property maintenance of the dwelling or its component parts of the systems.
- (3) Defects which are the result of characteristics common to materials used.
- (4) Defect in items installed, supplied to work done by you or anyone other than by us or our subcontractors at our order.
- (5) Loss or injury due to the elements.
- (6) Conditions resulting from condensation on, or expansion or contraction of materials, settling cracks, floor squeaks, etc., within the first year.
- (7) Paint applied over newly plastered interior walls.
- (8) Cracks or settling of asphalt driveway.
- (9) Consequential or incidental damages.
- (10) Future mold problems.
- (11) Leaks and drainage issues due to gutter icing and inadequate snow maintenance.

In the event that matters requiring our attention arise after you have moved into your new home, we ask that you communicate these to us in writing to insure a prompt response. We wish to point out, however, that most of the work and materials in our homes are provided by subcontractors and, while we do our best to make adjustments and corrections as quickly as possible, it is not always possible to schedule the necessary personnel immediately upon the receipt of any such request. All subcontractor contacts will be provided to you by broker.

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