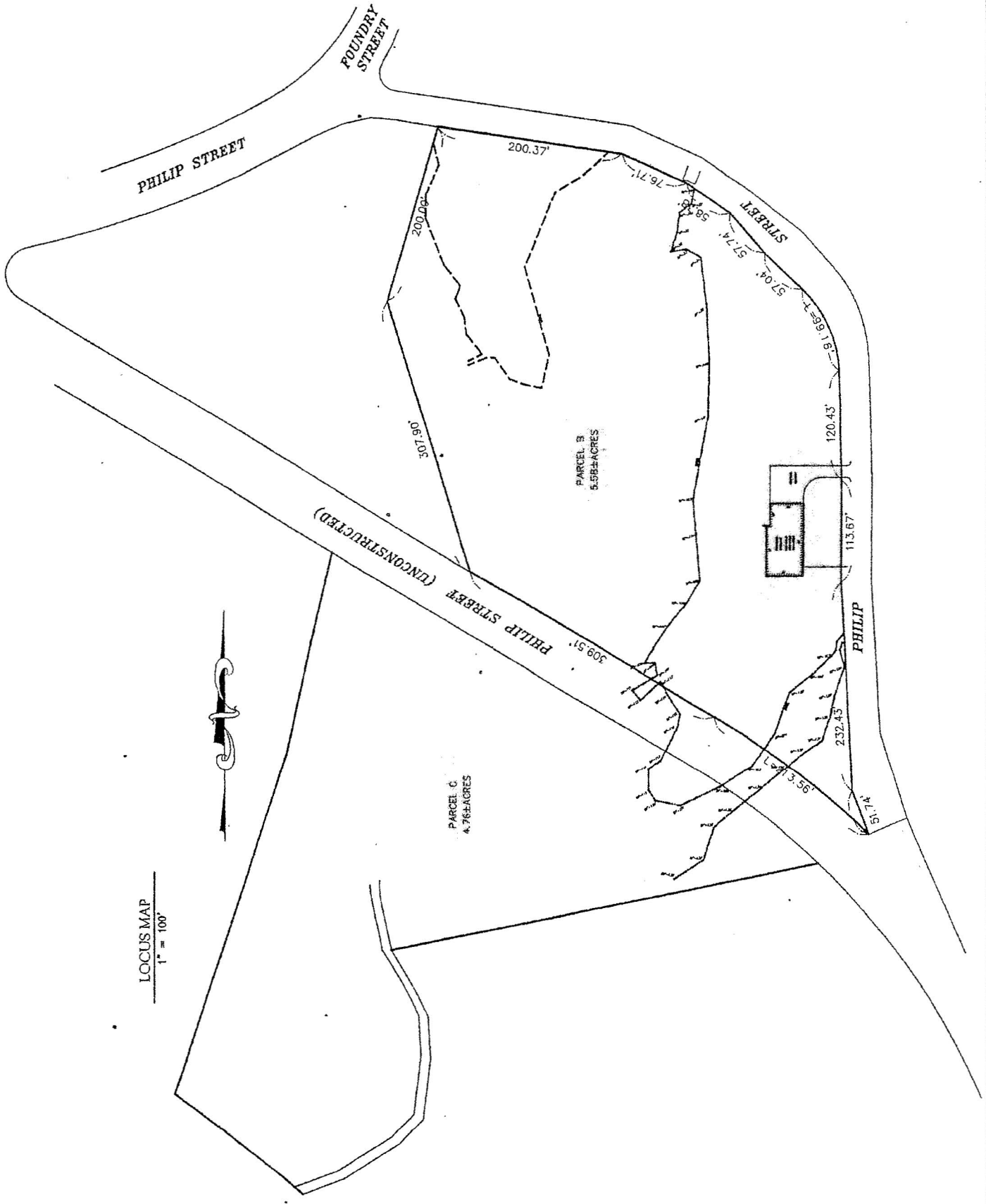
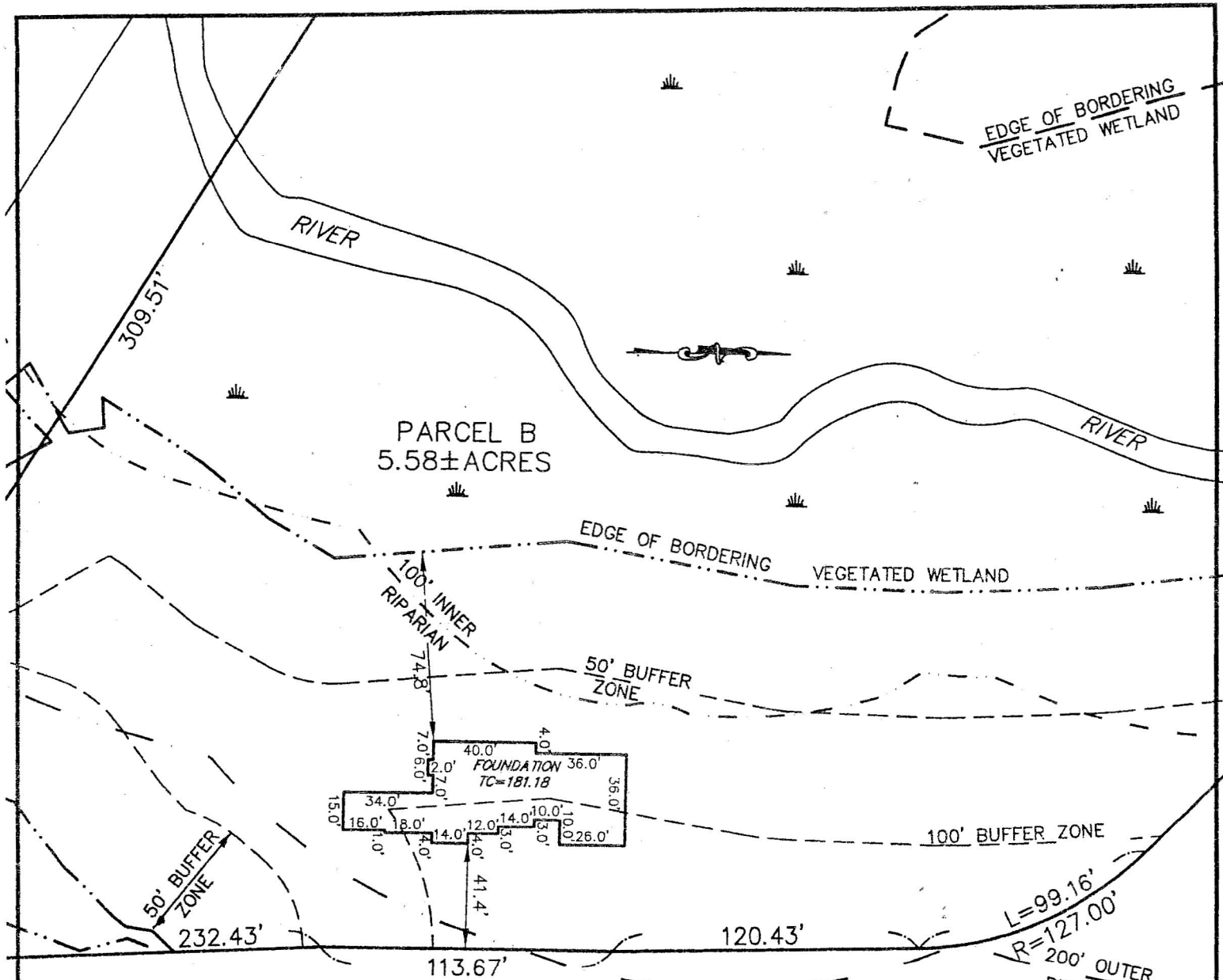



LOCUS MAP
1" = 100'





PHILIP STREET

I CERTIFY THAT THE BUILDING ON THIS PROPERTY IS LOCATED AS SHOWN ABOVE AND COMPLIES WITH THE ZONING BY-LAW OF THE TOWN OF MEDFIELD WHEN CONSTRUCTED AND IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.



 JOYCE E. HASTINGS
 No. 29293
 PROFESSIONAL LAND SURVEYOR
 DATE 3/7/11

PLOT PLAN OF LAND
 IN
 MEDFIELD, MASSACHUSETTS

 SCALE : 1" = 60' MARCH 7, 2011

 GLM ENGINEERING CONSULTANTS INC.
 19 EXCHANGE STREET
 HOLLISTON, MASS. 01746
 (508) 429-1100
 JOB #14170

MEDFIELD, MA.

\$1,395,000

02/17/2011 – 87 Philip Street

4 Bedrooms, 3½ Baths, (2 Masters)
Approx. 4,800+ Sq FT.
10 ACRES ON RIVER

HVAC:

- Gas forced hot air system
- American Standard warm air furnaces – (exact model numbers to follow)
- 4 zones for HVAC with 2 zones on first floor, 2 zones on second floor
- American Standard 13 seer high-efficiency condensers

INSULATION:

- Exterior walls on first and second floors; R-19 (5 ½" Owens Corning kraft batts)
- Exterior walls of garage insulated with R-19 (5 ½" Owens Corning kraft batts)
- Basement walls insulated with R-19 (5 ½" Owens Corning kraft batts)
- Roof; R-30 (10" Owens Corning kraft batts)
- Garage ceiling R-30 (10" Owens Corning kraft batts)
- Tuff N Dry exterior foundation walls (with perimeter drain)

ELECTRIC SERVICE:

- 300 Amp underground to house
- Switches and outlets per MA building code in white.
- Power and Cable wiring for tv over fireplace in Family Room.

WATER SERVICE:

- One inch line, Town water to house, two frost free spigots

SEWAGE:

Septic – 1500 gallon 5 bedroom septic with expansion capabilities

TELEPHONE:

- Underground service to house, phone line installed in every room with category 5 wiring enabling multiple lines to each location.

CABLE TELEVISION/Internet:

- RG-6 coaxial cable in all bedrooms. All jacks to have access to internet or cable tv

SMOKE and CO2 DETECTORS:

- Wired according to the requirements of the Medfield Fire Department and state building code. Battery backup. All bedrooms have smoke detectors.

ROOFING:

- Certainteed Woodscape Architectural Fibreglass 30 year Shingles
- Ice and water shield rubber underlayment used on all roof valleys and bottom three feet of all roof planes, as well as entire porch roof.
- Ridge vent on top of all ridges and two inch PVC soffit vent in all soffits.

EXTERIOR SIDING:

- James Hardie Siding: Hardiplank Select Cedarmill. 2 paint coats applied to all Hardiplank siding and trim.
- Exterior walls sheathed with ½" CDX Fir plywood and wrapped in Tyvek.
- Exterior Trim is ¾ and/or 5/4 Azek.
- Aluminum gutters and seamless downspouts.

INTERIOR WALLBOARD AND CEILING:

- All walls and ceilings covered with blueboard and skimcoat plaster with smooth painted finish on walls, ceilings, and in closets. Garage walls have firecoded blueboard and skimcoat plaster with textured finish. Wall areas around tub in main bath, shower and whirlpool will have a Durock base for tile.

WINDOWS:

- Anderson 200 series SDL tilt-wash with fixed grilles. White hardware, screens on all venting windows.

BATHROOMS:

- Tile flooring in all bathrooms
- Whirlpool tub with panel – see original plumbing specs for allowances
- Bathroom vanity countertops are Granite, w/ limited selection

KITCHEN:

- Kitchen Cabinet/ /Bath Vanity/Countertop allowance is provided.

LIGHTING: \$3000

INTERIOR TRIM:

- Solid-core 4 or 6 panel doors with solid wood jambs are installed on all bedrooms, bathrooms. Closets hollow core 4 or 6 panel doors
- House will have 6 inch (minimum) baseboard molding
- Crown molding on 1st floor and 2nd floor hall
- Tray ceiling in Dining Room

PAINT:

- Interior: All walls and woodwork to be painted with a prime coat and two finish coats Using Benjamin Moore or Sherwin Williams flat finish, up to 6 colors, on wall. High gloss Bright White finish on woodwork and all trimwork. All ceilings painted Bright White.

FIREPLACE:

- Masonry constructed chimney in family room, stone face

MIRRORS:

- Full length plate glass mirrors installed over all bathroom vanities.

FLOORING:

- Baths and laundry finished with tile flooring, allowance samples at Leo's Floor Covering in Walpole.
- All bedrooms CARPET, allowance samples at Leo's Floor Covering
- Bruce Dundee Select and Better Prefinished 3 1/4" Red Oak throughout the first floor and second floor hallway.

BATHROOMS:

- Tile in full baths for floors and walls in tub and shower areas.

LANDSCAPING:

- Foundation planting along front and sides of front porch, foundation, (i.e., boxwoods, rhododendrons, or similar. Approx. 40 plants.)
- All seeded lawn areas to be outfitted with irrigation system

DRIVEWAY:

- One base coat and one finish coat of asphalt over gravel base with 1 1/2 inch of base and 1 1/2 inch of topcoat .

PATIO, FRONT STEPS & WALK:

- Bluestone over compacted stone dust.

GUTTERS:

- Aluminum seamless gutters and downspouts with splash blocks.