

Eames Brook Farm



Marshfield Hills

About Eames Brook Farm

Eames Brook Farm is a community of 14 homes in the bucolic heart of Marshfield Hills, adjacent to 200 acres of Massachusetts Audubon wildlife refuge and conservation land. It is located near the Rivermoor Habitat Park, the English Salt Marsh, Scituate Harbor and Humarock Beach. Waterfront dining, shopping, golf, marine recreation or, a train ride to Boston, are made convenient with direct access to Rte 3A.

The first floor of each shingle style home features an open kitchen-dining-living area, a private den or office, and a spacious master suite. The second floor includes a guest bedroom with private bath and an open studio loft. Most homes also have a fully expandable basement, two-car garage and fully landscaped exterior.

Eames Brook Farm is a thoughtfully planned community constructed by The Valle Group, Inc., an award-winning building and consulting company recognized for its attention to quality and detail. It is an active adult condominium community, 55 and older, with common areas maintained by an association.

Eames Brook Farm



Marshfield Hills



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EAMES BROOK FARM 3D VIEW

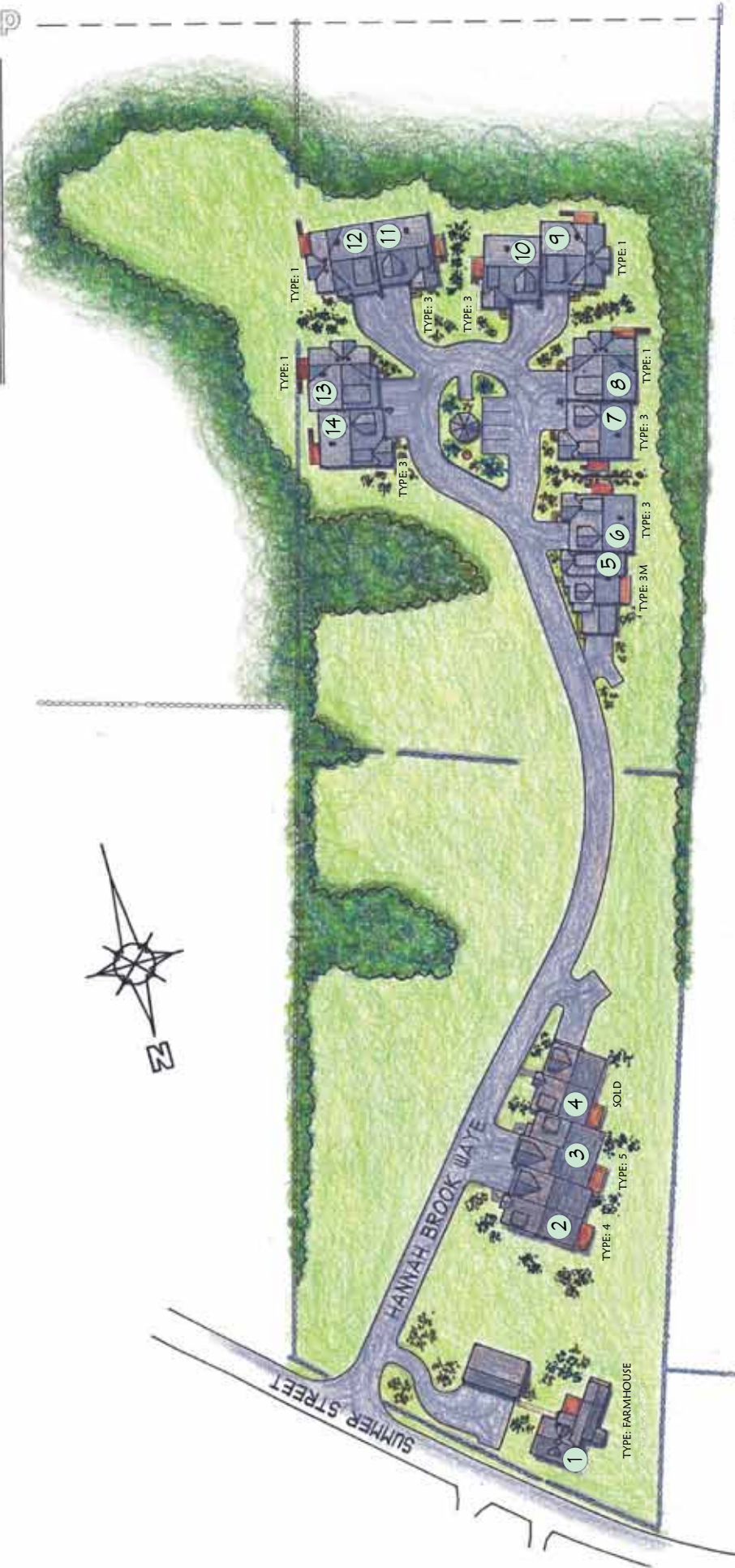
Eames Brook Farm



Marshfield Hills

Eames Brook Farm Site Plan

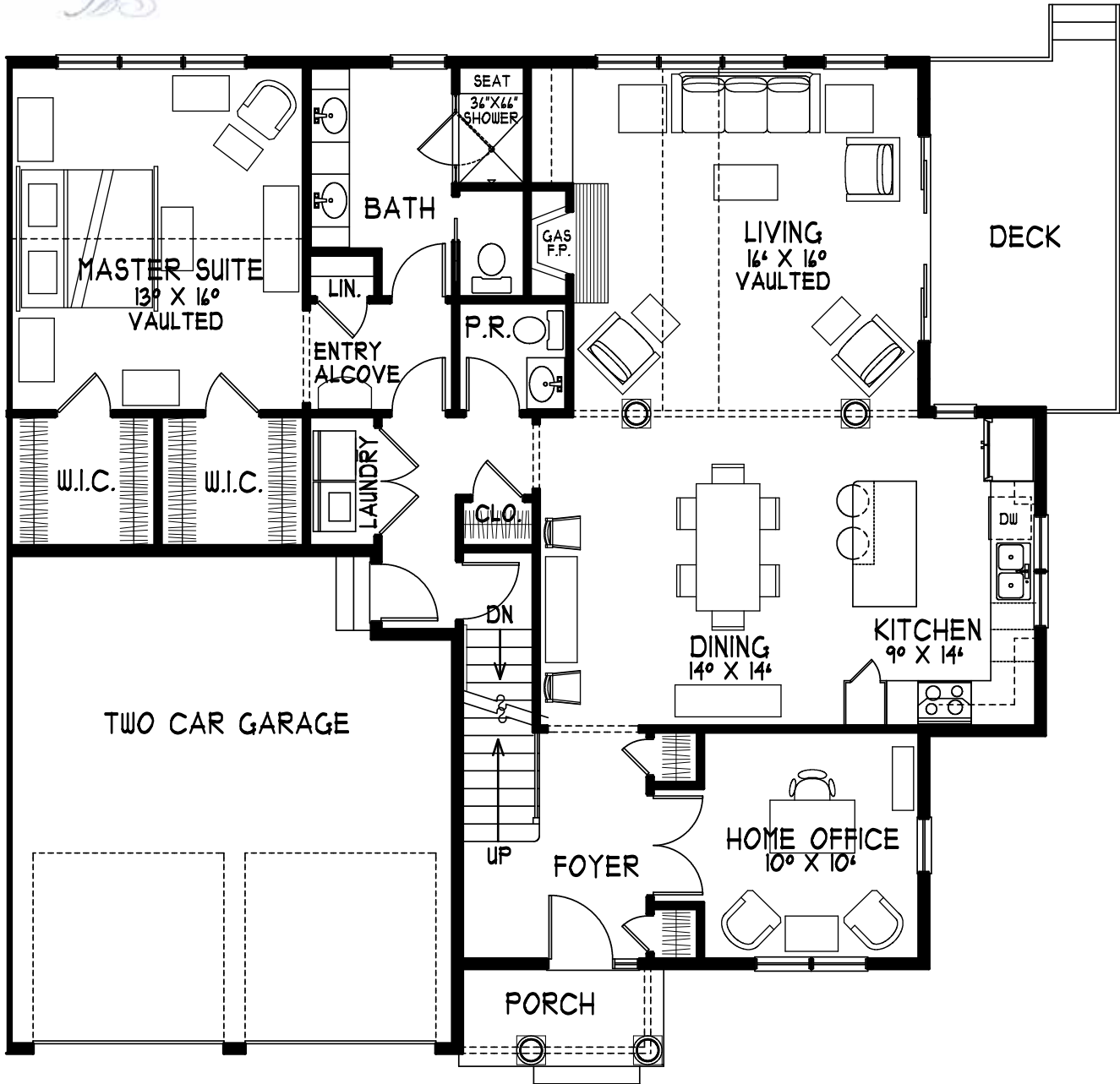
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Eames Brook Farm



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HOME TYPE: I

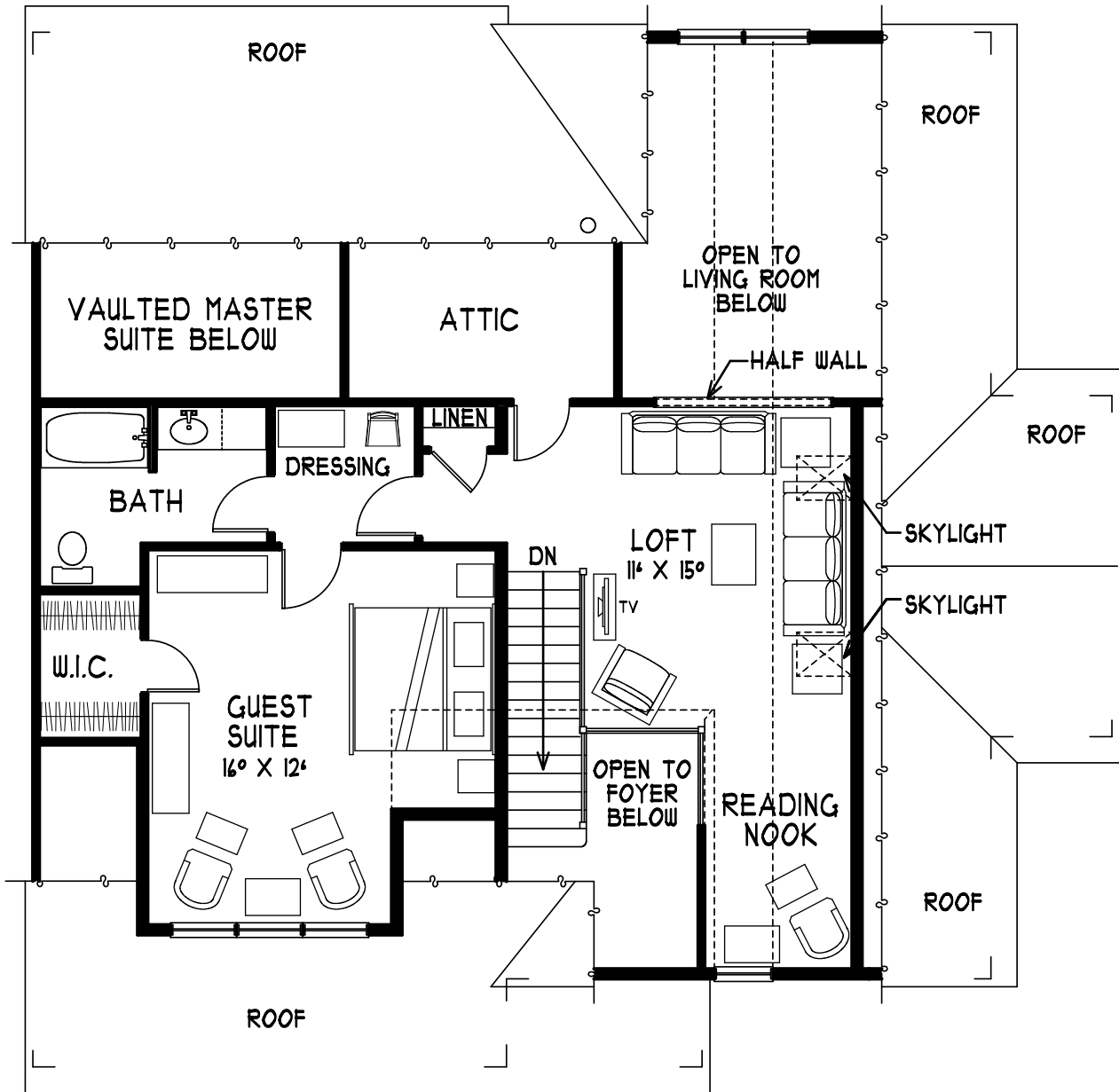
1ST FLOOR PLAN
1560 S.F. PER UNIT
REV. DATE: 6-16-11

EAMES BROOK FARM
MARSHFIELD, MA
THE VALLE GROUP

Eames Brook Farm



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HOME TYPE: 1

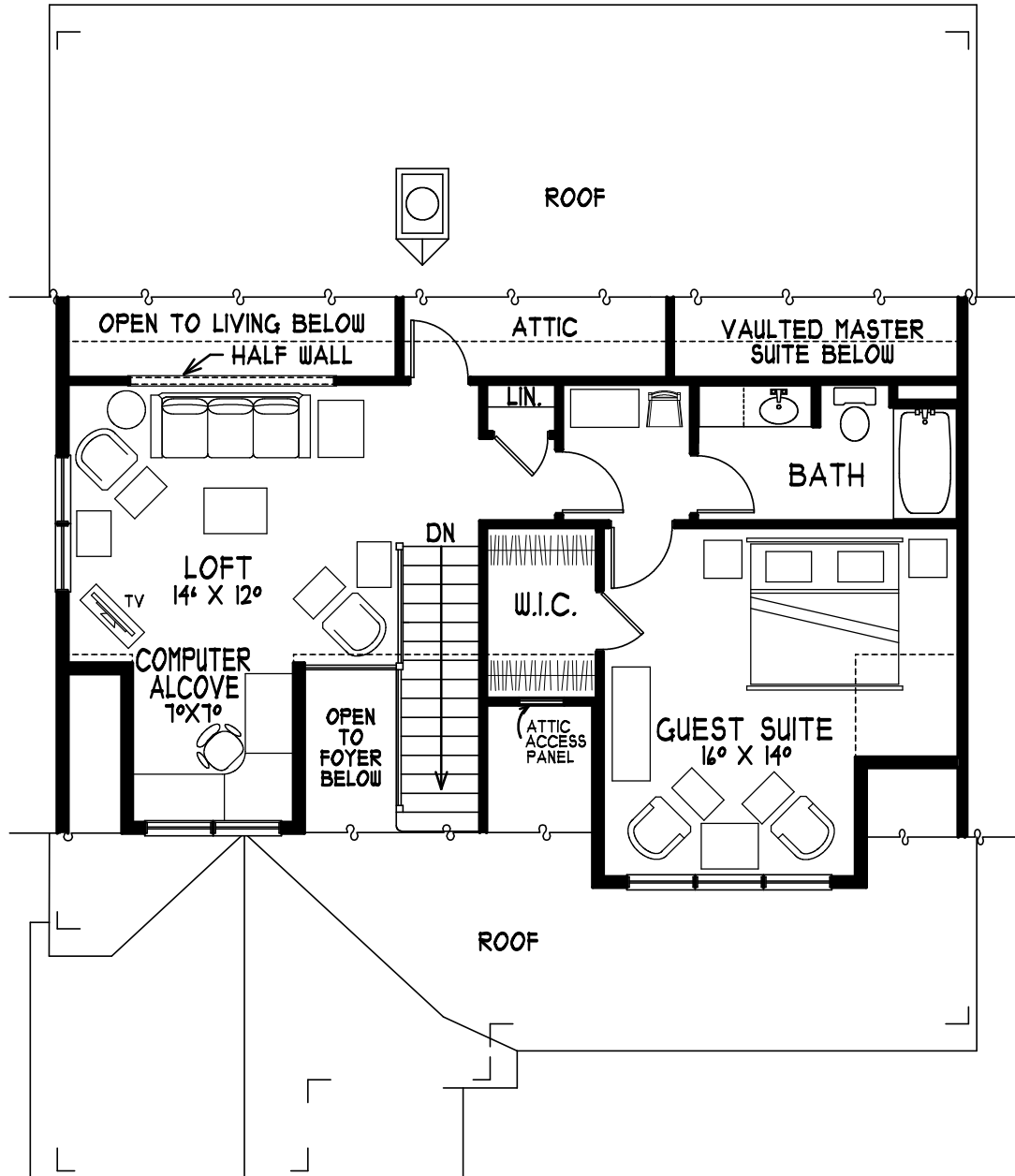
2ND FLOOR PLAN
760 S.F. PER UNIT
REV. DATE: 6-16-11

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HOME TYPE: 3

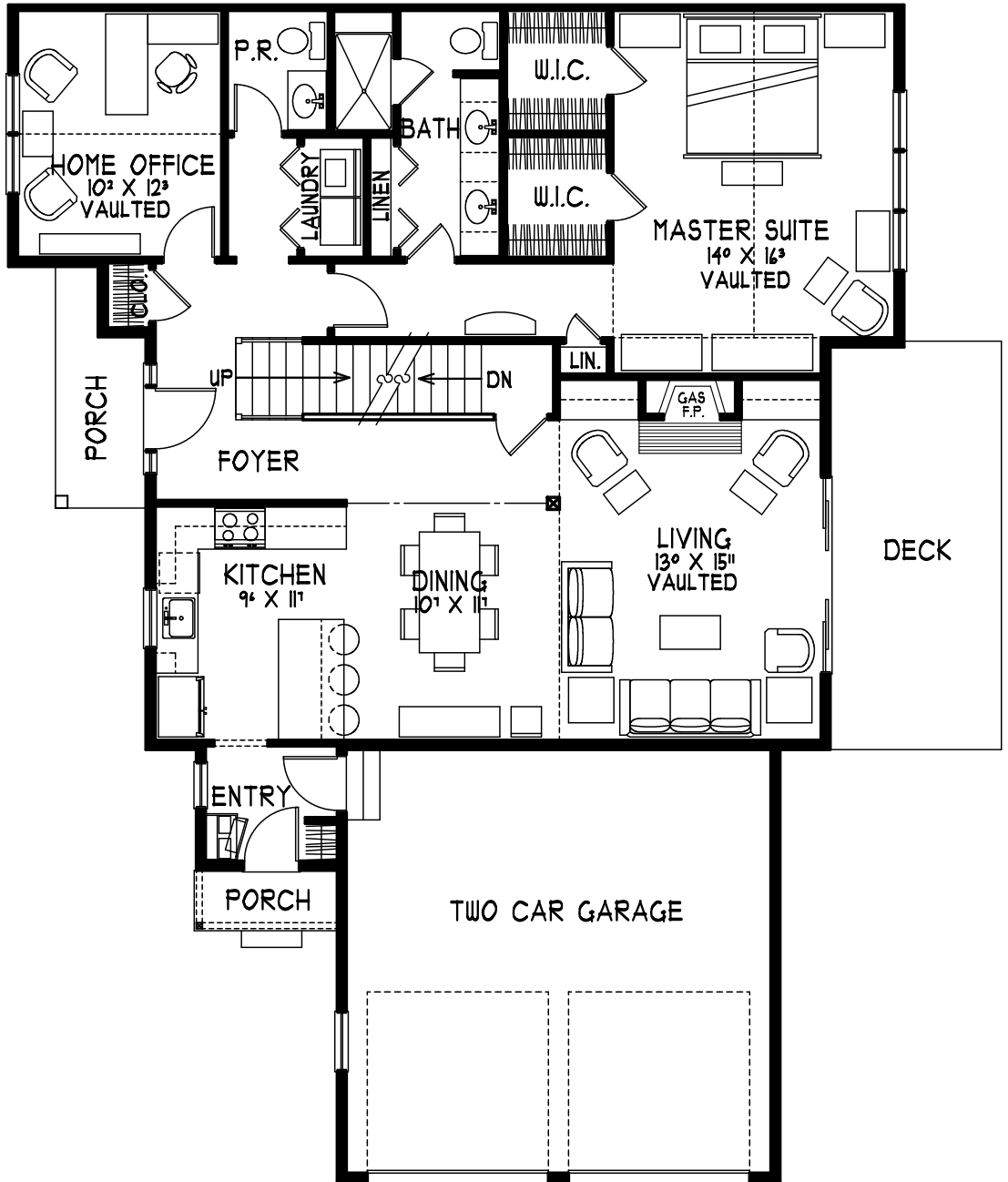
2ND FLOOR PLAN
694 S.F. PER UNIT
REV. DATE: 6-16-11

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HOME TYPE: 3-MODIFIED

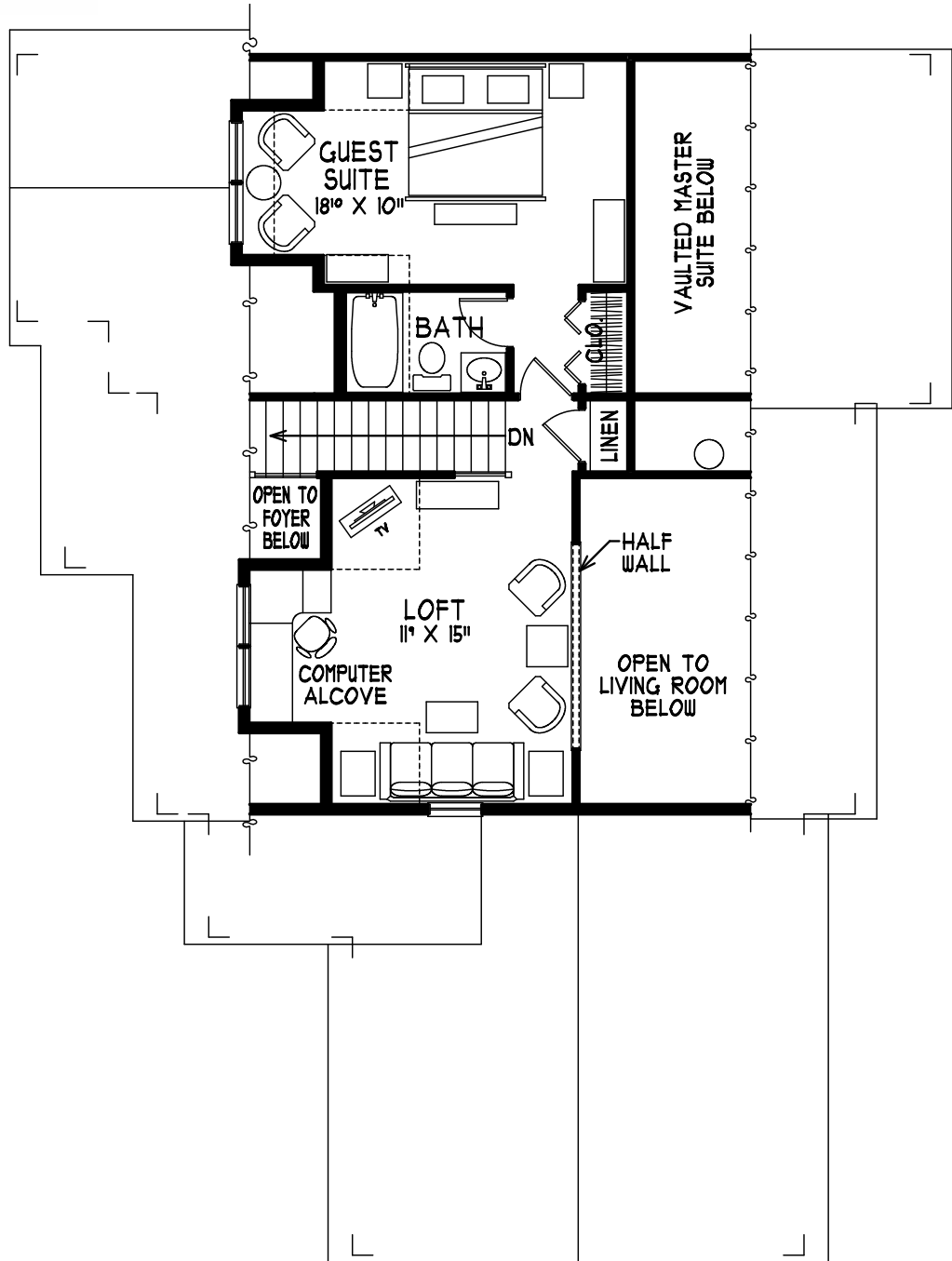
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1462 S.F. PER UNIT
REV. DATE: 6-16-11

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HOME TYPE: 3-MODIFIED

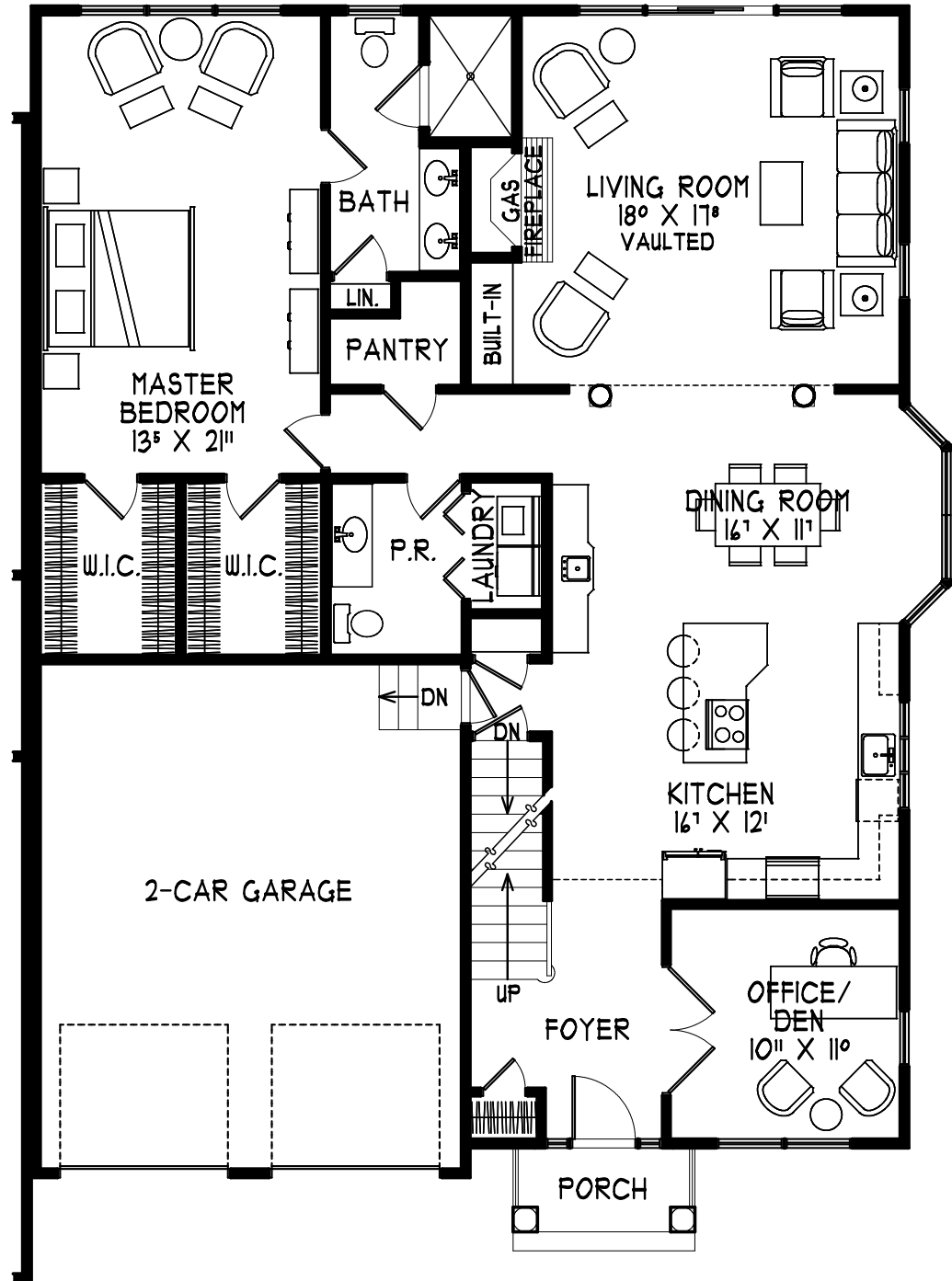
2ND FLOOR PLAN
554 S.F. PER UNIT
REV. DATE: 6-16-11

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HOME TYPE: 4

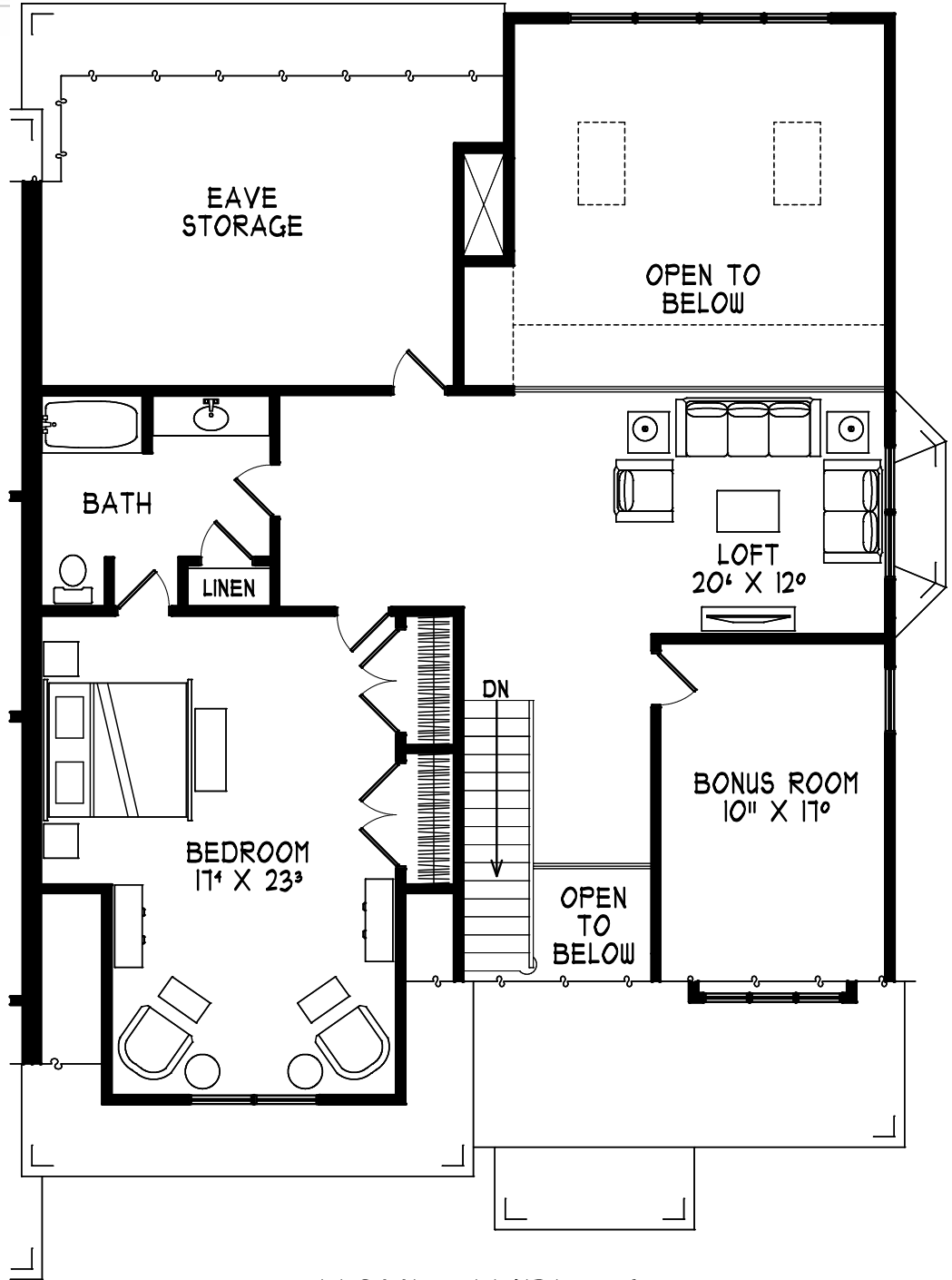
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REV. DATE: 6-20-11

EAMES BROOK FARM
MARSHFIELD, MA
THE VALLE GROUP

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Marshfield Hills



HOME TYPE: 4

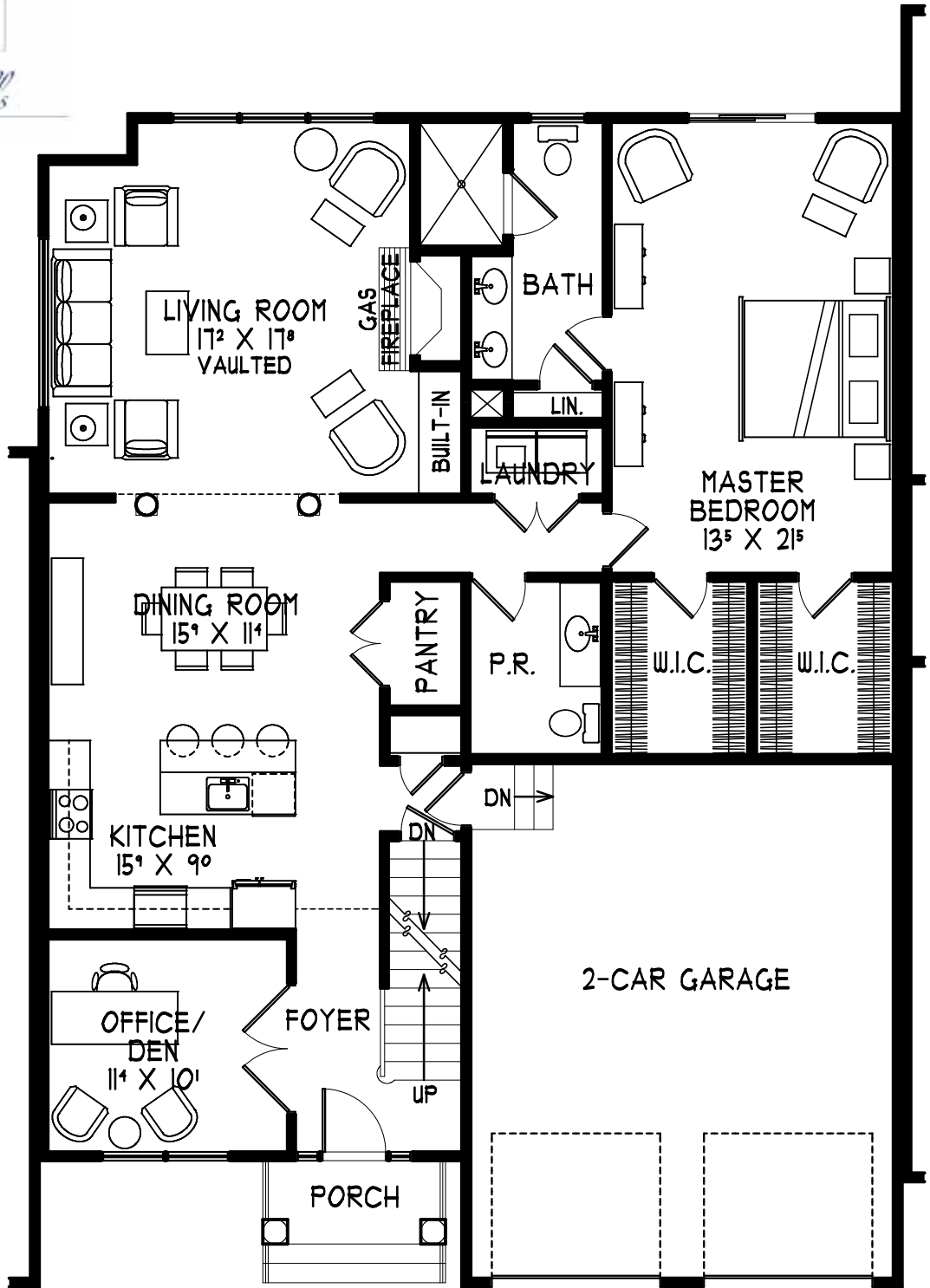
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1197 S.F. PER UNIT
REV. DATE: 6-20-11

EAMES BROOK FARM
MARSHFIELD, MA
THE VALLE GROUP

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Marshfield Hills



HOME TYPE: 5

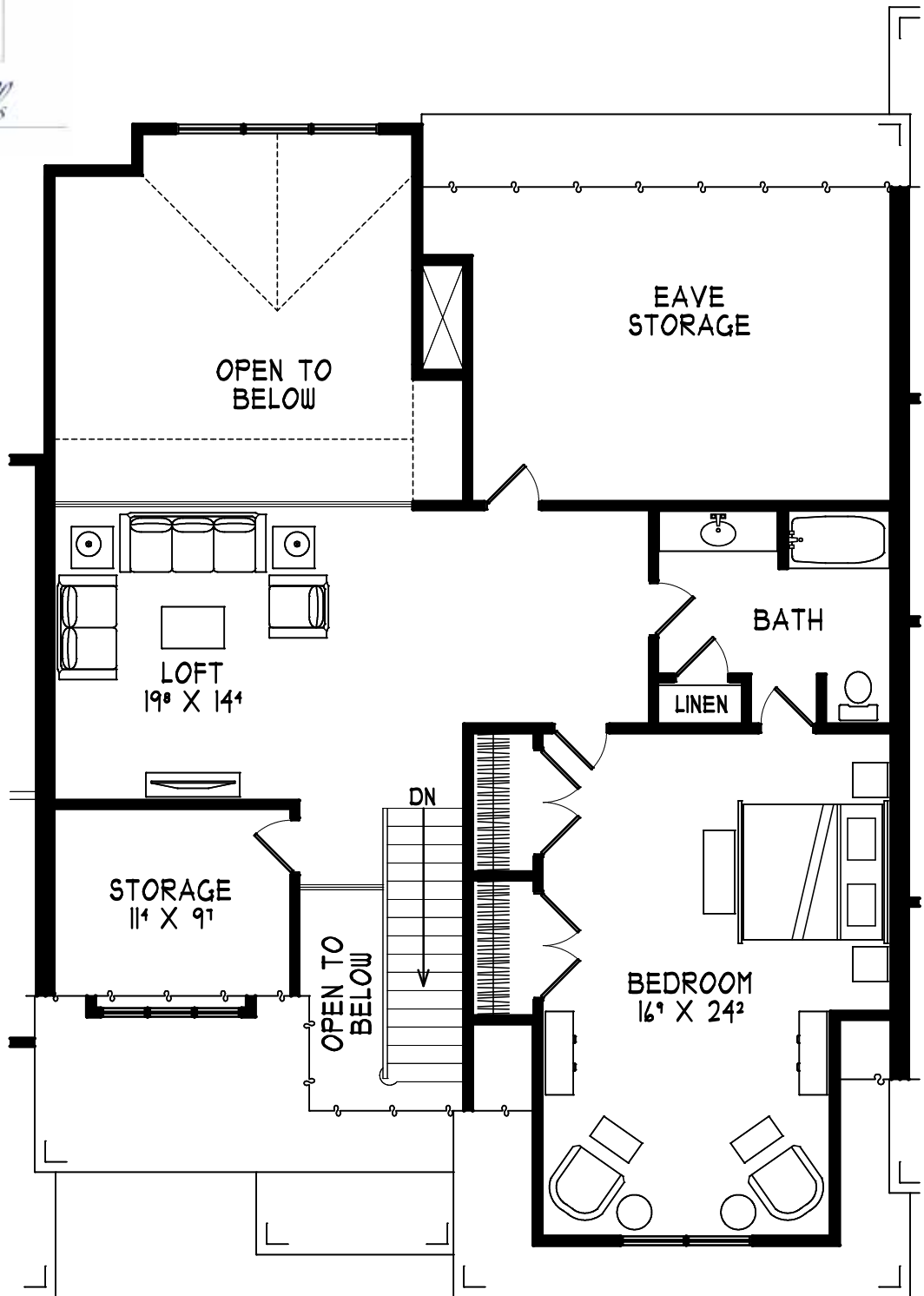
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REV. DATE: 6-20-11

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MARSHFIELD, MA
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Marshfield Hills



HOME TYPE: 5

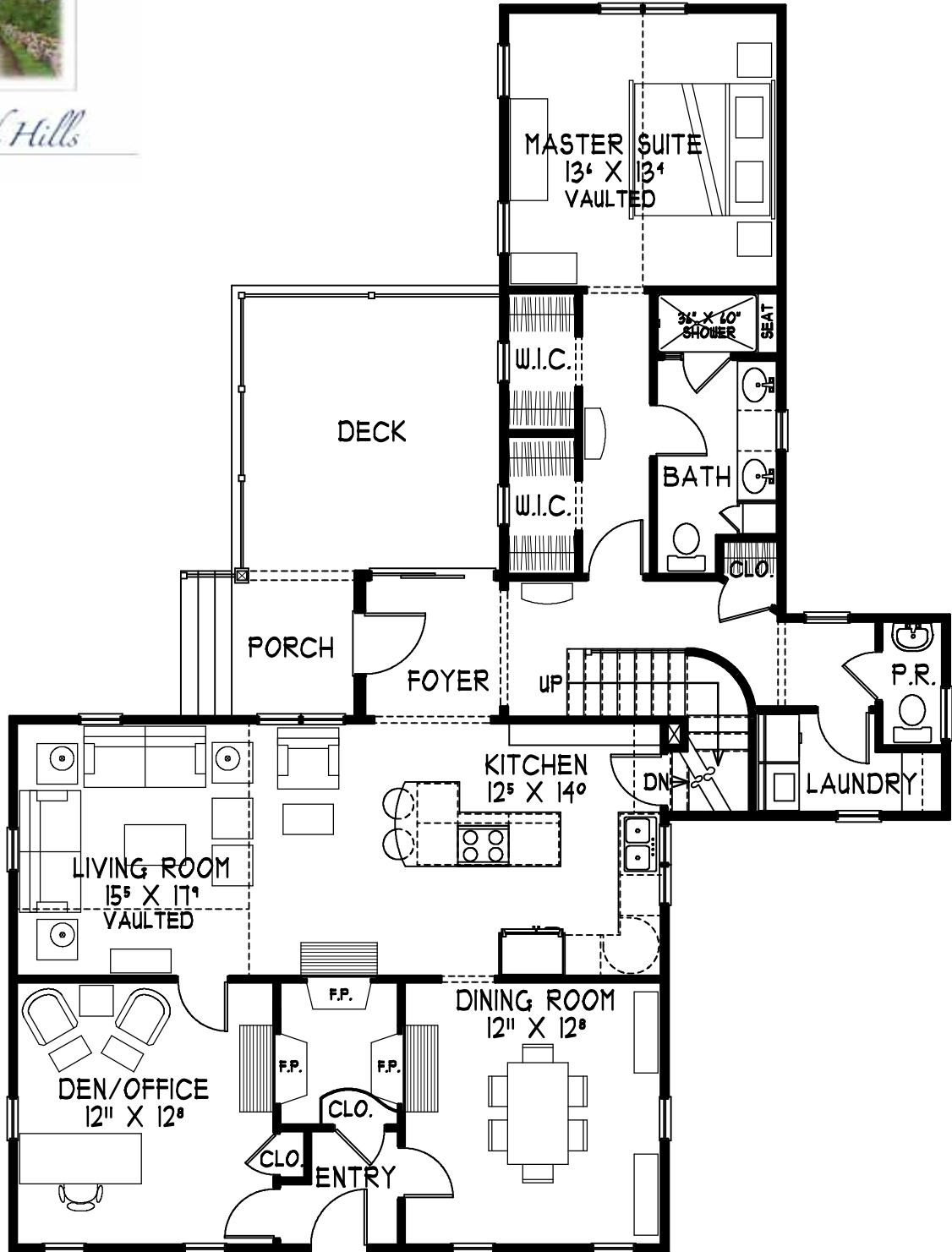
2ND FLOOR PLAN
992 S.F. PER UNIT
REV. DATE: 6-20-11

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MARSHFIELD, MA
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HOME TYPE: FARMHOUSE

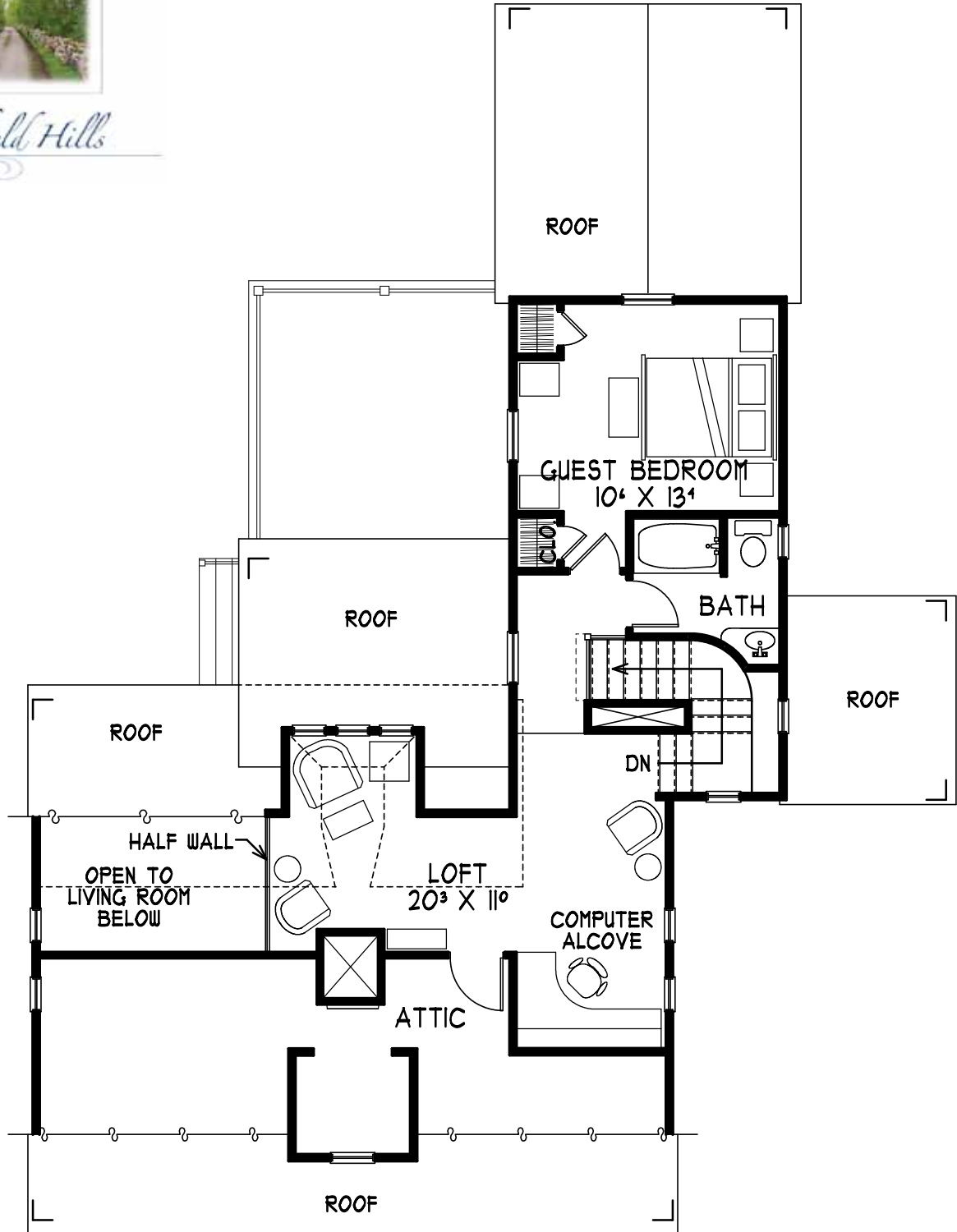
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REV. DATE: 10-20-11

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MARSHFIELD, MA
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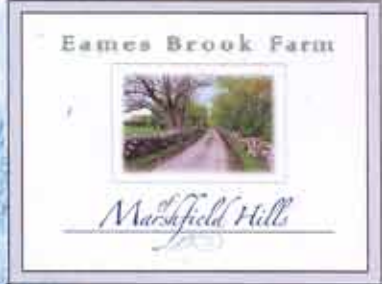
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HOME TYPE: FARMHOUSE

2ND FLOOR PLAN
517 S.F. PER UNIT
REV. DATE: 6-16-11

EAMES BROOK FARM
MARSHFIELD, MA
THE VALLE GROUP



LOCUS MAP

dnb

Eames Brook Farm



Marshfield Hills

About The Builder

The Valle Group is an award-winning real-estate development and construction company with over 60 combined years of residential construction expertise. The company is located on Cape Cod, but has worked extensively in communities throughout the suburbs of Boston as well as in New Hampshire and Connecticut. The company is known for creating thoughtfully planned communities that reflect the company's commitment to well-built and well-planned homes.

Recent projects have ranged from an 11-home single-family neighborhood in Mashpee to a large assisted-living campus with a hospital facility in Connecticut. The Valle Group also focuses on highly efficient, energy-saving construction and is currently completing two projects implementing major green-building initiatives.

The family-run business is led by Chairman and CEO Joseph Valle, President Christian Valle and LEED Certified Director of Design Joan Valle. Senior Project Manager Tom Howes has over 25 years of experience in residential construction and works directly in the field managing the day-to-day construction activities.

The Company has partnered with Dick Stevens, a principal of Stevens Development Group, who is a 37 year resident of Cohasset and brings over 40 years of experience in banking and real estate to the team.

The Valle/Stevens Team is committed to make Eames Brook Farm of Marshfield Hills an exceptional residential community.



Specifications Page 1

All work to meet all applicable state and local building codes.

Note: Builder reserves the right to amend these specifications and/or substitute materials of equal or better quality.

Exterior

Concrete Foundation

Footing: 10" x 24" formed and keyed with 3000PSI concrete
Walls: 8" thick, 7' -10" high with two rows re-bar at top of wall
Damp-proofing: Rolled asphalt damp-proofing below grade
Windows: Vinyl basement windows by Advanced Concrete

Concrete Floor Slab

Slab: 4" +/- thick poured concrete, 3500PSI with saw-cut control joints
Reinforcement: Welded-wire mesh installed in concrete in garage
Vapor Barrier: 6-mill poly-vapor barrier installed below concrete in basement

Wood Frame

Exterior walls: 2" x 6" framing at 16" on center
Interior walls 2" x 4" framing at 16" on center
Floor systems: Weyerhaeuser TJI joists
Roof system: 2x10 KD rafters
Roof sheathing: 1/2" OSB plywood
Exterior wall sheathing: 7/16" Windstorm OSB panels
Floor sheathing: 3/4" Advantech tongue and groove plywood, nailed and glued to joists
Common Walls: An independent fire and sound core wall constructed with two layers of 1" Dens-Glass Ultra shaft liner between two independent 2x4 wood framed walls. Each wall will have one layer of 1/2" dry-wall on the living side and a 1" air-space on the fire and sound core side

Siding

Siding: Combination of 5-1/4" Fiber-cement clapboard at 4" exposure and 16" White cedar shingles pre-dipped in bleaching oil at 5" exposure
House-wrap: Tyvek house-wrap or equal
Exterior Trim: Pvc trim for fascia, soffits, eaves and corner boards



Specifications

Page 2

Note: Builder reserves the right to amend these specifications and/or substitute materials of equal or better quality.

Roofing

Shingles: 30-year architectural asphalt

Underlayment: 15 lb. asphalt paper under shingles with ice and water shield at all eaves and valleys

Drip Edge: White aluminum drip edge installed along all along eaves

Venting: Continuous ridge and soffit venting

Gutters and Downspouts

Gutter and Downspouts: White aluminum seamless gutters and downspouts

Windows

Windows: Andersen 200 series tilt-wash white double-hung windows with Low E glass and white hardware and screens

Slider: Andersen Frenchwood door with white screen and white hardware

Exterior Doors

Front Door: ThermaTru 6-light insulated SmoothStar fiberglass door with deadbolt

Garage Entry Door: ThermaTru SSF220 20 minute fire rated door

Door Hardware: Schlage door hardware or equal

Garage Door: 9' x 8' steel insulated doors by Cloplay with remote opener and safety eyes.

Operator: Lift-Master operator or equal

Front Porch

Framing: Pressure-treated deck framing material

Decking: 1x4 mahogany decking

Column: Fiberglass column

Ceiling: Tongue and groove bead board ceiling

Railings: Composite white railings, as required by code

Rear Deck

Framing: Pressure-treated deck framing material

Decking: Composite 1" x 6"

Railings: Composite white railings, as required by code

Exterior Paint

Trim: All trim painted two coats of latex paint

Clapboard: Painted two coats of latex paint

White cedar shingles: Pre-dipped with bleaching oil

All exterior colors to be selected by Builder



Specifications

Page 3

Note: Builder reserves the right to amend these specifications and/or substitute materials of equal or better quality.

Interior

Millwork

Interior Doors: 1-3/8" 4-panel smooth Masonite doors with solid-core bathroom and bedroom doors

Hardware: Door Hardware by Schlage

Window and Door Trim: 3-1/2" Stafford pine casing

Baseboard: 7-1/2" beaded edge MDF baseboard

Cabinetry and Countertops

Kitchen and Bathroom Cabinets: Medallion "Brookhill" or "Picadilly" solid-wood cabinets with a 3/4" overlay door and a choice of finishes: www.medallioncabinetry.com

Countertops: Granite countertops per choices supplied by Builder. All countertops include a pencil edge and 4" backsplash

Plumbing

Interior water supply to be pex with PVC drains and vents

Connections to be provided for clothes washer, dryer vent, dishwasher, and outside hose bib(s) per code

Plumbing fixtures as follows: All finishes to be polished chrome

Powder Room Sink: American Standard Antiquity pedestal sink

Powder Room Faucet: Delta Orleans 4569 Double Handle

Powder Room Toilet: Kohler Wellworth Comfort Height

Kitchen Sink: 25"x22" stainless steel "D" shaped under-mount sink

Kitchen Faucet: Kohler Coralis with single-handle pull-out spray

Master Bath Sink: White oval 22" Toto Under-mount

Master Bath Shower: Tiled shower

Master Bath Shower Door: Century Frameless hinged door with chrome handle

Master Bath Shower Valve: Delta Univalve with trim 13420CP and a hand-held spray

Master Bath Faucet: Delta Leland 3569 Double Handle

Master Bath Toilet

Guest Bath Toilet: Kohler Wellwoth Comfort Height

Guest Bath Sink: White oval 22" Toto Under-mount

Guest Bath Tub / Shower: 5' Maxx Aker

Guest Bath Shower Valve: Delta Univalve with trim 13420CP



Specifications Page 4

Note: Builder reserves the right to amend these specifications and/or substitute materials of equal or better quality.

Heating/Cooling

HVAC: 2-zone forced hot air heating system by natural gas with central air conditioning

Furnace: York 98% high efficiency furnace with modulating ECM motor

Condenser: York 2.5 ton 13 Seer condenser

Humidification: Honeywell

Fresh-Air: Honeywell

Hot-water: 40-gallon direct vent hot water heater by natural gas

Ductwork: Insulated sheet metal and flex duct work

Electrical

Service: 200 amp electrical service

Switches and Outlets: White rocker-style switches (installed per code)

Exterior Outlets: 2 per unit

Recessed Lighting: Juno 5"

First Floor Electrical (per electrical plan)

Supplied by Builder

- (1) Panasonic Fan/Light Bath Fans (Master Bath)
- (1) Panasonic Fan only (Powder Room)
- (9) Recessed Lights
- (3) Fluorescent Lights
- (4) Under-cabinet Lights
- (3) Phone and CATV Jacks
- (1) Switched outlet per bedroom
- (1) Recessed Light at Front Porch
- (2) Wall-mounted lights at Garage and Rear Entry

*** Supplied by Buyer installed by Builder**

- (2) Hanging Pendants in Kitchen and Dining Areas
- (3) Wall Sconces in Bathrooms

Second Floor Electrical (per electrical plan)

Supplied by Builder

- (1) Panasonic Fan/Light Bath Fan
- (4) Recessed Lights
- (2) Fluorescent Lights



Specifications Page 5

Note: Builder reserves the right to amend these specifications and/or substitute materials of equal or better quality

Electrical (continued)

- (2) Phone and CATV Jacks
- (1) Switched outlet per bedroom

*** Supplied by Buyer installed by Builder**

- (2) Wall Sconces in Bathroom

* An allowance of \$100 per fixture (\$800 total) has been included in the sales price for fixtures supplied by Buyer.

Insulation

Exterior Walls: R-21 hi-density fiberglass insulation
Basement Ceiling: R-30 fiberglass insulation
Garage Ceiling: R-30 fiberglass insulation
Main Flat Ceiling: R-38 cellulose insulation
Sloped Ceiling: R-38 fiberglass insulation
Common Wall: R-13 Sound insulation

Wall Treatments

All interior walls and ceilings to be 1/2" blueboard with plaster with a smooth finish and textured ceilings
Closets to be a textured finish

Interior Paint

All trim primed and painted two coats (one color) semi-gloss
Interior walls primed and painted two coats eggshell or flat finish
Ceilings painted white
Builder to allow Buyer 3 wall color selections

Floor Covering

Laundry and Powder Room and Bathrooms: 12x12 ceramic tile by Ankara per Builder selections
Master Bedroom, Kitchen, Living and Dining Rooms: 3-1/4" wide pre-finished White Oak or Maple
Guest Bedroom and Loft: Berber Carpet by Tivoli or Cut-pile carpet by Riverport Classics. Colors chosen by Buyer per Builder's selections



Specifications Page 6

Note: Builder reserves the right to amend these specifications and/or substitute materials of equal or better quality

Appliances

Appliances: GE Profile Stainless steel appliances to be provided including:

Refrigerator: GE PSCS3RGXSS (counter depth, side by side refrigerator)

Gas Range: GE PVM1870SMSS 30" gas range

Dishwasher: GE PDWT380RSS 24" dishwasher

Microwave: GE PVM1870SMSS 1.8cu ft microwave

Washer/Dryer supplied by Buyer

*Note: Appliance model numbers change on a regular basis. Final model numbers will be provided at time of purchase and sale

Closet Shelving

Vinyl-coated wire shelves by Rubbermaid (or equal) for all closets

Specialties

A towel bar and toilet paper holder will be installed in each bathroom

All bathrooms to receive a frameless mirror mounted directly to the wall

The master bathroom shower will have a frameless hinged shower door

A Monessen direct-vent gas fireplace with wood surround shall be installed

Landscaping

Driveway will be asphalt

Walkways will be pre-cast pavers

A combination of shrubs, sod and bark-mulch around each home including a common irrigation system