



Marvell Homes, LLC
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Thank you for your interest in Marvell Homes. This document outlines how our team successfully executes home-building projects time after time. We pride ourselves in complete transparency by showing clients our exact process, allowances, preferred vendors and materials that go into creating a Marvell Home.

**MEET THE BUILDER ♦ CONSTRUCTION PROCESS ♦ HOME SPECS
WARRANTY ♦ COMPLETED PROPERTY LIST**

MEET THE BUILDER



Paul is a lifelong resident of the South Shore. Born and raised in Cohasset, Paul understands coastal living. With a family in real estate and construction, Paul grew up learning the business at a very early age. While attending college, he spent his summers locally running his own painting company.

A graduate of the University of New Hampshire, Whittemore School of Business, Paul started Marvell Homes in 2011 after spending several years in finance at Morgan Stanley in New York City and Merrill Lynch in Boston. His passion for building began when he and his wife built their first home in Scituate.

Paul is a member of the Hatherly Country Club as well as the Cohasset Yacht Club. He and Alison reside in Scituate with their two young children, McKenna and Will.

THE CONSTRUCTION PROCESS



For owners new to the home-building process, we like to outline the order we typically schedule our projects. This helps to not only let the homeowner know what's coming, but also to help prepare selections and arrange subcontractors to keep the project moving on schedule.

1. Sitework and excavation
2. Footings & foundation
3. Framing & sheathing
4. Roofing
5. Windows & doors
6. Siding
7. Rough HVAC
8. Rough plumbing
9. Rough electrical
10. Insulation
11. Drywall & plaster
12. Interior doors, casings, baseboards & moldings
13. Paint
14. Kitchen cabinets
15. Tile & granite
16. Finish electric, plumbing & HVAC
17. Flooring
18. Appliances
19. Hardware
20. Landscaping
21. Final punch list / touch ups

**Landscaping is completed during optimal seasons & is weather dependent*



EXTERIOR FEATURES

SITE WORK & GRADING	ROOFING
LANDSCAPING	WINDOWS
FOUNDATION	EXTERIOR DOORS
FRAME	DECKING & RAILS
SIDING	GARAGE

UTILITIES

WATER SUPPLY
SEWER
ELECTRICITY
HOT WATER
HEAT/AC

INTERIOR FEATURES

INSULATION	FAMILY ROOM
FINISH & TRIM	BATHROOMS
FLOORING	LAUNDRY
DOORS	LIGHTING
PAINT	CLOSETS
KITCHEN	HARDWARE

ALLOWANCES



LOCATION:	
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EXTERIOR FEATURES

Site Work & Grading: All site work and grading to be completed according to site plans dictated by engineering and town bylaws.

Landscaping: Properties will include paver walkway to each point of entry, loaming, hydro-seeding, trees and shrubbery.

Foundation: 12"x 24" footing with 10" thick walls. Foundation coated with a damp proofing membrane up to ground level.

Frame: Built conforming to state building code.

- 2x6 construction for exterior walls, 2x10 construction for floor joists & roof rafters
- Joists, Rafters and Studding to be 16" on center
- Wall sheathing to be ½" zip board. Roof sheathing to be 5/8 plywood.
- Subfloors to be ¾" Advantech

Siding: Pre-dipped Maibec shingles.

Roofing: Asphalt self-sealing shingles with soffit and ridge venting. GAF 30 year asphalt shingles

Windows: Anderson 200's. Double hung tilt sash with screens

Exterior Doors: Thermatru smooth star. Front door to include two full sidelights.

Decking / Rails:

- Azek decking & railing systems

Garage:

- Flooring: Poured concrete 4" thickness
- Doors: Haas 660 carriage style doors with (2) three light windows each door. Includes exterior keypad entry and remote openers.

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UTILITIES

WATER SUPPLY:	
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SEWER:	
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Electricity: 200 AMPS

Hot Water: Rinnai natural gas tank-less water heater

Heat / AC: York natural gas (2) furnaces with (2) A/C condensers

INTERIOR FEATURES

Insulation: Per state regulations; combination of fiberglass, blown-in cellulose and open cell foam

Finish & Trim:

- Smooth plaster ceilings and walls throughout, except for the garage
- 7 ¼ " baseboard throughout
- Crown molding in entire first floor, 2nd floor hallway, and master bedroom and bath
- Colonial Casing for windows and doors
- Bench seat with opening top & bead boarded back in mudroom/foyer
- Main stairway to include skirt boards, risers, oak treads, 1 ¼ inch square balusters, moldings and wall rail

Flooring: Pre-finished Somerset hardwood flooring throughout excluding tiling in bathrooms & laundry room

Doors: Masonite Solid Core Doors

Paint: Benjamin Moore:

Kitchen:

- Waypoint Cabinetry
- Stainless steel under-mount single bowl sink
- Appliances: GE Profile free-standing self cleaning gas range, dishwasher and refrigerator
- Countertops: Quartz or Granite
- Includes pendant over-island lighting
- Share drawer microwave – ENERGY STAR rated

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Family Room: Gas fireplace with custom mantle

Bathrooms:

- Master Bath– shower will have tiled floors and walls with frameless shower enclosure; Kohler Archer 60" drop in soaking tub
- Full Bath – Kohler two piece fiberglass tub/shower insert
- Tile flooring
- Comfort height (34") Wood vanities (double and/or single where noted on floor plans) with quartz or granite countertop
- Kohler Highlight two piece elongated toilets
- Center light fixture and vanity lights
- Hardware and faucet
- *EXCLUDED:* Towel racks, mirrors, toilet paper holds, and any additional accessories are to be purchased by the buyers.

Laundry:

- Tiled floor
- Electric W/D hookup
- *EXCLUDED:* Buyers responsible for purchasing W/D

Lighting:

- First Floor to include recessed lighting in mudroom, kitchen, dining room, study and great room. Pendant lighting over the island, and flush-mount fixture over the breakfast area.
- Master bedroom and bath to include recessed lighting
- Guest rooms, pantry, walk-in closets to include flush mount ceiling fixtures
- Guest bath and half bath to include vanity lights

Closets: Designed by Affordable closets and to include wire shelving

Hardware: Polished Chrome, Black, Oil Rubbed Bronze, or Brushed Nickel

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ALLOWANCES

Landscaping: \$12,000	Kitchen Faucet: \$350
Tile: \$6/sq ft. (materials only)	Lighting Fixtures: \$1,000 (exterior and interior)
Hardwood Flooring: \$4.50 sq/ft materials only	Stone Countertops: \$20/sq. ft. (materials only)
Cabinetry: \$12,500	Bathroom Faucet: \$300 per faucet
Appliances: \$7,650	Closet Shelving: \$1,200

ADDITIONAL TERMS & POLICIES

1. All specifications are subject to change. Plans and elevations are for illustration purposes only. All measurements are approximate.
2. Builder reserves the right to include a 30 day extension into all P&S agreements as closings will occur once Builder has received Certificate of Occupancy.
3. All upgrades require a 50% non-refundable deposit with the balance to be paid at closing.
4. All change requests must be submitted and confirmed in writing.
5. Builder to pay agent commission based on the sales price of the property and excludes any Buyer upgrades.
6. All upgrades requested by Buyers will incur a 15% contractors fee



MARVELL HOMES, LLC LIMITED WARRANTY

The builder warrants that all construction related to the house substantially conforms with the plans and specifications and change orders for this job and that for a period of one year from the closing the builder warrants that all electrical, mechanical, plumbing, heat, and AC will be operable and in compliance with the state building code. The roof will be water tight for normal climatic conditions. The builder warrants that during the first 30 days after the buyer moves in, the builder will adjust or correct minor defects, omissions, or malfunctions, such as missing equipment or hardware, sticking doors, drawers, and windows; dripping faucets and other minor malfunctions reported to the buyer upon inspection of the property.

Within one (1) year from the date of closing or occupancy by the buyer, whichever is first, the builder will repair or replace, at the builder's option, any latent defects in the material or workmanship by the standards of construction relevant in Massachusetts. A latent defect is described as one, which was not apparent or ascertainable at the time of occupancy. The buyer agrees to accept a reasonable match in any repair or replacement in the event the original item is no longer available.

This limited warranty does not cover the following items:

- A. Damage resulting from fires, floods, storms electrical malfunctions, accidents or acts of God.
- B. Damage from alterations, misuse, or abuse of the covered items by any person.
- C. Damage resulting from the buyer's failure to observe any operating instructions furnished by the builder at the time of installation.
- D. Damage caused by normal cracking, settling and curing of foundation walls and slabs and/or ground water infiltration.
- E. Damage resulting from malfunction of equipment or lines of the telephone, gas power, or water companies.
- F. Any item furnished or installed by the buyer.
- G. Any appliance, piece of equipment, or other item that is a consumer product.

The builder hereby assigns (to the extent that they are assignable) and conveys to the buyer all warranties provided to the builder on any manufactured items that have been installed or included in the buyer's property. The buyer accepts this assignment acknowledges that the builder's only responsibility relating to such items is to lend assistance to the buyer in setting any claim resulting from installation of these products.

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(Buyer's initials)

(Builder's initials)

(Buyer)

(Builder)

Date _____

Date _____

COMPLETED PROPERTIES



1. 4 Evangeline Drive, Scituate
2. 6 Evangeline Drive, Scituate
3. 158 Wompatuck Road, Hingham
4. 4 Longley Road, Scituate
5. 6 Longley Road, Scituate
6. 54 Irving Road, Scituate
7. 56 Irving Road, Scituate
8. 55 Hawley Road, Scituate
9. 304 Tilden Road, Scituate
10. 39 Otis Road, Scituate
11. 8 Pondview Ave EXT, Scituate
12. 48 Ocean Avenue, Scituate
13. 529 Country Way, Scituate
14. 531 Country Way, Scituate
15. 101 Hatherly Road, Scituate - Under Construction
16. 103 Hatherly Road, Scituate - Under Construction
17. 107 Hatherly Road, Scituate - Under Construction
18. 25 Bayberry Road, Scituate - Under Construction
19. 37 Otis Place, Scituate - Under Construction
20. 39 Otis Place, Scituate - Under Construction