

Home Style and Details – Per attached plan

Underground services

- Fuel Tank: 500 Gallon Propane tank buried on site
- Communications (Cable)
- Town Water
- Private Sewer

Full Foundation

- A 4" slab concrete floor will be poured over 6" of crushed stone.
- 8" poured concrete walls with 3,000 PSI rated materials to be in compliance with NH building code
- Water sealed below grade

Frame and Insulation

- 2"x 6" exterior wall sheathed 7/16" wall sheathing engineered Zip Wall, or equivalent system
- Sills constructed of pressure treated lumber
- First floor joists sized to plan, carry beams supported by concrete-filled steel lally columns
- Second floor and roof rafters sized per plan
- Subflooring is 3/4 engineered plywood or equivalent, nailed and glued
- First floor, main rooms, second floor ceiling heights are approximately 9'
- Exterior walls insulated with 6" fiberglass (R21). Basement ceilings insulated with fiberglass (R30). Attic insulation (R38).
- All other frame elements meet or exceed state building codes

Exterior Siding/Roofing

- Vinyl lap siding
- Vinyl Trim
- IKO Limited Lifetime architectural asphalt roof shingles
- Roof sheathing is 1/2 Zip System sheathing
- Ridge and soffit ventilation per plan design

- Upgrades at additional cost to buyer would include but not limited to Metal Roofing or Hardie Fiber Cement Siding.

Windows

- Matthews Brothers (or equivalent) double hung vinyl clad White thermo pane Low-E Energy Star rated tilt-in windows supplied with screens (excluding non-

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opening feature windows) and integrated grills (excluding casement windows) and Insulation

- Upgrades at an additional cost to buyer would include but not limited to other color options and or upgraded series of windows.

Exterior Doors

- Painted Insulated Fiberglass.
- Interior color is a semi-gloss white.

Interior Finish

- 2 ¼ colonial window and door casings and 1"x 3.5" colonial baseboards
- Vinyl-coated wire shelving in closets
- Solid core doors used throughout interior of house

Walls and Ceilings

- Gypsum wallboard, 1/2" on all interior walls
- Ceilings are gypsum wallboard, 1/2". One coat primer and one top coat of Benjamin Moore, builder choice, white paint

Smoke and Carbon Monoxide Detectors

- Installed by builder per code requirements

Flooring

- Hardwood Flooring Allowance 6.00 per square foot
- Bathrooms and mudroom (if applicable) will be tile at 3.00 per square foot.

Appliances

- Frigidaire or equivalent stainless steel appliances. 6,000.00 allowance
- Washer and dryer hook up provided. Electric is standard.

Cabinetry/Countertops

- 36" Designer's Choice Maple cabinetry with dovetail, soft-close drawer, hardware and crown molding from the builder's selection provided by New England Cabinet co. Cabinet Allowance 10,000.00
- Standard kitchen layout per plans.

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- Granite countertops with 4" granite backsplash from builder's selection 5000.00 allowance.

Plumbing

- Designed in compliance with state and local building codes.
- Faucets are Kohler or equivalent from builder's standard selection.
- Kitchen sink to be under-mount stainless steel style from builders standard selection.
- Hot water is supplied by a 40 gallon electric hot water heater.
- All baths include fiberglass Tub/showers. Shower enclosures (doors) are not standard and will be considered the buyer's responsibility.
- Two exterior spigots on both sides of the home
- Upgrade to Tile Shower at buyers expense.

Electrical

- Outlets, switches, and lighting provisions are designed to comply with all local and state building codes
- 200-amp above ground service, circuit breakers provided
- Switches and outlets are conventional style in white

Electrical Allowances and Detail Provisions

- Lighting fixture chosen and supplied by builder.
- Front doorbell and chime
- Overhead lighting in walk-in closets
- Ceiling lights and fans (vented to outside) in all bathrooms
- Interior Kitchen Recessed lights
- Exterior entryway and exterior garage lights supplied by builder
- Recessed light over master shower
- GFCI outlets in all bathrooms, kitchen counters, dining area, basement, garage and exterior receptacles (5)
- All bedrooms come with standard flush mount lighting mounted on a fan box
- 2 Pendant lights over kitchen island
- Lighting Fixture Allowance 2500.00 anything exceeding that amount is buyers responsibility

Heating and Cooling

- Heating and central air conditioning supplied by Concord high-efficiency forced hot air system fired by propane, two zones, BTU size based on home size, 95% efficient furnace. A/C coil and condenser is 4-ton, 13 SEER, System includes electronic programmable thermostat.

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Bathroom Accessories

- All bath accessories (towel racks, toilet paper holders, etc.) are the responsibility of the buyer
- Showers/Tubs Fiberglass one piece Tile showers additional charge at cost.

Landscape

- Lawns are loam and seeded selected and installed by the builder.
- Upgraded finish landscape quotes can be provided up upon request.

Driveway

- Builder determines driveway layout.
- Driveway will be paved.
- Walkway (if applicable) to be processed gravel – pavers available upon request for additional cost to buyer.

Garage

- 5/8" Gypsum wall, fire-rated between garage and living area.
- Two electrical outlets and one overhead light included. Two - standard size (108x84) garage door, fully insulated.
- Garage door openers with remote and keypad entry provided by builder

Porch/Deck

- Front porches and railings (per code): composite decking
- Back deck, railings, and staircase to backyard: composite decking
- Standard size is 10x12. Larger decks and patios quoted upon request.

Radon

- Builder will provide PVC piping from below the basement slab through the roof for use of a Radon Mitigation System. Any other required components (fans, electrical, gauges, etc.) are responsibility of the buyer.

Energy Rated

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- Low-E windows, Energy star appliances if chosen

Extra Items

- Additional items, if any, must be paid in full at the conclusion of the selections process and are non-refundable

General

- Furniture, Shower Doors, Rugs etc. depicted on any plans are for marketing purposes only and are not standard.
- All materials are supplied by vendors that have been selected by the builder
- No substitutions of vendors, suppliers or subcontractors are allowed
- Any manufacturer's rebates will be credited to the builder, not the buyer

Buyer must choose selections from Builder's chosen vendors, no substitutions.

Vendor List

Cabinets & Kitchen Design: New England Cabinet Co.

Siding and Roofing: East Coast Lumber

Flooring & Tile: Floor and Décor

Countertops: Marble Granite Pro

Paint: Benjamin Moore

Plumbing Fixtures/Lighting Fixtures: Wayfair, Home Depot, Lowes

Builder reserves the right to make substitutions on brand names with equivalent products.

Homes under construction, prior to contract, may have had material, selection or plan changes. Any changes supersede specifications and marketing information.

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