

New Home Specifications – 850R Washington Road Rye NH

Alexander Plan

3,362 sqft
Copley Properties, LLC
V. 2-13-24

Foundation

Foundation: 3000 PSI poured concrete, waterproof coating applied below grade

Drains: Foundation drains installed around perimeter

Basement and Garage Floors: Approximately 4" 3000 PSI poured concrete over compacted gravel

Bulkhead: Per plan

Windows: Per plan

Wall Height: ~8' interior basement walls.

Utilities: Furnace, tankless propane hot water heater, electric panel, HVAC duct work, AC unit, gas piping, exterior vents, propane tank and domestic & sanitary piping locations determined by builder.

Location: House location, grading, elevation and tree clearing at Builder discretion.

Frame

Sills: 2 x 6 – 1 PT – 1 KD

Exterior Walls: 2x6 construction 16" on center

Interior Walls: 2x4 construction 16" on center

Garage Exterior Walls: 2x6 construction 16" on center

Floor Joists: 2 x 10 or per code

Ceiling Joists: 2 x 8 or per code

Sub Floor: ¾" Advantek tongue and groove. Glued and nailed

Exterior Sheathing: ½" Zip Wall sheathing

Roof

Roof Sheathing: ½" CDX sheathing

Shingles: CertainTeed Life Time Warranty architectural shingles, Ice and 2 courses of ice & water barrier at all eaves and 1 course at all valleys

Venting: Ridge ventilation & soffit ventilation

Exterior Finishes

Siding: CertainTeed vinyl siding per plan. Choice of color.

Fascia & Rakes: Fascia, rakes & soffits to be white aluminum coil trim.

Front Stairs: Main entrance to have granite stairs to ground. No railings unless required per code.

Front & Rear Deck: **Rear deck:** Per plan, PVC maintenance free decking with pressure treated frame & railing system from Builder selection. **Front deck:** Per plan, PVC maintenance free decking with pressure treated frame, straight square 8"x8" columns, stone on columns & no railing system.

Patio: \$0 Builder Allowance towards rear paver patio

Exterior Stone: Not included.

Windows and Doors

Windows: Paradigm premium vinyl windows, Low E with argon gas. Black exterior & white interior. Grills between panels and screens. Located per plan.

Sliders: Per plan

Front Door: Fiberglass door per plan, choice of color. (\$3,000 allowance)

Mudroom Door: Not included

Garage Doors: CHI Carriage style stamped panel steel black doors w/ increased R-value, ½ hp drive door openers. One wireless outdoor keypad located per builder.

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Insulation

Attic Floor: R-60 blown insulation with proper vents at eaves

Exterior Walls (Living Spaces): R-21 batts

Exterior Basement Concrete Walls & Slab: Not included

Interior Finishes

Ceiling Height: 1st floor 9' and all other floors 8'

Drywall: ½" drywall 1 coat primer & 2 coats matte paint. 5/8" drywall in garage where required per code

Paint Colors: Two wall colors included. \$400 for each additional color selection

Ceilings: Smooth ceiling finish painted flat white

Corners: Metal drywall corner bead

Interior Trim: Doors to have 3.5" primed flat stock wood casing. Windows to have 3.5" primed flat stock casing picture framed. Window sills & large headers not included. Trim painted two coats of semi-glass white paint.

Baseboard: 5.25" speed base wood baseboard

Stairways: Hardwood treads & handrail (6010) stained to coordinate flooring with choice of white square balusters or black metal balusters from builder selection.

Closets: White ventilated shelf with rod in all bedrooms. 4 ventilated shelves in pantries and linen closets

Interior Doors: 2 panel square doors from Builder selection. Painted two coats of semi-glass white paint. Pocket door \$1,000 additional & barn door (from builder selection) \$1,250 additional. Six (6) pocket doors included per plan and two (2) barn doors included.

Hardware: Schlage Georgian door knobs to be matte black or brushed nickel finish.

Coffered Ceilings: Not included

Built ins: Mudroom bench with shiplap from Builder selection.

Owners Overage Allowance: \$0 Builder Allowance towards upgrades

Kitchen & Laundry

Cabinetry & Countertops: \$40,000 Builders allowance, custom cabinets by Copley Cabinetry, granite / quartz countertops, island and stainless steel under mount single bowl sink. Kitchen to be plumbed for gas stove, wired for vent up range, drawer microwave, refrigerator and dishwasher. Additional appliance hook ups or dual fuel stoves for additional fee.

Appliances: Stainless Steel GE Cafe builders package includes gas stove, dishwasher, drawer microwave and range vent. GE appliance upgraded packages available. Buyers have an option to select builder's GE appliances or \$10,000 credit at closing. If buyer supplied appliances are to be delivered to the builder at required time. Owner must be on site to receive and check for any damages that may occur from shipping. Appliances must be set in place on day of delivery. Stove venting to exterior for additional charge. Wood hood vent install \$1,000 upgrade not included. Stove vents that exceed 400 CFM air exchanger is required \$3,000 upgrade. Gas range conversion to propane available for additional fee. If professional installation required not included.

Laundry: Wired for electric dryer and dryer exhaust to be vented to exterior. Installation not included.

Kitchen Tiled Backsplash: \$2,500 Builder allowance

Bathrooms

Vanities & Countertops: From builder cabinetry & countertop allowance.

Tub/Showers: Master bathroom to have custom tiled shower, guest and basement bathroom to have fiberglass tub unit with tiled walls. Shower tile allowance is \$10,000, guest tub or fiberglass shower tray tiled walls allowance is \$6,000.

Floors: Builders tile flooring allowance

Kitchen & Bathroom Sinks: From builder cabinetry allowance or plumbing allowance depending on selection

Mirrors: Not included, Builder to install for additional fee.

Toilets: From Builder plumbing allowance.

Bathroom Fixtures: \$8,000 builder allowance towards all plumbing sink faucets, shower faucets, & toilets. To be supplied by Builder.

Glass Shower Doors: \$0 allowance towards shower doors

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Flooring (Allowances are material & labor)

Hardwoods: Classic Collection selection for kitchen, dining, living, office, stairs, laundry & 2nd floor hallway.

Tiling: Classic Collection selection for floor tile in all full bathrooms & mudroom.

Carpeting: Classic Collection selection for carpeting in all bedrooms & bedroom closets.

LTV: N/A

Plumbing and Heating

Plumbing: tankless propane hot water heater.

Water Piping: PEX tubing and copper per code. Moen WIFI water shut off included.

Drains: PVC piping

Sill cocks: 2 exterior frost proof faucet determined by Builder.

Heat & AC: Forced warm air with AC, 95% efficiency furnace with air filter. 2 zones. Propane fuel. Humidifier available for upgrade.

Thermostat: Honeywell WIFI thermostat

Propane Fuel: 500 gallon buried tank, tank provided by and owned by Proulx Oil & Propane

Basement: N/A

Electrical

Lighting Fixtures: \$3,000 builders allowance

Service: 200 amp electrical service, underground to house

Exterior: 2 weather resistant GFI outlets

Cable: Family room, living room, office and all bedrooms, RG6 cabling. 3 high TV box included (\$150 each additional)

Outlets & Switches: Located per code and builder. No dimmers included, dimmer priced based on selection. Additional dimmers, standard plugs and decora switches included. (white plugs and switches)

Smoke Detectors: One on each level and one in every bedroom, hard wired with battery backup, one carbon monoxide detector on each floor. Per code.

Exterior Lights: Per lighting plan, no flood lights.

Recessed Lights: 50 LED recessed lights included. (\$135 per additional recessed light)

Bathroom Ventilation: Fan/light combo in all full bathrooms

Walk-in Closets: LED fixture included. Lights in additional closets available for \$275 per closet.

Ceiling Fans: One location included (\$250 per additional ceiling fan location, fixture not included)

Under Cabinet Lighting: Available for upgrade.

Floor Heat: Available for upgrade.

Fireplaces

Living Room: Propane Heat & Glo 36" fireplace with shiplap to ceiling with wood mantel & wired for TV above. Raised hearth not included. Fireplace surround stone from Builder selection. Fireplace accessories available for additional fee.

Utilities

Septic: Installed by builder

Water: Town water installed by Builder.

Radon: 3" passive radon system installed by builder. Blower fan installation is responsibility of the buyer.

Landscape

Walkway: 3.5'-4' wide paver walkway from driveway to front door. Paver color selection is meadow or granite. Location, layout and design by Builder. Walkways to garage side doors not included and available for upgrade.

Lawn: Disturbed areas of site to be loamed with onsite loam, hand seeded and fertilized. All maintenance, watering and care is the responsibility of the homeowner after closing and no warranty express or implied is provided for Landscape. Once final grading has been provided by the builder all care is the responsibility of the homeowner, including acts of nature, washouts, weeds, grubs, or any other failure.

Landscape: \$7,500 Builder Allowance towards landscaping

Driveway

Builder to asphalt driveway paving for 2"-2.5" basecoat over crushed gravel product base material. Dimensions, shape, location and size per plan. Top coat not included.

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Limited Warranty

One year builders warranty in accordance with "builders warranty". Please consult actual Limited Warranty for a more exact description of limitations and coverage.

Scheduled pre-closing walkthrough inspection to assure satisfaction prior to closing

Selections by the Buyer

Selections: Many items contained in this agreement require selections by the buyer. It is therefore necessary that all material and color selections be completed in a timely manner. The builder must be advised of all selections to provide ample time for the procurement, installation and avoidance of delivery delays. If buyer fails to select items within a timely manner determined by builder, builder reserves the right to make said selections.

Change Requests: Any change in the standard specifications or plan made subsequent to the Purchase & Sales Agreement will result in additional charges to be determined by the builder.

Special Orders: Any special orders resulting in a delay with relation to lead-time of our standard offerings will result in additional costs to the buyer to be determined by the builder. These costs will be time and materials plus cost of carry for the builder.

Extras: All extras shall be billed to the buyer and will be immediately payable to the builder or vendor at the time of order prior to install.

Exclusions

Gutters, towel & toilet paper rods, door stops, shower rods, water treatment systems of any type, granite mailbox posts, bathroom mirror install and radon fans.

Plan Design: The builder will supply stock plans from builder selection. All charges for design time and construction drawing changes is to be paid by buyer.

Final Cleaning: House and grounds to be left "broom" clean. Fine cleaning to be done by Owners.

Sub-Contractors: Sub-contractors play a significant role in the successful and timely completion of your home. They work on very tight schedules adding lengthy discussions will only delay the process. It is our policy that no sub-contractors discuss monetary topics or change requests with customers. All questions related to your home must be channeled through the listing broker and/or a builder.

Site Visits: Safety is the number one concern at our site. Unless accompanied by the listing broker or a builder representative, buyers are asked not to visit the site.

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The preceding new home specifications are Copley Properties, LLC standard features. Most features can be upgraded for an additional cost. Copley Properties, LLC reserves the right to, at its sole discretion; substitute any of these standard features with a similar item of equal or greater value. This information is subject to change without notice and should be verified before signing any agreement to purchase.

Buyer's Signatures _____ Date _____
Print Names _____

Buyer's Initials _____