

New Home Specifications –13-1 Dearborn Rd, Greenland, NH

~2,827 sqft

Copley Properties, LLC

V. 7-27-25

Foundation

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

Drains: Exterior footing drains to daylight. Sump pumps only installed as needed at Builder discretion.

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

Bulkhead: Primed metal bulkhead per plan

Windows: Builder discretion.

Window Wells: Not included

Wall Height: ~8' interior basement walls.

Utilities: Furnace, high efficiency tankless gas water heater, electric panel, HVAC duct work, AC unit, gas piping, exterior vents 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 Landmark Limited Lifetime Warranty architectural shingles, Ice and 2 courses of ice & water barrier at all eaves and 1 course at all valleys

Metal Roof: Included on front porch.

Venting: Ridge ventilation & soffit ventilation

Exterior Finishes

Siding: CertainTeed vinyl clapboard siding, choice of standard colors (per plan). Azek corner boards. Upgrade to James Hardie cement boarding siding available for additional fee.

Fascia & Rakes: Maintenance free white aluminum trim and vinyl soffits

Front Stairs: Main entrance to have granite stairs to ground

Front & Rear Deck: **Rear deck:** 20' x 12' PVC maintenance free decking with pressure treat frame. ~4' stairs off back of deck to yard. **Front deck:** PVC maintenance free decking with pressure treated frame, straight square 6" columns, no stone on columns.

Screen Room: Not included

Patio Allowance: Not included

Exterior Stone: Not included

Windows and Doors

Windows: Paradigm energy efficient vinyl windows with tilt-in wash, Low E with argon gas (Black exterior, white interior). Grills between panels, full screens and all front facing windows to have wide molding with sills. Located per plan.

Slide: Per plan

Front Door: Fiberglass door per plan, choice of paint color. (\$3,500 allowance)

Rear Garage Door: Not included

Garage Doors: CHI Carriage style stamped black panel steel 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 batt insulation

Basement Ceiling: R-30 batt insulation

Exterior Basement Concrete Walls & Slab: Not included

Interior Finishes

Ceiling Height: 9' first floor and 8' on all others.

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

Paint Colors: One wall color 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" wood stafford casing. Windows to have 3.5" stafford casing to be picture framed on all four sides. Window sills & large headers available for upgrade. Trim painted two coats white semi-gloss finish.

Baseboard: 5 ¼" solid PFJ wood speed baseboard

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

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

Interior Doors: 2 panel square molded hollow core, choice of style from builder selection. Painted two coats of white semi-gloss. Pocket door \$1,000 additional & barn door (from builder selection) \$1,250 additional. (4) pocket doors included & (0) barn doors included.

Hardware: Schlage Georgian style door knobs to be aged bronze, black or brushed nickel finish.

Built ins/mudroom bench: \$0 Builder allowance

Coffered Ceilings: Included in living room and primary bedroom per Builder selection.

Owners Overage Allowance: \$0 Builder Allowance towards upgrades

Kitchen & Laundry

Cabinetry & Countertops: \$65,000 Builders allowance, custom Fabuwood Cabinetry, granite countertops, island and stainless steel under mount single bowl sink. Kitchen to be plumbed for gas stove, wired for vent over range, drawer microwave, refrigerator and dishwasher. Additional appliance hook ups or dual fuel stoves for additional fee.

Appliances: Builders allowance of \$20,000. Package includes installation of gas stove, dishwasher, drawer microwave and range vent. All appliances to be purchased through Builders vendor. 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 \$3,500 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: \$3,000 Builder allowance

Bathrooms

Vanities & Countertops: From builder cabinetry & countertop allowance.

Tub/Shower: Master bathroom to have custom tiled shower, guest bathroom to have fiberglass tub unit with tiled walls. Shower tile allowance is \$10,000 and tub tile wall allowance is \$5,500.

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: To be supplied by Builder (Classic +).

Soaking Tub: Not included.

Glass Shower Doors: \$5,000 Builder allowance

Flooring

Hardwoods: Premium Collection Builders selection kitchen, living room, office, entry, 2nd floor hallway and primary bedroom.

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

Carpeting: Classic Collection Builders selection in all bedrooms

LTV: N/A

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Plumbing and Heating

Plumbing: Rinnai tankless hot water heater.

Water Piping: PEX tubing and copper per code

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.

Thermostat: Honeywell WIFI thermostats

Electrical

Lighting Fixtures: \$3,000 Builders allowance

Service: 200 amp electrical service, underground to house

Exterior: 2 weather resistant GFI outlets

Cable: Family room, office and all bedrooms, RG6 cabling. 1 high TV box included (\$175 each additional)

Outlets & Switches: Located per code and builder. No dimmers included, dimmer priced based on selection. Additional dimmers, plugs and decora switches available for upgrade. (standard 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, a flood light at garage doors and deck.

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 locations included (\$250 per additional ceiling fan location, fixture not included)

Under Cabinet Lighting: Included

Floor Heat: Not included

In Ceiling Speakers: Builder allowance of \$0.

Fireplaces

Living room: Heat & Glo fireplace allowance \$5,500 with ~6' x ~9' of white shiplap to ceiling with wood mantel & wired for TV above. Raised hearth included per Builder selection. Mantel allowance of \$800. Fireplace slate surround stone from Builder selection. Fireplace accessories available for an additional fee.

Utilities

Sewer: Septic installed by builder

Water: Drilled well installed by builder.

Radon: 3" passive radon system installed by builder. Blower fan installation is the 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 / Shrubs: Builders attractive shrub package and choice of brown or black mulch. All maintenance, watering and care are the responsibility of the homeowner and no warranty express or implied is provided for Landscape.

Irrigation: Builder allowance of \$0 toward lawn irrigation.

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. All allowance are towards material & labor.

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 and prior to install. A 20% overhead and profit fee will be invoiced to Buyer on all overages.

Exclusions

Gutters, towel & toilet paper rods, door stops, shower rods, water treatment systems of any type, granite mailbox posts, bathroom mirror install, radon fans, lawn irrigation, building permit fees, survey fees and engineering fees.

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 _____