KINBILT
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10/7/26

# Building Specifications
# 7 & 9 Prospect  Exeter, LLC

The following specifications are to include all materials, labor, and necessary services required for construction. All items or materials that are specified or that are of equal material or product of the same quality may be substituted at the discretion of Developer/Builder. Prior to implementation changes to the specifications are negotiable at the Developer/Builder's discretion. Work that is not described below or shown in additional drawings will not be considered unless required by applicable codes, when the minimum acceptable requirement will be assumed.

**Site-work**

- Driveway:  Asphalt, One 2" Coat Of ½" Top) , 3" +/- of crushed gravel, over 12" +/- on-site sourced gravel base, 11' +/- wide. Length and/or turnaround per builder and will vary with plan.
- Trees: Cut and removed as minimally required for construction. Additional clearing is extra.
- Excavation: Excavation and removal of soils as required.
- Grading: Smooth final grade, using loam from site. (Builders Choice Of Optimal Grading}
- Drainage: 4" perforated PVC perimeter drains inside and outside footings to 4" solid PVC gravity Outfall "to daylight" (Or, if topography requires, sump basin & pump with future maintenance by Buyers).
- Public sewer
- Radon: Sub-slab piping up through chase in walls to the attic. "Further testing and mitigation by Buyer, Post Closing".

**Foundation and Basement**

- Footings: 8" concrete. (2) Rows of #4 rebar
- Foundation, "If Applicable Per Plan": House: 8X7'10" poured concrete, Otherwise 4" Slab On Grade.
- Single Garage: 8"x3'10" poured concrete Frost wall; all foundation walls include steel anchor bolts.
- Columns, "If Applicable Per Plan": 3 1/2" concrete/steel, as required.
- Piers: 24"x24"x8" concrete, under slab.
- Reinforcing: Walls/Slab pinned to footing with rebar
- Windows: Vinyl windows. Number and location dependent on plan and site work. Water Proofing: (1) coat asphalt sealer applied on foundation wall below grade.
- Floor Slab: House: 4" thick (3000) psi concrete, over 8" depth stone bed. Garage: 4" thick (3000) psi concrete, over compacted gravel.

**Framing**

- Sills: (1) 2x6 pressure-treated, with sill seal and steel anchor bolts, plus (1) 2X6 KD plate.
- Joists: Per plan, per code, 16" on center (O. C.)
- Bridging: Solid wood blocking or 1x3 cross bracing as required
- Subflooring: 3/4" Advantech tongue and groove glued and nailed to joists.
- Underlayment: 3/8” A/C underlayment equivalent under vinyl and tile floors.
- Wall Height: 8' +/- Ceilings 0r per plan
- Exterior walls: 2x6 studs, 16" O.C.
- Interior walls: 2x4 studs, 16" O.C.
- Beams: Built-up 2x's or LVL's, as required.
- Headers: Solid built-up 2x10s. With R 7.5 interior insulation
- Ceiling Joists: 2x's per plan, per code, 16" O.C.
- Strapping: 1x3, 16" O.C.
- Wall Sheathing: Zip System, 7/16" Zip panel.
- Siding: Certainteed “Mainstreet” or Equivalent builders choice
- Trim: Vinyl corners/casing/soffit/frieze. Fascia/rake/shadow wrapped in white aluminum per Plan
- Rake overhang: Per plan.
- Roof Rafters: Per plan, per code, 16" O.C (Trusses 24” OC)
- Roof Sheathing: 5/8” Zip panel by Advantech
- Roofing: Certainteed “Landmark” Architectural shingles or equivilent (Black)
- Snow Belt: 48" row of bituminous ice and water shield at bottom edge of roof and all Valleys/Shed
- Flashing: Aluminum or lead as necessary
- Ventilation: Continuous ridge vents and continuous soffit vent.
- All construction is Per Plan or Builders choice. This includes home orientation and driveway location/layout as well as window(s) locations and all external/internal utility locations.

**Decks and Steps**

- Front Stairs: Per Plan… 1 Granite Step, or Azek if more than 1 step, - Porches with composite decking, Vinyl rails (Only if required by Code) using pressure treated joists, on Pre-Cast concrete piers set 4' below grade or otherwise paver or stamped concrete decking.
- Rear Deck or Paver Patio: Per Plan – Decks are Azek Kona Brown / Slate Gray – Patio – Paver Choice By Builder. Final dimensions size & location determined by Plan or otherwise by Builder… Decks have Pressure Treated frame, Composite decking, vinyl rails (if required by Code).

**Fireplace**

None

**Windows**

- White Paradigm 8300 series premium or comparable Builders choice - All vinyl windows with Low E and Argon glass, screens, and white contour grills between panes, per plan. 3” flat casing on front elevation only.

**Exterior Doors**

- Front Door: 3-0x6-8 insulated Thermatru or equivalent door per plan.
- Garage to house: Insulated steel Thermatru or equivalent, fire rated per code.
- Rear Door: 1-3-0x6-8 Vinyl 9 lite single door per plan.
- Side Doors if applicable: Insulated per plan.
- Hardware: Schlage Plymouth locksets Satin Nickel finish, keyed alike. (Patio doors normally require hardware supplied by manufacturer)
- Casing: 1x3" flat casing.
- Garage Door: (1) Doors (White) 9’ wide per plan. Raised panel steel insulated garage doors with Stockton glass. (Belt drive Opener w/ battery backup and integrated smart remotes available.

**NOTE: Specifications from this point forward apply to heated living space only. Unheated unfinished space to be completed to meet code.**

**Electrical**

- Service Size: 200 amp underground service. Meter located on house as determined by utility guidelines and builder discretion.
- Fixtures: Builders Choice Of Interior/Exterior Lighting Fixtures (Kitchen Island, Kitchen Over Sink, Bathrooms, etc.
- Light Cans: All other lighting to be “Cans” – Suitable Locations by Builder
- Included for wiring: White duplex outlets and toggle switches per code, smoke detectors per code, (2) exterior outlets, (1) garage outlet, (3) basement lights if applicable, (1) attic light, (1) exterior floods, lamp/fan bathroom fixtures, (1) basement outlet if applicable, (1) basic doorbell with (1) button location.
- Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan. Installation of overhead fans is extra.
- Closet: All walk in closets to have ceiling light. Standard white ventilated wire shelving.
- Low Voltage Jacks Provided – Cat 6 Pre-Wired.
- Cable TV Jacks Pre-wired.
- Single 50 Amp Car Charging Outlet In Garage

**NOTE: If HDMI cable is needed, Owner to supply HDMI & Installation Post-Closing**

**Plumbing**

- System: generally 2 baths or otherwise per plan, kitchen and laundry.
- Fixtures: **Builders choice** of Kohler fixtures style and, if not already secured, **Buyers choice** of Satin Nickel or Chrome finish.
- Main Bath Tub - 5’ combination fiberglass tub/shower per Plan… Tile Surround Upgrade Available – Choice Builders Base Tile Selection)
- Master Bath Tiled Shower w/glass encl. (If not already secured, Choice Builder Base Tiles, Clear Glass Encl.)
- Water: Public

**Plumbing, Con't.**

- Hot Water: BY Heat Pump… (Builders Choice Of Brand, Model & Sizing).
- Laundry: Hook Ups per Plan. Washer & Dryer installation by others, post Closing.
- Vented Ducts: 4" at baths, 4" at dryer.
- Sillcocks: (2) Frost-Proof, field determined location
- Gas Piping: Natural Gas To furnace if applicable.

**HVAC**

- System: Heat Pump - Builders Choice of type, quantity & Location(s)
- A/C: Central Air conditioning – Builders Choice.
- Furnace: Heat Pump.
- Zones: 1 or 2 zones as determined by Builder.
- Radiation: Standard registers or Mini-Split units located at the discretion of the Builder/Installer.
- Exhaust if required: Direct vent.

**Insulation**

- Ceiling: R-38 or Better – Roof & Slopes.
- Ext Walls: R-21 fiberglass
- Basement: R-30 fiberglass in ceiling if applicable.
- Garage Ceiling: (R-30 Only if heated living space above)
- Air sealing: Foam around all doors windows.

**Drywall**

- Material: 1/2" drywall all walls and ceilings first and second floors, smooth finish; fire code
  Drywall in garage per code.

**Interior Paint**

- "Sherwin Williams Duration" Matte Finish Only - (2) Coats flat latex finish "Cashmere Pearl" or similar, or Buyer's choice of 1 "Light" color over (1) coat latex drywall primer. Ceilings to be flat, primed w/ (1) finish coat flat white. (1) Coat latex primer and (2) coat semi-gloss latex "Super White" finish paint to be applied to window and door casings, doors and baseboard. Extra interior wall color changes, with approved standard paint color/type, at $300 per color change

**Exterior Paint**

- 2 on-site coats to the exterior doors except Garage Doors & Sliders are factory pre-finished (White).

**Interior Trim (Shaker Craftsman Style)**

- Doors: 2 panel molded doors with split jamb.
- Hardware: Schlage Plymouth locks choice of brushed nickel or oiled rubbed bronze.
- Door Trim: 1 x 4" Craftsmen style
- Window Trim of 3 ½" 1 x 4 Craftsman Style, picture framed.
- Other Doors: 1 1/8" thick raised panel bi-folds per plan.
- Baseboard: 5 ½" Craftsman.
- Closet: White coated wire closet organizers. Standard 12" single shelf/rod per closet, except 4 shelves in pantry and linen closets.

**Kitchen and Bathroom Cabinetry & Counter/Vanity Tops**
"If not already secured" applies to all… Choice of styles & finishes from builders' Standard selections or upgrades at additional cost. Engineered Hardware choices from builders' selections. Granite or Quartz countertops in the kitchen and baths from builders' selections. All based upon standard home plan(s) and pre-determined cabinetry layout.

**Stairs**

- If multi-story home plan – Heated Living Space Stairs & Upper Hallways are Hardwood/Engineered Hardwood.
- Other stairs: Basement, if applicable, plywood treads and risers, #75 rails.

**Finished Flooring**
Engineered Hardwood… (Pre-Finished-Matte Finish Only): 1st Floor Common Areas also incl. Study & Master Bedroom. Additional bedrooms are carpeted, Baths & Laundry are Tiled. All from builders' selections if not already secured, If possible, Hardwood conversion upgrade in non-hardwood designated areas is an optional upgrade at quoted cost.

Tile: All Baths & Laundry Closet - From builders' standard selections w/upgrades available if not already secured.

Carpeting… If multi-story Plan, Additional Bedrooms are carpeted - From builders' selections w/upgrades available if not already secured.

**Appliances**
Standard Package choices by builder, Bosch or builders' choice of equivalent product, (30" Electric Stove, 24" Dishwasher, Microwave above stove w/recirculating filtration & Refrigerator).

**Landscaping & Irrigation**
Spread on-site loam, rake and seed disturbed areas and builders' choice of miscellaneous plantings.

**Walkways**
Paver Front Walkway – Gray Pavers - Builders' choice of style, materials & location (Up to 25')

**Miscellaneous:**

- Unless home is already 100% complete, this document to be included as an addendum and as an integral part of the Purchase and Sale Agreement.

- The Builder/Contractor reserves the right to make product and material substitutions of similar quality or better in the event the product or material names herein is unavailable or to conform to local codes.

- Plan dimensions are approximate and can be changed at the builder's discretion.

- **<u>"IMPORTANT" – If Selections Are Available, All Buyer(s) selections</u> are to be made <u>not later than 3 weeks from Contract execution (21 Calendar Days)</u>. There will be no plan changes, additions, deletions or additional post-contract execution upgrades allowed after the 3 week Selections deadline. Homes are typically scheduled to be constructed in the order of Selections completion therefore commencement of the actual home Build process will not be scheduled in until all selections have been made and paid for.**

    - Further, acceptance & approvals of any/all Buyer requested plan changes, additions, deletions or upgrades, proposed within the 3 week selections window and which are beyond the scope of the originally executed Contract, are solely at the Builders discretion. If approved by the Builder a Change Order will be generated and provided to the Buyer(s) with payment due within 48 hours of receipt of same. Additionally and if required, supplemental architectural design fees are the responsibility of the Buyer(s).

- **"<u>IMPORTANT</u>" - If purchase of the property is to be financed, a Bank Assigned and Approved initial Appraisal must be completed within 30 days of Contract execution, or as otherwise mutually agreed, as an integral part of a Buyers Financing Approval provided by their Lender. Failure to satisfy this requirement may, at the Sellers Discretion, delay construction of the home thereby jeopardizing the agreed Closing Date .**

- Site Visits: Safety is the number one concern at our site. For Safety & Liability Reasons Unless accompanied by the listing broker or other Builders representative, Buyers are not to visit the site. All site Visits, Selections, or builder meetings are to be scheduled during business hours (Monday – Friday 8AM – 5PM)

- Sub-Contractors**:** Sub contractors play a significant role in the successful and timely completion of your home. They work on very tight schedules and lengthy discussions will only delay the process. It is our policy that no sub-contractors discuss monetary or any other issues or changes in the work with customers. All questions related to your home must be channeled through the listing broker or other relevant builders' representative.

**Miscellaneous, Cont.**

- Change Orders: Change Orders are facilitated through the Listing broker. The scope of change needs to be determined, agreed and priced accordingly by the Builder, then signed off (Mutually Authorized) by both Buyer and Builder. Payments for all changes following the initial execution of the Buyers' contract will be due and payable at the time the change order is created and authorized. All payments related to Change Orders are "Non-Refundable".

- Cleaning: House and grounds are left "Broom" clean… Fine window and other cleaning is to be addressed by the Buyers, post-Closing.

- Radon Testing and any desired Mitigation is the responsibility of the Buyer(s), post-Closing

- Permits: All building permits included.

- Professional Builder warranty is provided by “Pro-Home”.

**<u>Acceptance & Agreement</u>:**

By signature(s) below all parties accept and agree to these Specifications as presented, in their entirety…

_____ _____
BUYER DATE

_____ _____
BUYER DATE

_____ _____
PROSPECT EXETER, LLC. DATE