

Birchwood Building & Development, Inc. and/or Hammerfest, LLC

Construction Specifications (grey w/ black windows)

Farmington, NH

Scope

These specifications are intended to include all services, material and labor necessary for construction. Builder reserves the right to substitute products of similar quality. Allowances/selection items are to be purchased from vendors/subcontractors approved by Birchwood Building & Development, Inc. and/or Hammerfest, LLC **only**. All prices, plans and specifications are subject to change with proper notification.

Concrete Foundation

- Foundation walls are 8" thick poured concrete on 8" x 16" footings 3000 psi concrete
- Walls are coated externally with a damp proofing material below finish grade
- Foundation drains will be installed around the exterior of the footings if site conditions allow

Concrete Slabs

- Basement floor slab is approximately 4" thick poured concrete
- Garage slab is approximately 4" thick reinforced with fiber mesh and control joints

Wood Frame

- Sills are comprised of 2" X 6" pressure treated lumber with bolts
- Exterior walls are nominal 2" x 6" framing at 16" o.c.
- Interior walls are nominal 2" x 4" at 16" o.c.
- Structural lumber includes engineered LVL beams, if necessary, by code
- Roof sheathing is nominal 5/8" OSB, wall sheathing is nominal 1/2" OSB and floor sheathing is nominal 3/4" OSB tongue and groove nailed and glued to joists
- All plywood is agency approved and certified
- Floor systems are code compliant for the span
- All structures to meet B.O.C.A. code

Exterior Finish

- Trim: Aluminum Wrapped with vinyl 6" wide corners
- Vinyl Siding: Sides 4" exposure vinyl siding or equivalent *Color is grey with grey trim

Roofing

- Roof shingles are IKO 25 yr. architectural asphalt or equivalent
- Waterproofing includes ice and water shield at all valleys and eaves. 8" heavy-duty aluminum drip edge along all eaves and rakes

Windows and Doors

- Vinyl windows with high performance Low E glass. The sashes are removeable for easy cleaning. *Exterior color is black with white interior.
- Front door is metal, 3' wide insulated door as per plan. Front door hardware will be brushed nickel/chrome. Paint color will be black.
- Two steel overhead garage doors without windows for the appropriate door opening per plan. Color is black.
- Two chain driven auto openers or equivalent are available at an additional cost

Front Stoop

- Grey Composite with white vinyl rails. Stairs to be determined by existing grade.

Rear Deck

- Deck is 10' x 12' pressure treated wood

Heating System

- Heating system is forced hot air, gas fired by propane, 2 zones and will include central air conditioning.

Water Heater

- 40-gallon electric water heater with mixing valve

Plumbing Features

- All tubing sizes, layout and design will conform to the local building code

- Two (2) outdoor, frost proof water faucets, one in back and one in front will be installed
- All porcelain and fiberglass fixtures are "Mansfield" or equivalent
- Fixture color: white
- Kitchen sink is an undermount stainless steel sink supplied by granite vendor
- Kitchen faucet to be single handle, pull down sprayer in brushed nickel
- Primary bath will have one (1) undermount sink provided by granite vendor, one (1) "Mansfield" or equal toilet, one (1) white fiberglass shower unit or as per plan
- 2nd floor main bath will have one (1) undermount sink provided by granite vendor, one (1) "Mansfield" or equal toilet, one (1) white fiberglass tub/shower unit or as per plan
- 1st floor powder room will have one (1) undermount sink provided by granite vendor and one "Mansfield" or equivalent toilet
- All bath faucets are to be 8-inch center set, 2 handle faucets in brushed nickel
- Washer and dryer hook ups are included. Washer and dryer to be installed **by buyer AFTER closing – NO exceptions**
- Water line for refrigerator with shut off is included and to be hooked up at buyers' expense by the refrigerator delivery person or the buyer **after closing**
- Bathroom accessories such as mirrors, toilet paper holders and towel bars will not be supplied or installed prior to closing
- Shower doors are not included or to be installed prior to closing

Electrical

- House is provided a 200-amp service – All lights supplied by Builder
- Recessed LED lights are provided as part of the electrical package. Quantity to be determined by Builder as per plan, typically eight (4)
- Closet lights are included where deemed necessary by code
- Bath exhaust fans are included in the bathrooms
- Line powered smoke detectors on every level
- House to include two (2) exterior electrical outlets
- House to include three (4) cable outlets. We do not wire for telephones.
- All three (3) bedrooms and living room are wired for ceiling fans. Fans not included and installation will be an extra charge.
- All electrical work per NH state codes

- Once rough electric has been completed, no electrical changes can be made

Insulation

- All exterior walls are insulated with R-21 fiberglass insulation with a polyethylene vapor barrier
- Basement ceiling is insulated with R-30 insulation
- Attic will have R-38 blown in fiberglass insulation or equivalent per code

Wall Treatments

- ½" drywall will be installed throughout the living area. The firewall between home and garage will be drywalled, mudded and primed. Actual garage walls and ceilings will also be drywalled, mudded and primed

Interior Trim & Millwork

- Interior doors are six-panel colonial style Masonite, hollow core door, smooth finish
- All hardware will be brushed nickel with standard handles
- Window and door trim is colonial style
- Windows are to be picture framed for carpentry
- Any and all alterations and upgrades to the above trim package will be an additional charge. For example: crown moldings, shadow boxes, chair rails, custom built-ins, alteration of door style, color change of hardware

Cabinetry and Countertops

- Cabinets and vanities are Mantra, all plywood construction with full extension soft closing drawers and soft closing door hinges. Classic, Partial overlay, Snow finish door style. Brushed nickel knobs or pulls.
- Countertops for kitchen and vanities is Quartz Plus Perla Cloud with 4" splash.

Closets

- Wire shelving included in all closets and pantry, if any

Stairways

- Main stairway to be carpet: Pearl River
- Handrail to be natural wood.
- Basement stairs to be unfinished

Flooring

- 3 ¼ prefinished solid red oak hardwood flooring to be installed throughout the main living area on the 1st floor
- Tile in all bathrooms. 12" x 24" Stone Theory Notion w/ warm grey grout
- Carpet in the rest of the house. Color: Pearl River
- Builder will not install any laminate, composite or manufactured flooring.

Painting

- Benjamin Moore paint or equivalent. Walls to have two (2) coats of white/off white flat finish (walls are painted Dover White or similar)
- Trim: standard factory primed, one coat of pure white semi-gloss finish. Benjamin Moore or equivalent
- Ceilings will be a flat white finish
- One coat of factory primer and one coat of paint will be applied to exterior areas where applicable

Appliances

- The appliances (GE gas range, GE dishwasher, GE microwave and GE refrigerator) are included
- The range is piped for gas only.
- Washer/Dryer not to be delivered or installed until **after closing** by the buyers' delivery person
- The dryer is piped for gas and will include one electric outlet.

Water and Septic

- Private water and sewer.
- Potable water to meet town requirements.

Exterior Landscape

- Loam and seed disturbed area around the house
- Driveway will be paved. The size and shape of the driveway is at the discretion of the builder and to comply with municipal standards.
- No walkway unless deemed necessary by builder based on steepness of slope.

Miscellaneous

- Any radon mitigation to be at the Buyers' expense
- Any additional water or radon tests purchased by the Buyer will be for informational purposes only and for the Buyers eyes only.
- Seller will not provide any water treatment systems.
- Fine window washing to be done by Buyer
- Existing conditions and materials at the time of purchase will supersede any of the written documents where there is a discrepancy.
- Agents must accompany their buyers at all times. Any and all visits must be made by appointment through the Sellers' Realtor, insurance reasons prevent homeowners from going unattended. Job site may be video monitored for security purposes.
- Please do not contact the Builder or subcontractors without prior permission, subcontractors play a significant role in the successful and timely completion of the home. It is our policy that no subcontractors discuss monetary issues or changes in the work to be completed with Buyers. All questions related to the home must be channeled through the listing broker or builder representative.
- **Site visits are limited to 5 visits with a builder representative and STRICTLY ENFORCED.**

The preceding specifications are Birchwood Building & Development, Inc and/or Hammerfest, LLC standard features for this particular home. This information is subject to change and should be verified before signing any agreement to purchase.

Buyer's signature: _____ Date: _____

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