

# JPAC BUILDERS LLC

## Construction Specifications

Bending Brook, Pebble Court Barrington, NH

Date: 7/27/24

Revised date:

### 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. Allowanced/selection items are to be purchased from vendors/subcontractors approved by JPAC Builders LLC. All prices, plans and specifications are subject to change with proper notification.

### Site work

- Trees to be cut and removed as minimally required for construction
- Final grading will be blended into existing conditions using loam from site.
- Foundation drains using perforated pipe to be installed around the exterior of footings and drained “to daylight” (unless topography requires other) if possible

### Foundation and Basement

- Foundations walls are 8” thick poured concrete on concrete footings. Wall height to be approximately 7’10”
- Garage height depending on final grading and elevations
- Walls are coated externally with a damp proofing material below finish grade.

### Concrete Slabs

- Basement floor slab is approximately 4” thick poured concrete.
- Garage slab is approximately 4” thick reinforced concrete with control joints

### Framing

- Sills are 2”x 6” pressure treated lumber, with sill seal and steel anchor 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 as needed per design code
- Roof sheathing is 5/8” OSB sheathing or equivalent, wall sheathing is 7/16” OSB and floor sheathing is 3/4” OSB tongue and groove nailed and glued to joists.
- All lumber is agency approved and certified.
- Floor systems are nominal 2” x 10” framing at 16” o.c.
- (All structure to meet local building code)

### Exterior Finish

- Siding consists of vinyl siding with 4" exposure Royal Siding brand by Westlake or equivalent with house wrap. (Many colors to choose from) upgraded colors are available for an additional cost. The triangle peak on the front façade to have board and batten vertical style siding as an INCLUDED upgrade.
- Trim: Aluminum wrapped with 6" wide white vinyl corners.
- (Optional) 1" x 8" water table board around perimeter of house for an additional cost

### Roofing

- Roof shingles are asphalt, 30 yr. architectural or equivalent; color from builder's selections
- Waterproofing includes ice and water shield at all valleys and eaves and 3' up from edge of roof. 8" white aluminum drip edge along all eaves and rakes.

### Windows and Doors

- Windows are vinyl- high efficiency windows with high performance/energy efficient glass. Sashes are removable for easy cleaning.
- Front door is a 3'-0" x 6'-8" 2-panel insulated door per plan. Front door hardware to be keyed entry and deadbolt in brushed chrome/nickel or equivalent
- Overhead garage doors are 9' wide steel doors, white beadboard rectangle design, with 2 auto openers, chain driven or equivalent.
- Rear basement entry is a 2'8" wide panel door, or as site conditions allow (bulkhead, entry door). Placement of exit door to be updated on existing plans to accommodate lot elevations.

### Front Porch

Per plan with stairs to existing grade made of pressure treated material and composite decking. A variety of decking colors to choose from. Stairs and railings to be made of white vinyl material if required by code. Decorative square posts with trim made of white pvc.

### Rear Deck

- Deck is pressure treated structure and composite decking. Stairs, railings, and balusters are white vinyl from builders' selections.

### Heating system

- Heating system is forced hot air, gas fired by propane, 2 zones.
- Air conditioning is included for 2 zones using the same ductwork as the heating system.
- Hot water to be from an energy efficient electric hot water heater tank or equivalent

### Plumbing Features

- All tubing sizes, layout and design will conform to the local building code.
- Bathrooms are specified on the house plan.

- Two (2) outdoor, frost proof sillcocks, one in back, and one in front will be installed.
- All porcelain and fiberglass fixtures are “Kohler” or equal and/or to be selected by builder. Any upgraded fixtures chosen by the buyer will be billed as an extra.
- Fixture color: white
- Kitchen sink is stainless steel single bowl standard size, undermount.
- Primary bathroom will have a (2) sink, with vanity, white cultured marble or equal, (1) 3’ x 5’ white fiberglass shower, and one comfort height elongated toilet.
- 2<sup>nd</sup> floor guest bath will have a (2) sink with vanity, white cultured marble or equal, 1 white fiberglass 1 piece tub/shower, and one comfort height elongated toilet
- Washer/ Dryer hookups are included
- Water line for refrigerator with shut off is included
- All bath faucets are to be 4” polished chrome
- Kitchen faucet to be a single handle in polished chrome
- Bathroom accessories such as mirrors, toilet paper holders, and towel racks will not be installed.

#### Electrical

- Lighting allowance: \$600.00 for electrical fixtures, installation will be provided
- House is provided with 200-amp underground service from existing street side telephone pole. Electrical meter will be provided on the garage side of the structure. Per Eversource requirements.
- Recessed led lights are included as part of the electrical package (qty. of 8). Additional recessed lights are extra at a cost of \$175.00 each.
- Closet-lights are included where deemed necessary by code
- Bath exhaust fans with lights are included in all bathrooms or where deemed necessary.
- Line powered smoke and co2 detectors on every level
- House to include (2) exterior electrical outlets
- House to include (4) cable outlets. We do not wire for telephones. Cable to be at a single source location in the basement ready for third party hook up to complete your service needs.
- All electrical work per NH state codes.

#### Insulation

- Exterior walls insulated with R-21 fiberglass with vapor barrier or per code requirements.
- Ceiling is insulated with R-38 fiberglass or per code requirements.
- Basement ceiling is insulated with R-30 fiberglass or per code requirements.
- Garage ceiling is insulated with R-30 fiberglass or per code requirements.

#### Wall Treatments

- ½ “ drywall will be installed throughout the living area
- All ceilings will have a flat smooth finish.
- The garage and house common walls are 5/8” fire code drywall.

### Interior Trim and Millwork

- Interior doors are 2 panel, square Masonite doors, with a smooth finish with silver hardware.
- Window and door trim is 3 ½” stafford casing and baseboard is 5 ¼” speed base.
- Windows to be picture framed for carpentry.

### Fireplace

- Gas fireplace is optional. Decorative mantle painted white to match trim work. Hearth, and other surround material selections are available as an upgrade.

### Cabinetry

- White cabinets from builder’s selections with a one-piece crown molding. Cabinets have dovetail and soft close drawers. Kitchen countertops are granite/ quartz from builders’ selections. Bathroom vanity countertops are cultured marble. Additional selections and colors are available for an additional fee paid directly to cabinet vendor at time of ordering.
- Labor to install additional cabinets and/or additional items not shown on plans such as decorative moldings, shelves, custom cabinets will be billed as extras.

### Closets

- Wire-rack shelving included in all closets.

### Stairways

- Main stairway to be hardwood stairs, 3 coats of satin poly, with white painted skirts and risers. See drawings for more details.
- Handrails to be natural wood if required.

### Flooring

- 3 ¼ prefinished red oak flooring or equivalent, to be installed in kitchen, dining, living, entry, hall, family room, and second floor hallway.
- Tile in the bathrooms, and laundry from builder’s selections.
- Carpet in the rest of the house at an allowance of \$21.00 per yard installed.

### Painting

- Benjamin Moore paint or equivalent. Walls to have one coat prime, plus one coat FLAT finish. Color: off white/ light gray
- Trim to be semi-gloss white
- One coat of factory primer and one coat paint will be applied to exterior areas where applicable.

### Appliances

- Appliances are not included as part of this contract/specs. Customer to communicate with builder in advance of appliance purchase to coordinate sizes and delivery schedule. Gas stove piping and connection is an upgrade of \$850.00.  
**Refrigerator and washer/dryer to be delivered after closing.**

### Water and Septic

- The water source is from a drilled well onsite that will be installed to meet all necessary local and state requirements.
- Water quality will satisfy minimum standards required by the State of NH for habitation.
- Any water treatment system would be the responsibility of the buyer.
- A (3 or 4) bedroom septic system will be constructed in accordance with house plans and local and state regulations.

### Exterior Landscape

- Exterior landscape includes:  
 Loam and seed: disturbed areas around the house  
 asphalt driveway and turnaround area for garage access, one coat of structural base.  
 The size and shape of the driveway is at the discretion of the builder and to comply with municipal standards.  
 Asphalt paved walkway from the driveway to the front door. 3' wide  
 Granite steps to be included as deemed necessary by Builder based on steepness of slope  
 (Option: pavers for walkway)

### Miscellaneous

- Any radon mitigation will be at the Buyer's expense.
- Cleaning of the house to be left "broom" clean.
- Gas tank to be installed outside near the house, buried, 500-gallon tank. Vendor to be approved by customer prior to install (Eastern Propane)
- Pricing reflects 8' high ceilings on first floor per plans

### Changes in House Specifications

- There may be changes that will be decided throughout the construction process. Any significant changes that deviate from the house plans or the above-mentioned house specifications will require a change order in writing at a cost of \$150.00 per change order.
- Physical existing conditions at the time of purchase will supersede any of the written documents where a discrepancy may be found.
- **Safety is our biggest concern, as such, all site visits will be scheduled and buyers will be accompanied by a representative of the builder.**

**Any additional upgrades or additions will be billed as extras and are to be paid upfront at the time of signing a change order or an addendum unless noted otherwise.**

**ADDITIONAL OPTIONS:**

Increase deck size	\$50.00 per sq foot installed
Additional shutters per window	\$180.00 per pair
Additional wood flooring	\$12.00 per sq ft installed
Provision for future ceiling fan	\$175.00
Additional cable outlets	\$175.00 each
Additional recessed lights	\$175.00 each
Gas stove connection upgrade	\$850.00
Generator plug	\$1400.00
1x8 white pvc water table board around perimeter of house	\$2400.00

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Buyers Signature

Date:

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