

Exhibit "E"

***New Home Specifications – Copley Commons, Dover NH******Copley Properties****V 4-20-22***Foundation**Foundation: 3000 PSI poured concrete, waterproof coating applied below grade.Drains: Foundation drains installed around perimeter or internal drainage to sump basins as required per Builder.Basement and Garage Floors: Approximately 4" 3000 PSI poured concrete over compacted gravel.Bulkhead: Primed red metal bulkhead or walkout door @ builder discretion.Windows: Walkout basements only, location & size to be determined by Builder.Wall Height: ~8' interior basement walls.Utilities: Furnace, electric 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's discretion.**Frame**Sills: 2 x 6 – 1 PT – 1 KDExterior Walls: 2x6 construction 16" on centerInterior Walls: 2x4 construction 16" on centerGarage Exterior Walls: 2x6 construction 16" on centerFloor Joists: 2 x 10 or per codeCeiling Joists: 2 x 8 or per codeSub Floor: ¾" Advantek tongue and groove. Glued and nailedExterior Sheathing: ½" Zip Wall sheathing**Roof**Roof Sheathing: ½" CDX sheathingShingles: CertainTeed Life Time Warranty architectural shingles, Ice and 2 courses of ice & water barrier at all eaves and 1 course at all valleys. Color to be Pewterwood.Venting: Ridge ventilation & soffit ventilation**Exterior Finishes**Siding: CertainTeed vinyl clapboard siding (Siding per plan). Color choices from builder selection.Fascia & Rakes: Maintenance free white aluminum trim and vinyl soffits.Front Stairs: Front entrance to have maintenance free DuraLife composite decking stairs (Decking Color Slate).Front & Rear Deck: **Rear deck:** 12' x 10' maintenance free DuraLife composite decking with pressure treated frame.(Decking Color Slate) White vinyl handrails when required per code. Stairs located per builder handrails when required per code. **Front porch:** Per plan, maintenance free DuraLife composite decking with pressure treated frame, straight square 6"x6" columns & no railing system unless required per code.**Windows and Doors**Windows: Premium Paradigm (8-Series) energy efficient white vinyl windows with tilt-in wash, Low E with argon gas.

Grills between panels, full screens and all front facing windows to have wide molding with sills. Located per plan &amp; grills per plan or Builder discretion.

Deck Door: 6' vinyl slider with Low E glass & screen or full glass door if shown on plan. (No grids in glass)Front Door: Insulated fiberglass door & choice of paint color from Builder selection.Garage Doors: CHI stamped steel white Carriage style long panel door with madison window grid pattern, decorative spade hardware, increased R-value & WIFI door opener. One wireless outdoor keypad located per Builder.**Insulation**Attic Floor: R-49 blown insulation with proper vents at eavesExterior Walls (Living Spaces): R-21 fiberglass battsBasement Ceilings: R-30 fiberglass batts

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**Interior Finishes**

Ceiling Height: 1<sup>st</sup> floor 8' and 2<sup>nd</sup> floor 8'

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. Wall colors from Builder selection. Garage & basement stair walls primed only.

Ceilings: Smooth ceiling finish painted flat white.

Corners: Metal drywall corner bead.

Interior Trim: Doors to have 2.5" Stafford casing. Windows to have 2.5" Stafford casing on all 4 sides. Trim painted two coats white semi-gloss finish.

Baseboard: 4 ¼" speed baseboard.

Stairways: Stairs to be carpeted from Builder carpet selection & handrail to be stained to coordinate with flooring.

Available for upgrade: Hardwood treads (from Builder selection) stained to coordinate with flooring.

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

Interior Doors: 2 panel square molded hollow core. Painted two coats of white semi-gloss.

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

**Kitchen & Laundry**

Cabinetry & Countertops: Quality plywood cabinetry by Fabuwood Cabinetry from builder selection, granite countertops, 30" stainless steel under mount single bowl sink, and ~6' x ~3' kitchen island with overhang on back & trash pullout included. *Additional door styles, colors and options available for upgrade.* Kitchen to be wired for over the stove microwave/vent, refrigerator and dishwasher. Kitchen to be gas piped for natural gas stove.

Appliances: Stainless Steel GE builders package includes gas stove, dishwasher, over the stove microwave/vent & refrigerator. Upgraded appliance packages available for purchase.

Stove Venting: Stove venting by recirculating microwave/vent combo appliance.

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

Kitchen Tiled Backsplash: Available for upgrade.

**Bathrooms**

Vanities & Countertops: From Builder cabinetry & countertop selection.

Tub/Showers: Primary bathroom to have 4' fiberglass floor with fiberglass walls and hall bath to have 5' fiberglass tub/shower with fiberglass walls. Primary shower tile walls in shower available for upgrade from Builder selection.

Floors: Tile from Builder flooring selection.

Kitchen & Bathroom Sinks: From Builder selection. Kitchen to be single bowl sink and bathrooms oval undermount sink.

Mirrors: Not included, Buyer to install after closing.

Toilets: Two piece white ceramic comfort height, elongated bowl.

Plumbing Fixtures: Shower & tub single function. Bathroom & kitchen plumbing fixtures from Builder selection. Choice of finish of chrome, brushed nickel or matte black. Chrome finish is standard included finish.

Half Bath: 24" pedestal sink included.

Shower Glass Doors: Available for upgrade from Builder selection.

**Flooring**

Vinyl Plank Hardwoods: From Builder selection of premium vinyl plank hardwood flooring for kitchen, living room, entry, laundry room & ½ bath. Engineered hardwood flooring selection available for upgrade from Builder selection.

Tiling: Full bathroom floor tile from Builder selection installed in brick/offset pattern.

Carpeting: All bedrooms & bedroom closets, staircase to 2<sup>nd</sup> floor and 2<sup>nd</sup> floor hallway from Builder selection.

**Plumbing and Heating**

Plumbing: 50 gallon electric hot water heater.

Water Piping: PEX tubing and copper per code

Drains: PVC piping

Sill cocks: 2 exterior frost proof faucets. Placement to be determined by Builder.

Heat & AC: Forced warm air with AC, 95% efficiency furnace. 2 zones. Natural gas fuel. Air filter included.

Thermostat: One located on 1<sup>st</sup> floor & 2<sup>nd</sup> floor per Builder discretion.

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**Electrical**

Lighting Fixtures: From Builder package selection.

Service: 200 amp electrical service, underground to house.

Exterior: 2 weather resistant GFI outlets.

Cable: Family room and all bedrooms, RG6 cabling. One high on wall RG6 location included in living room.

Outlets & Switches: Located per code and builder. Dimmers not included. (white plugs and whites)

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: Flood light at rear deck.

Recessed Lights: Up to eleven 6" LED recessed lights included at Builder discretion.

Bathroom Ventilation: Fan/light combo in all full bathrooms. Fan/light combo in ½ bathroom only if no window per plan.

Walk-in Closets: LED fixture included.

Ceiling Fans: Ceiling fan rated boxes provided in primary bedroom & living room. Ceiling fan install not included.

Under Cabinet Lighting: Not available.

**Fireplace**

*Available for upgrade:* Heat & Glo 30" electric fireplace model #SF-BI30-EB with slate & white mantel surround.

**Utilities**

Sewer: City sewer installed by Builder.

Water: City water installed by Builder.

Radon: 3" passive radon system installed by Builder. Blower fan installation is responsibility of the Buyer after closing.

Lawn Irrigation: Yard irrigation included. Layout, # of heads and # of zones per Builder.

Attic Access: Scuttle hole located per Builder.

**Landscape**

Walkway: 3'-3'6" wide asphalt walkway from driveway to front door. Location, layout and design by Builder.

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. Based on weather conditions the final grade/grading may not have been completed at the time of closing. Builder to document grading at the time of closing. As weather conditions permit, final grading work will commence.

Shrubs: Builders attractive shrub package with brown mulch. All maintenance, watering and care are the responsibility of the homeowner and no warranty express or implied is provided for Landscape.

**Driveway**

Crushed gravel product base material with one 2"- 2.5" basecoat of asphalt paving. Top/final coat not included.

Dimensions, shape, location and size to be determined by builder.

**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 Home Orientation Walkthrough to be completed 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 prior to execution of purchase and sale.

Change Requests: Any change in the standard specifications or plan made subsequent to the Purchase & Sales Agreement will result in a \$375 change order fee and cost of change to be determined by the Builder, which is due at time of change request.

Extras: All upgrades/extras shall be billed to the Buyer and will be immediately payable to the Builder at execution of purchase and sale.

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**Exclusions**

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

Plan Design: The Builder will supply stock plans from Builder selection.

Final Cleaning: House and grounds to be left "broom" clean condition. Fine cleaning to be done by Buyers after closing.

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 Builder.

***Site Visitation: Safety is the number one concern at our sites. Unless scheduled & accompanied by a Builder representative, Buyers are asked not to visit the site. Builder to provide up to 1 site visit to be scheduled with Builder representative. Buyers are not permitted to visit site without a scheduled appointment. Site visit violations to be billed at closing in the amount of \$350 per documented violation.***

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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 \_\_\_\_\_

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