

SINGLE HOUSES GENERAL SPECIFICATIONS

**Elderberry Way & Bittersweet Way
BARRINGTON, N. H.**

Foundation & Site Work

Footings

Walls: 8" thick concrete

Drainage: Stone interior or exterior drain as plan requires

Waterproofing: Asphalt coating

Septic System: State approved

Driveway: Asphalt

Loam & Seed: Loam existing on site disturbed areas

Front Steps: Wood

Well: Drilled

House Location & Tree Cutting Per Builder

Frame

Wall Height: First floor: 7'8" +/-

Exterior Walls: 2x6 16" o.c. 7/16" OSB

Interior Walls: 2x4 16" o.c.

Sills: 2x6 pressure treated with bolts **Deck:** 2x10 16" o.c. 3/4" T&G OSB

Decks: 2x10 16" o.c. 3/4" T & G OSB

Roof: 1/2" Plywood

All structures to meet international residential building code

Exterior Finish

House wrap: Tytar or equal

Siding: Vinyl

Trim: Aluminum wrapped

Front Door: Steel Stanley or Equal Steel Insulated

Garage Door: Solid Panel Door. Windows on Doors are included
Automatic openers included

Windows: Alside or equal with screens

Rear Deck: 12 x 12 Pressure treated wood for the frame; composite decking and vinyl rails are included

Front Porch: Pressure treated wood for the frame; composite decking and vinyl rails, if required are also included

Roof shingles: 30 year architectural

Interior

Insulation: **Walls:** 6" fiberglass R-21 with vapor barrier

Roof: 12" fiberglass R-45 ceiling

Basement: As required by State of N.H.

Staircase: first to second floor – Oak treads with pine risers

Walls: 1/2" sheetrock

Trim: Windows and doors: 1 1/16 x 3 1/2" flat casing on sides & 3/4" x 3 1/2" square edge at top

Slider: From dining area

Baseboard: 5" speed base

Interior Doors: Masonite 2 panel hollow core

Kitchen & Bath: Cabinets & Countertops \$20,000 allowance

1. Cabinets: Various colors from builder's selection
2. Kitchen Countertops: Granite or quartz from builder's selection
3. Kitchen Island: 5 foot included
4. Vanity tops: Marble or quartz from builder's selection

Kitchen stove hookup is Electric

Gas Fireplace in living room (included)

Appliance Allowance: \$5,000.00 (stove, dishwasher & microwave over the stove)

FLOORING:

Hardwood on the 1st floor, 2nd floor hall, and primary bedroom per Builder's selection,

Carpet in all other bedrooms

Tiles: from builder's selection

1. Floor tiles in all bathroom floors
2. Wall tiles in Primary bathroom shower
3. Wall tiles in guest bathroom tub shower surround

Painting: Walls – Off White, Trim White

Closet Shelving: Vinyl/Metal

Electrical

Panel: 200 AMP

Cable: 3

Phone: 3

GFI: Per code

Exterior: 2 Outlets

Switches & Plates: White

Plumbing & Electrical

Heat: Forced hot air by propane, 2 zones

Water: 40 gallon electric hot water tank

Fixtures: Mansfield or equal

Kitchen Sink: Stainless single bowl
Exterior Faucets: 2

CENTRAL A/C INCLUDED

OPTIONS:

Hardwood Floors: \$15.00 sf installed from Builder's Selection
Increase Deck Size: \$60.00/sf
Ceramic Tile: \$25.00/sf installed from Builder's Selection
Shutters: \$200.00 per pair

RADON: ANY RADON MITIGATION WILL BE AT THE BUYERS EXPENSE

*All prices, plans and specifications are subject to change without notice. Ask for an updated copy of specifications prior to writing contracts. SPECS SUPERCEDE HOUSE PLANS

Water Testing: Builder will provide Buyer a water test prior to closing showing water is "Potable" and free of bacteria. All other water testing and treatment is to be done at the Buyers expense after closing unless otherwise specified by certain loan programs.

Propane Tanks: The underground propane tank is owned by the provider of the fuel. Actual site conditions supersede any artistic renderings of plans.