



STONEARCH
at GreenHill

StoneArch at GreenHill Barrington - New Home Specifications

ADDENDUM C - Construction Specifications

Allowance Summary

Kitchen appliances:	\$3,500
Cabinetry:	\$13,000
Carpet:	\$21 per yard
Granite countertops:	\$4,200
Tile:	\$TBD

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Quick Stats

- Private Well Water and State Approved Septic
- Eversource Electric and Above Ground Propane
- Consolidated Cable (possibly Breezeline)
- Recorded Deed: Book 5006 and Page 895 for StoneArch at GreenHill, LLC
- Closing with Bosen & Associates of Portsmouth, NH

Quality Features

- Granite countertops
- Hardwood stairs
- Hardwood flooring in main living spaces
- Craftsman trim packages
- High ceiling heights 8'-10" & 10'-10" first floor
- Elegant trim and built-in packages available as upgrades
- Interior walls and trim painted throughout
- 2 car garage
- 200 amp electric service
- Pre-wired for cable
- Designer light fixtures
- Energy efficient building practices
- Premium vinyl siding with PVC accents, shadow boards, freeze-boards and water table
- Gas fireplace

Premium Features

- 10" thick foundation walls
- Foundation walls formed by aluminum forms (true 8' heights) X 3' wide panels. Results in cleaner finished product

1. About your new home in:

StoneArch at GreenHill

This spec sheet is for the base priced home. Changes from the base pricing and plans will be developed in an addendum to the purchase and sale agreement (PSA). If requested after the PSA they will be sent for approval to the Buyer in a form of a chargeable change order.

- Subject to site plan(s) and conditions of approval from town of Barrington as approved or amended from time to time

- Subject to homeowners association doc's as recorded and amended (amendments if applicable).

2. Client Communication Portal:

We use an on-line tool called **Buildertrend.com** in order to track change orders and or some selections. We will email you an invite to begin working with us on-line. ***It's also a primary method for all communications.*** We may text you at times for immediate needs. We may also use AppFolio on-line in order to track HOA dues and any punch list or warranty items.

3. Site work and drainage:

Grading: smooth final grade with screened loam. Final grades for the lot determined by the builder in order to comply with approved plan(s)

Grading: retaining walls when or if determined to be required by the builders sole discretion will be builder's design and material selection.

Drainage: in accordance with approved plan(s)

Underground utilities: Propane

Underground utilities: Electric meter

located on house by builder based on requirements of the utility (basement panel attempted if in compliance with utility requirement)

Underground utilities: well water /path and entry into home of water located by builder.

Underground utilities: Septic System

Gutters & infiltration: not required and not supplied by the builder

4. Foundation:

Footings: poured concrete

Walls: 8", 3000lb poured concrete, height per permit plan

Sill: sill sealer between top of walls and pressure treated sills and tie downs/bolts per engineered plan

Drains: exterior drains to daylight.

Radon: 4" pvc pipe through slab for future radon mitigation by others.

Coatings: watchdog waterproofing foundation coating applied

Wall heights: height of walls & openings and their resulting driveway pitch and number of stairs in/out of the home as determined by the builder to best comply with site specific conditions.

5. Basement:

Walls: full unfinished basement with exposed concrete walls.

Floor: 3000 psi poured concrete 3"- 4" thick, expansion joints. *Concrete surfaces will be left natural and unpainted*

Windows: Type and number as determined by builder, based on grading of the lot.

Egress location: based on lot grading.

Bulk-heads: dog house basement entry and egress method

Utilities: placement of the following as determined by the builder and the related subcontractor and upon agreement with utility requirements

- Placement of the piping and accessories for water, as well as the hot water heater
- Path of septic and its leach field
- Placement of the furnace and the size, shape and location of the ductwork to and from it
- Placement of the tubing and wiring to and placement of the exterior AC condenser
- Placement of the electrical distribution panel (*note: electrical panel may be located in the garage, or basement based on builders determination with utility*)
- Irrigation placement if applicable.

6. Garage:

Style: 9'x7' garage doors in white, two car garage. Garaga brand or equivalent. Size and qty per building plan. Double-sided steel doors; four panel: R value 12 +/-.

Model: carriage house stamped 5283 by chi (or equivalent) no hardware

Openers: belt drive opener(s), wifi capable, programmable

Controls: Wall remote(s), wireless/wifi battery powered keypad standard.

Track supports: garage door supports are lumber and remain visible from inside of the garage

Floor: 3000 psi poured concrete approximately 3"-4" thick. Concrete surfaces left natural and unpainted. Pitch of garage floor at builder's discretion.

Steps into home: Finish - Builders choice of carpet

Finish: framing, insulation & drywall (drywall painted w/primer) No PAINT in garage

Connection to Home: Door from garage to house: "fire door": Note not all interior door styles are available in this fire rating. Fire door to have a keyed (NO DEADBOLT) entry only.

NOTE: garage exterior service doors are painted white, one double hung window in the garage is included if space allowed on plan at builders discretion on the height of placement. When transoms are installed, they are not cased and windows are cased but not painted.

7. Framing: Lumber grade and timber size will be meet or exceed building code
- Exterior walls to be 2"x6", 16" on center
- Interior walls to be 2"x4", 16" on center (2"x6", 16" on center for load bearing Walls)
- Subfloor to be 23/32 inch x 4 ft. X 8 ft. T&G oriented strand board glued and nailed to joists.

Wall height: refer to plan.

8. Sheathing:

Walls: walls to be OSB wall sheathing with appropriate house wrap system or plywood with house wrap system, per builders discretion

Roof: roof to be 1/2" plywood sheathing

9. Roofing:

Type: asphalt shingles - architectural style

Manufacturer: Cambridge by IKO or equivalent.

Color: dual black or closest available

Detail: drip edge and ice water shield in critical areas per code

Detail: continuous soffit and ridge vent on all roof soffits and ridges to ensure optimum ventilation

10. Windows:

Style: Refer to window schedule on plan utilizing **Harvey slimline windows.**

Window/Screen schedule: Any changes or additions must be agreed to **prior to framing**, final determination of cost to be provided. Any windows in addition to those on the plan referenced will result in a change order. Matching screens will be inventoried and stored in the basement, however not installed.

11. Exterior doors: Front entrance door type will be smooth fiberglass or equivalent. If glass is included it will be clear or Low E Glass.

Style: craftsman style

Size: per plan

Door hardware: hardware to be keyed entry and deadbolt in brushed nickel

Basement egress: determined by builder

Location: per plan, including service doors in garage with asphalt walkways

Type: half lite/nine light fiberglass door

Size: 3'0"x 6x8"

Door hardware: hardware to be keyed entry and deadbolt in brushed nickel

Lighting: 1 exterior light

Deck or patio: Location: determined by builder based on the log (lot specific)

12. Siding:

Manufacturer: Alside, Charter Oak premium reinforced siding in standard colors

Type: durable, low maintenance vinyl siding with thickness of .046 (*Compare to Certaineed Monogram at .044*)

Type: vinyl double 4" clapboard, vinyl shake and vinyl board and batten as detailed per plan.

Color: **standard color** selection siding samples will be provided to you by the sales

team. *Upgraded swatches are noted on the swatch.*

Trim: Color: white

13. Front entry: See per plan

Walkway: paver in builders choice selected paver

Farm porch: some plans have these

Lighting: see lighting plan

Doorbell: at front door

Railings: change order unless required by code

Front stairs: composite steps with pvc risers and one granite step as base.

14. Patio or Decks: Rear patio or deck based on plan

Type: Vinyl railing and Composite decking, if a deck, otherwise patio pavers to be determined on availability

15. Heating & air conditioning:

Type: forced warm air, central air conditioning

Manufacturer: Rheem or equivalent

Fuel: propane

Location: furnace located in basement by builder

Zoning: two zones standard in two story home,

16. Plumbing:

Type: pvc, cpvc, copper or pex, and or any combination per code

Utility: Private Septic and well water, well water to be treated to the standards required for the occupancy permit with the Town of Barrington.

Hot water: Rinnai or similar tankless on demand hot water heater

Laundry: washer and dryer hookups

Exterior spigots: per code

Refrigerator: water connection for refrigerator

Gas piping: Furnace, Fireplace, Hot water heater, cooking

Plumbing fixtures:

Pedestal sink: builders grade white pedestal sink in the powder room

Toilet: comfort height, elongated in white

Bathroom faucet: 4" faucet in polished chrome

Shower & tub shower trim kit: polished chrome shower head and mixer valve

Kitchen faucet: single handle in polished chrome

When as a whole, foregoing builders standard (*supplier will credit you this amount, not the builder*).

Plumber will work with you to determine selection and ordering of fixtures from their supply houses only. They may charge a \$500+ change order fee if you are not going with standard selections (even with a single item not in standard).

The Granite Group, 37 Amoskeag Street, Manchester NH, 603- 518-1516, dburke@granitegroup.com main contact: Danielle Burke

Installer: Mike Wiroll of Wiroll Plumbing: (978) 804-1072, wiroillplumbing@comcast.net

Builder can schedule a walkthrough if customizations of fixtures require change in scope of supply to fixtures and drainage of fixtures.

- *Bathroom holder accessories, mirrors over the sinks and glass shower doors are **NOT** provided by the builder. recommend using Kevin Marquez with Builders Installed Products 603.396.9336*

Powder room on 1st floor:

Vanity type: pedestal style sink, single bowl
Faucet(s): 4 inch spread, 2 inches on center, builders polished chrome fixture
Toilet: comfort height elongated in white

Bath 2nd floor:

Bath style: full bath
Vanity type: single bowl
Style: cabinet allowance chosen vanity
Counter top: selection of granite allowance
Sink: white under mount sink
Faucet(s): 4 inch spread, 2 inches on center, builders polished chrome fixture
Toilet: comfort height elongated in white
Bathing: fiberglass tub/shower combo in white with builders select of polished chrome fixtures

Laundry room:

Standard hook ups and venting, Laundry room shall include one (wire shelf) over appliances

Master Bedroom Suite:

Vanity: with double bowl
Style: cabinet allowance chosen vanity
Counter top: builders selection of granite
Sink: white under mount sink
Faucet(s): 4 inch spread, 2 inches on center, builders polished chrome fixtures
Toilet: comfort height elongated in white
Bathing: Tile floor with tiled walls in builders grade to the ceiling

Kitchen:

Faucet: single pull polished chrome kitchen
Sink: under mount sink, choices available
Counter top: builders selection of quartz

17. Electric:

Type: 200 amp service.
Type: underground utilities

Cable: Coaxial cable in a single location. Cable providers typically terminate the lines during their installation.

Communication: Category 5 not included but available. We do not wire for phones

Panel: distribution panel to be located by builder in garage or basement

Exterior: GFI outlets located per code

Doorbell: one doorbell controls at front and chime located in front foyer

Life safety: smoke, carbon monoxide, and heat detectors to be installed per code

Switches and outlets: pure white duplex outlets, located per code, GFI outlets where required. Decora rocker switches/rectangle covers are upgrades.

Garage: per code

Enhancements/options: *electric walk-through required. Builder will schedule this with the buyer.*

Electrical outlets in basement: included by code

No outlets in Master Closet

Supervision/coordination fee of \$300 on double wall ovens and overhead exhaust fans using more than 400 cfm. Cost of materials and labor are noted separately. Buyer to hire independent installation companies such as **Elite Appliance Installers** for more complex installs.

Cabinetry plans once approved denoting the appliances, need to be shared with the builder to determine complexity.

Electrical fixtures:

Interior lighting - Refer to lighting plan.

Exterior lighting - Refer to lighting plan.

Venting: Baths vented outside with fan/light

Kitchen: to have vented microwave or range hood. Over the range hoods over 400 cfm *may result in additional costs to buyers as they may require a make-up air unit.*

Light bulbs: All bulbs LED in conditioned space

Builders lighting package

- Foyer chandelier
- Study /den overhead
- Master bedroom overhead
- Kitchen pendants 2 over island
- Dining areas overhead
- Living room overhead
- 3 bare light bulbs in basement, and one outlet

Contractor lighting package

LED overhead sized by contractor for the following spaces:

- Master walk-in closet
- All hallways
- Guest bedroom overhead
- Laundry overhead
- Pantry overhead
- Kitchen sink (part of 6 cans in kitchen)
- Fan boxes are included, but ceiling fans are not

Credit if foregoing builders interior lighting

Credit if foregoing **exterior** lighting

Enhancements & options: electric walk-through required

Cable to be at source in basement, ready for company to hook up to and complete your service needs. One cable jack in the home, not in multiple rooms.

18.

Insulation:

- R-49 blown cellulose in attic, when attainable
- R-21 in exterior walls
- R-30 in basement ceiling

19. Drywall: walls and ceilings

- Walls of small closets, garages and basement staircase are primed only

- Smooth ceilings in white paint (flat finish)

20. Flooring: *1st floor*

- Open areas are hardwood
- Laundry is tile
- Powder room is tile
- Bathroom floors are tile
- Staircase to 2nd floor is hardwood
- Staircase to the basement are carpet

2nd floor

- Bedrooms and hallways are carpet
- Bathroom floor is tile

By type: **Hardwood**

Type: hardwood floors, species determined builder

Width: 3 ¼

By type: **Carpeting & tile**, Allowance **per yard** for carpet. Tile allowance allows for tile bath floors and master shower walls only.

The Kitchen backsplash and tile base of the shower are upgrades.

Carpet

Tri-city Flooring (carpet only), 62 market street, Somersworth, NH, 603-692-2220, main contact location. Please call ahead to schedule an appointment and notify staff of builders allowance.

Tile

Modern Dimensions Tile and Stone, Ellie Melloy, 1298 Smyth Road, Unit 21, Hooksett, NH 03106 office: 603-606-2923 Please call ahead to schedule an appointment and notify staff of builders allowance.

21. Interior finishes

Interior trims

Casing: per BuilderTrend.com selections

Baseboard: 5 ¼ speed base in very square or matching selection

Access panels to unfinished areas like the scuttle hole access located per builder and trimmed per builders discretion to meet code requirement

Interior doors

Style: builders selection

Door hardware: satin nickel round knobs

- *Lever handles are upgrades.*

Style: Schlage Plymouth knobs

Finish: satin nickel is standard

Privacy knobs in bathrooms and master suite, **Passage** knobs in closets and guest bedrooms

Staircase

- Hardwood treads

- 4" Newel post in white with railing as per plan

- Builders select square balusters in white

Gas fireplace

Type: gas

Operating: wall switch

Unit: Heat & Glo SlimLine Series 36" Gas Fireplace

Surround: 3 piece set of black granite

Mantel: Wescott Mantel, No Hearth

Builders Installed Products: PO Box 511, Manchester NH 03108, Amy.Ballam@installed.net 603.668.4411, BuildersInstalledProducts.net

Paint:

Trim: semi-gloss in ultra spec white or equivalent

Wall paint: FLAT finish as a whole house WHITES SERIES color, plus an additional color

- Small closets noted in drywall are primed white

- Garage walls and basement staircase as noted in drywall are sanded and sprayed in white

- Staircase to cellar as noted in drywall are sanded and sprayed in white

22. Cabinets, countertops and sinks

Supply and install all cabinets in the home. Please call and or email ahead to schedule design.

Plaistow Cabinet Company, 56 newton road, Plaistow, NH, Cheryl Fyfe
603-508-1845, cfyfe@plaistowcabinet.com

Countertops & sinks:

Fabricated & installed granite countertops and under-mount sinks in the home. Includes 66 sq. ft. plus a 4 inch curb backsplash. Please call and or email ahead to schedule an appointment. For the selection of the countertop and under-mounted sinks. Please have the cabinet designer email layout to the countertop supplier or bring with you for accurate quoting.

Granite Option: *Tan Brown, Ubatuba, Green Butterfly, New Caledonia, Azul Platino, Crema Caramel, Bianco Sardo, Santa Cecilia Light* (Quartz is an upgrade)

Granite Plus, 9 Progress Ave, Chelmsford, MA 01824 at 978-677-7540, Adriana Batista; Adriana@granitepluscounters.com

23. Appliances:

If foregoing appliance supplier will credit you for foregoing these appliances.

Budget allows for GE Stainless Steel Package (stove, dishwasher) through Home Depot.

The following installation items will require additional costs

- Over the range hoods over **400 cfm**, as they may require a make-up air unit.
- Appliances that require more time and our materials to install
- Additional appliances that require more time and our materials to install
- Appliances will need to be determined in order to finalize the cabinet design
- Selection of appliances for the kitchen. Please provide appliance specifications to cabinet designer

Barons Major Brands, 344 S. Broadway
Salem, NH, 603-893-9131, Jeff Wilson;
jeff@baronsmajorbrands.com

24. Shelving & other small finishes:

Type: standard ventilated wire shelving,
One row of shelving in each closet (except
linen closets and pantry closets)

- Four (4) rows of shelving in each bath
linen closet and pantry closet if
applicable

Options: a walk-thru is suggested but not
required for shelving of your home after
drywall installation.

Builders Installed Products, 48 King St,
Auburn, NH 03032 Kevin Marquez
603.396.9336

No credit if not using our shelving.

Our finish carpenters would be happy to
quote for you, built-in custom shelving
through the builder, as we provide the paint
and coordination as part of the quote.

Mirrors and towel holders, and grab bars:
are not included in our finish items, however

you can hire Builders Installed Products to
install

25. Paving:

Type: asphalt driveway to consist of one coat
of structural base asphalt as part of contract.
Based on construction conditions the builder
may apply a base and a top coat for their
convenience. This is not a specification of the
home buy a preference of the builder.

Size, shape, location: at builders discretion
to comply with municipal standards

26. Landscaping and irrigation:

Scope: disturbed areas to be loamed and
seeded.

Layout: as site conditions vary, builder will
determine the landscaping layout

Irrigation: builder to install irrigation zones
and controls for the front yard. Areas left
naturally determined by the builder.

Coverages and layouts surrounding the
home determined by the builder to install
irrigation for disturbed areas. **Drip zone**
irrigation or soaker lines are **not** included, but
should be done during the install process if
you are considering them, paid directly to the
vendor. If you choose not to use the
allowance for irrigation, we do not issue a
credit.

Plantings: trees, shrubs & plants - native &
drought resistant, the exact size, type and
number of shrubs as deemed appropriate for
the front of the home. \$750 credit if you want
to determine selection

Bark mulch: - black in all shrub and plant
beds

Mailbox: group mail kiosks are required in
NH for all new neighborhoods.

27. Cleaning:

- The house will be professionally cleaned and ready for occupancy prior to closing
- Basement/garage will be broom swept
- Decks or patios will be broom swept
- Driveway and walkway will be broom swept
- Window screens will be inventoried and placed in basement storage.
- Additional tile and or flooring, also paint if applicable will be left in the basement by the builder.
- Manuals to be left in the homeowner's kitchen drawer.
- All additional keys & garage door openers will be left in a drawer in the kitchen.

28. OTHER

Limited warranty:

Builder shall offer a one (1) year limited warranty on the house included with purchase and sale contract. *Refer to warranty for specifics and limitations.*

Builder to defer to state requirements for structural warranty.

Selections from buyer:

Many items contained in this agreement require selections by the buyer. The builder must be advised of these selections to provide ample time for the procurement, installation and avoidance of delivery delays. If the buyer fails to select items prior to the time an item needs to be ordered or installed. Builder reserves the right to make said selections.

If a selection is not able to be made, absent an extension agreement with the builder, the default for the item will be selected by the builder. Should the buyer require more time **an extension or change order** may be required to finalize such a selection.

Special orders:

Any special orders resulting in a delay with relation to lead-time of our standard offerings will result in additional costs to the buyer to be determined by the builder based on said delay.

Changes and charge orders:

Change order requests are common in new construction. We are happy to price a BuilderTrend.com change order request for \$250. Weather the quote is approved or not. They can be classified as timely, complex and involving multiple vendors or untimely.

Timely would be a request made for an item in order that it follows the natural sequence of construction. For example, a request for additional hardwood before the hardwood has been ordered and for the home (before installation is scheduled).

An untimely request would be a request that requires rework and creates a delay in the construction schedule. Example: "Open" or "remove" a wall after wiring, and the wallboard has been installed. Builder reserves the right to deny unreasonable or excessive change requests.

Builder will apply a **\$700 change order coordination fee** plus the cost incurred for granting an untimely request.

If a quoted item is rejected a \$250 fee will still incur for the quoting process.

"Extras": (including but not limited to change orders, upgraded selections)

All extras shall be billed to the buyer and will be immediately payable to the builder or vendor (whichever the case may be) at the

time of order. ***Extras are items that are not specified as part of the contract sales price.*** Payments towards these amounts are **non-refundable.**

Deposits

\$1,000 Non-binding deposit (when applicable
- returned to buyer at closing)

Ten percent deposit (10%) with purchase and sales agreement. Deposits will be released to builder upon start of construction of your home.

Orientations

Builder suggests and offers a pre-construction meeting to review spec's and client portal before signing of Purchase and Sale.

Any decisions not made by the deadline, we will default to the builders standard. It is recommended that you call and set up an appointment to choose your selections to ensure you meet with the representative familiar with the project.