

# Building Specifications

## 603 Portsmouth Ave, Greenland, NH

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The following specifications are to include all materials, labor, and necessary services required for construction. All items or materials that are specified or, that are of equal material or product of the same quality may be substituted at the discretion of Developer. Work that is not described below or shown in additional drawings will not be considered unless required by applicable codes whereby the minimum acceptable application will be assumed.

### Site-work

- Driveway: Typical 3" asphalt coat (finish coat included), over 3" +/- of crushed gravel, over 12" +/- on-site sourced gravel base, 11' +/- wide. Length and/or turnaround per builder and will vary with plan.
- Trees: Cut and removed as minimally required for construction.
- Excavation: Excavation and removal of soils as required.
- Grading: Smooth final grade, using loam from site. (Builders Choice Of Optimal Grading}
- Private septic
- Radon: Testing and mitigation by Buyer, Post Closing.

### Foundation and Basement

- Footings: 12" concrete. (2) Rows of #5 rebar.
- Foundation: poured concrete 8" and 12"x7'-11"
- Columns: Per structural plan.
- Piers: 48"x48"x12" concrete, under slab.
- Reinforcing: Walls pinned to footing with rebar per structural plan.
- Damp Proofing: (1) coat asphalt sealer applied on foundation wall below grade.
- Floor Slab: House: 4" thick (3000) psi concrete, over 8" depth stone bed and 2" of foam insulation.

### Framing

- Sills: (1) 2x6 pressure-treated, with sill seal and steel anchor bolts.
- Joists: Floor trusses per structural plan.
- Bridging: Per plan.
- Subflooring: 3/4" Advantech tongue and groove glued and nailed to floor trusses. Sound mat and 3/4" of gypcrete on first floor only.
- Underlayment: 3/8" A/C underlayment equivalent under vinyl and tile floors.
- Wall Height: 8' +/- Ceilings 0r per plan
- Exterior walls: 2x6 studs, 16" O.C.
- Interior walls: 2x4 studs, 16" O.C.
- Beams: Built-up per structural plan.

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- Headers: Solid built-up 2x10s per structural plan.
- Ceiling Joists: Trusses per plan.
- Strapping: 1x3, 16" O.C.
- Wall Sheathing: Zip System, 7/16" Zip panel.
- Siding: Certainteed "Mainstreet"
- Trim: PVC corners/casing/soffit/frieze. Fascia/rake/shadow PVC per Plan.
- Rake overhang: Per plan.
- Roof Rafters: Per plan, per code (Trusses 24" OC)
- Roof Sheathing: 5/8" Zip panel
- Roofing: IKO Architectural shingles (Black)
- Snow Belt: 48" row of bituminous ice and water shield at bottom edge of roof and 36" at Valleys/Shed
- Flashing: Aluminum or lead as necessary
- Ventilation: Continuous ridge vents and continuous soffit vent.
- All construction is Per Plan or Builders choice and all external/internal utility locations.

### **Decks and Steps**

- Exterior Stairs: Pressure treated wood with composite decking, Vinyl rails using pressure treated joists, on Pre-Cast concrete piers set 4' below grade.

### **Windows**

- Mathews Brothers or comparable all vinyl windows with Low E and Argon glass, screens, and white contour grills between panes, per plan.

### **Exterior Doors**

- Front Door: 3-0x6-8 insulated Thermatru or equivalent door per plan.
- Hardware: Schlage Plymouth locksets Satin Nickel finish, keyed alike.
- Casing: 1x4" flat casing.

**NOTE: Specifications from this point forward apply to heated living space only. Unheated unfinished space to be completed to meet code.**

### **Electrical**

- Service Size: 200-amp underground service. Meter located on house as determined by utility guidelines and builder discretion.
- Fixtures: Allowance of \$500 for Interior Lighting Fixtures (Kitchen Island, Kitchen Over Sink, stairway sconces & Bathroom vanities).
- Light Cans: All other lighting to be "Cans" – Suitable Locations by Builder
- Undercabinet lighting included- Suitable Locations by Builder
- Included for wiring: White duplex outlets and toggle switches per code, smoke detectors per code, (1) exterior outlet, (1) exterior per plan, lamp/fan bathroom fixtures, (1) basic doorbell with (1) button location.
- Fan boxes to be installed and capped in bedrooms, living room & office.

- Labor: To install pre-assembled standard light fixtures (interior) per plan. Assembly & installation of overhead fans is extra.
- Closet: All walk in closets to have ceiling light.
- Low Voltage Jacks Provided – Cat 6 Pre-Wired.
- Cable TV Jacks Pre-wired.

### **Plumbing**

- System: 2.5 baths or otherwise per plan, kitchen and laundry.
- Fixtures: Builders choice of Kohler fixtures; Satin Nickel or Chrome finish.
- Main Bath Tub - 5' combination fiberglass tub/shower per Plan... Tile Surround Upgrade Available – Choice Builders Base Tile Selection)
- Master Bath Tiled Shower w/frameless glass encl. (Choice Builder Base Tiles, Clear Glass Encl.)
- Water: Public
- Hot Water: 50 gallon Bradford White electric tank (Builders Choice Of Brand, Model & Sizing).
- Laundry: Hook Ups per Plan. Washer & Dryer installation by others, post Closing.
- Vented Ducts: 4" at baths, 4" at dryer.
- Sillcocks: (1) Frost-Proof, field determined location

### **HVAC**

- System: Samsung DUMS Eco series heat pump - 1 or 2 Systems, generally 1 zone per floor or as otherwise may be determined by the Builder
- A/C: Air conditioning included.

### **Insulation**

- Ceiling: R-49 blown cellulose or R-38 in slopes.
- Ext Walls: R-21 fiberglass
- Lower level ceiling: R-30 fiberglass.
- Air sealing: Foam around all doors windows and per plan.

### **Drywall**

- Material: 5/8" drywall all walls and ceilings first and second floors, smooth finish; fire code

### **Interior Paint**

- "Sherwin Williams Duration" Matte Finish Only - (2) Coats flat latex finish "Cashmere Pearl" or similar, or Buyer's choice of 1 "Light" color over (1) coat latex drywall primer. Ceilings to be flat, primed w/ (1) finish coat flat white. (1) Coat latex primer and (2) coat semi-gloss latex "Super White" finish paint to be applied to window and door casings, doors and baseboard. Extra interior wall color changes, with approved standard paint color/type, at \$300 per color change.

### **Exterior Paint**

- 2 on-site coats to the exterior doors.

### **Interior Trim (Shaker Craftsman Style)**

- Doors: 2 panel molded doors with split jamb.
- Hardware: Schlage Plymouth locks brushed nickel.
- Door Trim: 3.5" flat casing style
- Window Trim of 3.5" flat casing, style, picture framed.
- Trim Caps and Sills are an optional upgrade using 5 3/8" header with profile and sills at windows.
- Baseboard: 4 1/2" flat.
- Closet: White melamine closet organizers. Standard 12" single shelf/rod per closet, except 4 shelves in pantry and linen closets.

### **Kitchen and Bathroom Cabinetry & Counter/Vanity Tops**

Choice of finishes from builders' Standard selection Package as selected by Buyer and installed by Builder. Quartz countertops in the kitchen and baths from builders' selections. All based upon pre-determined cabinetry layout by Builder. Cabinet hardware supplied by Buyer and installed by Builder.

### **Stairs**

- Standard oak treads with oak rail or maple treads with beech rail with painted risers.

### **Finished Flooring**

Hardwood... (Engineered 4"): Kitchen, living room, foyer, primary bedroom & upstairs loft from builders selection. Hardwood conversion upgrade in non-hardwood designated areas is an optional upgrade.

Tile: All Baths & Laundry Closet - From builders' standard selections w/upgrades available.

Carpeting: 2<sup>nd</sup> floor bedroom, walk-in closets and office - From builders' selections.

LVT: Mechanical Room- From Builders' selections.

### **Appliances**

Standard Package choices by builder, GE or builders' choice of equivalent product, stainless steel Freestanding 30" Electric Stove, 24" Dishwasher, Microwave above stove w/ re-circulating filtration & Refrigerator. Builder's "Standard" package or choice of KitchenAid "Upgrade" package, optional.

### **Landscaping**

Spread on-site loam, rake and seed disturbed areas and builders' choice of miscellaneous plantings.

### **Walkways**

Front Walkway – Poured concrete.

### **Other**

Mirrors supplied by Buyer, installed by Builder.

Bath accessories supplied by Buyer, installed by Builder.

## **Miscellaneous:**

- Unless home is already 100% complete, this document to be included as an addendum and as an integral part of the Purchase and Sale Agreement.
- The Builder/Contractor reserves the right to make product and material substitutions of similar quality or better in the event the product or material names herein is unavailable or to conform to local codes.
- Plan dimensions are approximate and can be changed at the builder's discretion.
- **"IMPORTANT" - All Available Buyer(s) selections are to be made not later than 7 Days from Contract execution . There will be no plan changes, additions, deletions or additional post-contract execution upgrades allowed after the 7 Day Selections deadline.**
  - Further, acceptance & approvals of any/all Buyer requested plan changes, additions, deletions or upgrades, proposed within the 7 Day selections window and which are beyond the scope of the originally executed Contract, are solely at the Builders discretion. If approved by the Builder a Change Order will be generated and provided to the Buyer(s) with payment due within 48 hours of receipt of same. Additionally and if required, supplemental architectural design fees are the responsibility of the Buyer(s).
- **"IMPORTANT" - If purchase of the property is to be financed, a Bank Assigned and Approved initial Appraisal must be completed within 30 days of Contract execution, or as otherwise mutually agreed, as an integral part of a Buyers Financing Approval provided by their Lender. Failure to satisfy this requirement may, at the Sellers Discretion, delay construction of the home thereby jeopardizing the agreed Closing Date .**
- Site Visits: Safety is the number one concern at our site. For Safety & Liability Reasons Unless accompanied by the listing broker or other Builders representative, Buyers are not to visit the site. All site Visits, Selections, or builder meetings are to be scheduled during business hours (Monday – Friday 8AM – 5PM)
- Sub-Contractors: Sub contractors play a significant role in the successful and timely completion of your home. They work on very tight schedules and lengthy discussions will only delay the process. It is our policy that no sub-contractors discuss monetary or any other issues or changes in the work with customers. All questions related to your home must be channeled through the listing broker or other specific builders' representative.
- Closings Requirement: If the Contract Closing Date is noted as "TBD" then, when deemed appropriate by the Seller, the Seller will provide the Buyer(s) with at least 30

