



Stonearch at Hidden Meadow Exeter - *New Home Specifications*

ADDENDUM C - Construction Specifications

Allowance Summary

Cabinetry:	\$16,000
Bosch Kitchen Appliances:	\$9,000
Quartz Countertops:	\$6,000
Carpet in Bedrooms:	\$24 per yard
Tile:	\$13,000

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Quick Stats

- Condominium
- Public Water and Sewer
- Utility Electric and Natural Gas
- Xfinity Cable
- Recorded Plan set D-43076
- Recorded Deed: Book 6357 and Page 1912 for Hidden Meadow Holdings, LLC

Luxury Features — Semi-Custom Homes

- Quartz countertops
- Hardwood stairs/flooring in main living spaces
- High ceiling heights & vaults 9' & 11' when no rooms above
- 200 amp electric service
- Pre-wired for cable
- Designer light fixtures
- Professionally designed kitchen layout
- Energy Efficient hot water heater
- Energy efficient building practices
- Premium vinyl siding with architectural accents
- Elegant base trim and one feature wall trim design (for example around the fireplace or a master bedroom wall). Built-in packages available as upgrades
- High-end fireplace 6 inches off the floor
- Lever door handles and some pocket doors where plan notates
- Special Flex Screens for windows

Premium Features

- 10" thick foundation walls
- Foundation walls formed by aluminum forms (true 8' heights) X 3' wide panels. Results in cleaner finished product
- Bosch kitchen appliances: fridge; gas stove with hood; dishwasher; and microwave drawer in Black Matte or Stainless Steel

1. About your new home

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 Exeter as approved or amended from time to time

- Subject to condo doc's as recorded and amended (amendments if applicable). Part of condominium association and subject to condo documents: covenants & operations.

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 collaborate 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 online in order to track Condo 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: Natural Gas

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: city water /path and entry into home of water located by builder.

Underground utilities: City Sewer

Gutters & infiltration: Not required and not supplied by the builder, nor warranted

Utilities: placement of the following as determined by builder and 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 sewer pipe to street
- Placement of 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)
- Placement of irrigation controls if applicable. Accessible to outside access of condo association

4. Foundation:

Footings: poured concrete

Walls: 10" typical, 3000lb poured concrete, height per permit plan

Drains: exterior drains to daylight in most lots

Coatings: Watchdog Waterproofing foundation coating applied (*providing exceptional warranty waterproofing protection*)

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 with 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 determined by builder

Bulk-heads: basement entry and egress method

6. Garage:

Style: Size and quantity per plan with garage doors in white. Garaga brand or equivalent. Double-sided steel doors; four panel: R value 12 +/- Transom windows over the garage doors with decorative pvc casing (except zero-step entries)

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 floors have expansion joints or "zip" strips. Concrete surfaces will be left natural and unpainted. Pitch of garage floor at builder's discretion.

Steps from garage into home: Builders choice

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

Lighting: 2 key-less lights

Lighting: opener to have one light each open and control on the wall control

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: *exterior service doors are painted white, one double hung window in garage is included if space allowed on plan at builders discretion on the height of placement. Transom windows are left rough without trim boards.*

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)
- Sub floor to be 23/32 inch x 4 ft. X 8 ft. T&G oriented strand board glued and nailed to joists.

Wall height: Per plan (most are 9' ceilings)

8. Sheathing:

Walls: sheathing determined per plan

Roof: roof to be 1/2" plywood sheathing

9. Roofing:

Type: dual black 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

Roof gutters: Not required

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 FLEX screens will be inventoried and stored in the basement, however not installed.

11. Exterior doors:

Front door type will be smooth fiberglass or equivalent clear or Low E Glass. Transom window shown in plan is an upgrade

Style: craftsman style

Size: 3'0"x 6x8" with side light, 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: keyed entry, deadbolt

Lighting: 1 exterior light

12. Siding: Per plan

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

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

Type: vinyl double 4-1/2" clapboard, per plan

Type: per plan, shakes versus clapboard/bead board

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

Upgraded swatches are noted on the swatch deck. Trim Color: white

13. Front entry: Per plan

Walkway: pavers in builders choice selected paver

Style: taped column with builders choice of stone for base or raised panel

Lighting: Designer lantern style

Doorbell: at front door

Railings: change order unless required by code

Front stairs: two steps or less = granite steps. If lot requires additional composite steps with pvc risers and one granite step as base.

14. Rear patio: Per Plan

Deck or patio location: determined by builder based on lot specifications

Rear Patio or Decks: 200 sq ft+/- standard and will be determined by land grade and builder

Size/type: Determined based upon plan requirements

Type: 2 granite steps down on grading in rear yard

Color/material: builders select

Steps: stairs if too grade, 2 steps or less= granite steps. *If lot requires additional, composite steps w/pvc risers*

Decking: Trex composite or equivalent w/pvc risers

Railings: vinyl railings if required by code

15. Heating & air conditioning:

Type: forced warm air, central air conditioning

Manufacturer: Rheem or equivalent

Fuel: natural gas

Location: furnace located in basement by builder

Zoning: two zones standard

Insulation: inspected/compliant

- R-49 blown cellulose in attic, when attainable

- R-21 in exterior walls

- R-30 in basement ceiling

16. Plumbing:

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

Utility: Town water and Town Sewer

Hot water: Energy Efficient water heater

Laundry: washer and dryer hookups

Exterior spigots: two exterior spigots; one (1) at front of house, one (1) at rear

Refrigerator: water connection for standard refrigerator

Gas piping: Furnace, Fireplace, and for cooking

Plumbing fixtures:

Toilet: comfort height, elongated in white

Bathroom faucet: single handle in brushed nickel

Shower & tub shower trim kit: brushed nickel shower head and mixer valve

Kitchen faucet: single handle in brushed nickel

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

Powder room on 1st floor:

Vanity type: base cabinet, single bowl

Faucet(s): single hole faucets, builders brushed nickel fixture

Toilet: comfort height elongated in white

Bath 2nd floor:

Bath style: full bath

Vanity type: single bowl

Style: cabinet allowance chosen vanity

Sink: white under mount sink

Faucet(s): 4 inch spread, 2 inches on center, builders brushed nickel fixture

Toilet: comfort height elongated in white

Bathing: fiberglass tub/shower combo in white with builders select of brushed nickel 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

Sink: white under mount sink

Faucet(s): 8 inch spread, 2 inches on center, builders brushed nickel fixtures

Toilet: comfort height elongated in white

Bathing: Size per plan of tile floor with shower tiled walls

Kitchen:

Faucet: single pull brushed nickel kitchen

Sink: under mount sink, choices available

17. Electric:

Type: 200 amp service

Type: underground utilities

Cable & communication: Coaxial cable in 5 locations. Cable providers typically terminate the lines during their installation. Category 5 TV in the office is upgraded (*All cable tv locations also include a data line. Data line termination is an upgrade*). Cable providers typically terminate the

lines during their installation. No phone lines (*the data line can be used as a phone line*)

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

Exterior: lights and 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: white duplex outlets, & toggle switches, located per code, GFI outlets where required.

Garage: 2 outlets plus overheads for garage door openers

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

Supervision/coordination via a change order fee of \$250 plus costs of labor and materials on double wall ovens and overhead exhaust fans using more than 400 cfm. 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. Code at time of purchase and sale determines some standards.** If there is an additional visit needed for any backordered items that there will be a charge.

18. Electrical fixtures:

Interior/ Exterior lighting: Refer to lighting plan

Venting: All bathrooms vented to outside with fan/light combo.

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

Enhancements & options: electric walk-through required

19. Drywall: walls and ceilings

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

- Drywall contractor installs, smooth ceilings in white paint (flat finish)

20. Flooring:

1st floor

- Living space is hardwood

- Master bedroom is hardwood

- Laundry is tile

- Powder room is tile

- Bathroom floors are tile

- Staircase to 2nd fl. is hardwood

- Staircase to the basement are carpet

2nd floor

- Hallways are hardwood

- Bathroom floor is tile

- Bedrooms are carpet

By type: **Hardwood**

Type: 3/4 engineered hardwood floors

Width: 4 inch

Species: TBD by builder

By type: **Carpeting**

Allowance of \$24 per yard for carpet

Allowance for preparation/materials and install of wall & floor tile.

Wilder Flooring David Patterson, 603-942-5359 at 442 1st New Hampshire Turnpike, Northwood, NH 03261 (carpet only), Please call ahead to schedule an appointment and notify staff of builders allowance.

By type: **Tile**

Tile allowance allows for tile bath floors and master shower curbed floor and wall surround only. The Kitchen backsplash is included as a white subway tile. *Curb-less tile floor base and recessed niches of the shower are upgrades paid to the contractor.*

Modern Dimensions Tile & Stone, Ellie Melloy, 1298 Smyth Road, Unit 21, Hooksett, NH 03106 office: 603.606.2923 Please call ahead to schedule an appointment and provide staff with your builders allowance.

21. Interior finishes

Finish after paint:

Closet shelving, paper holders, mirrors over the sinks and frameless master glass shower doors are finished by using an \$2,200 allowance towards those items how you see fit. Using Kevin Marquez with *Builders Installed Products* 603.396.9336

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

Interior trims

Casing: per Buildertrend.com selections

Baseboard: 7 ¼ base board in main living area, 5 1/4 everywhere else.

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

Interior doors

Pocket doors noted per plan

Style: Per Buildertrend.com selections

Door hardware: brushed nickel

Style: Schlage lever handles

Privacy levers in bathrooms and master suite,

Passage levers in closets and guest bedrooms

Staircase

- Hardwood treads
- 4" Newel post in white with railing
- Builders select square balusters in white

Gas fireplace

Type: gas

Operating: wall switch

Unit: Astria Aries 35" Gas Fireplace spaced 6

inches off the floor

Surround: 3 piece set of black granite

Mantel: Wescott Mantel, No Hearth

Builders Installed Products, Advantage Fireplace, Inc. 261 Primrose Street, Haverhill, MA 01830 978-372-8115 Phone

advantagefireplace@comcast.net

www.advantagefireplace.com

Paint:

Trim: Benjamin Moore Aura Semi-Gloss that is a mildew resistant finish, that also resists scuffing and burnishing

Wall paint: Benjamin Moore Regal Matte Finish with stain release technology that is easy to clean with less scrubbing, Zero VOC, low odor and excellent hide and coverage for a uniform finish

- Small closets as noted in drywall are primed in 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

You may choose a whole house color and a single second wall color (white series - no navy or blacks) for use in any other room.

22. Cabinets, countertops and sinks

Cabinets:

Allowance for all cabinets in the home including an L shape kitchen/center island and bath cabinetry. 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:

Allowance for fabricated & installed Quartz countertops and under-mount sinks in the home.

Please call and or email ahead to schedule an appointment. For the selection of the countertop and under-mounted sinks. Please have a cabinet designer email layout to the countertop supplier or bring with you for accurate quoting.

Quartz Plus Designer Series in allowance:

Bianco Milano, Bianco Puro, Grigio Sky, Luna Mist, New Carrara Plus, Star White, Stratus White, Typhoon Drift, Venice River

Granite option: *Tan Brown, Ubatuba, Green Butterfly, New Caledonia, Azul Platino, Crema Caramel, Bianco Sardo, Santa Cecilia Light*

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

23. Appliances:

Allowance: Use towards the appliances you will need, costs over allowance will be due at purchase to vendor. This includes Bosch kitchen appliances, fridge; gas stove with hood; dishwasher; and microwave drawer

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, 978-241-2276, Timothy Arvay
TArvay@baronsmajorbrands.com

24. 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 by a preference of the builder.

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

25. Landscaping and irrigation:

Scope: disturbed areas to be **loomed with SOD installation.**

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

Irrigation: builder to install irrigation zones and controls for the 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.

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

Bark mulch: black - in all shrub and plant beds

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

26. Cleaning:

- The house will be professionally cleaned and ready for occupancy prior to closing
- Basement and garage will be broom swept
- Decks and 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.

27. 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. Whether 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 (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 the builder upon the 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.

Architectural Designer

If floor plan changes are excessive, we may charge for Architectural Designer work.