

# *New Home Specifications – Legacy Lane, Stratham NH*

## *Copley Properties, LLC*

*V. 6-25-26*

### **Foundation**

Foundation: 3000 PSI poured concrete, waterproof coating applied below grade

Drains: Interior foundation drains installed to sump basin. Sump pumps only installed as needed at Builder discretion.

Basement and Garage Floors: Approximately 4" 3000 PSI poured concrete over compacted gravel

Bulkhead: Primed metal bulkhead

Windows: N/A

Window Wells: Not included

Wall Height: ~8' interior basement walls.

Utilities: Furnace, high efficiency tankless gas 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 discretion.

### **Frame**

Sills: 2 x 6 – 1 PT – 1 KD

Exterior Walls: 2x6 construction 16" on center

Interior Walls: 2x4 construction 16" on center

Garage Exterior Walls: 2x6 construction 16" on center

Floor Joists: 2 x 10 or per code

Ceiling Joists: 2 x 8 or per code

Sub Floor: ¾" Advantek tongue and groove. Glued and nailed

Exterior Sheathing: ½" Zip Wall foam board sheathing (R-6)

### **Roof**

Roof Sheathing: ½" Zip Roofing sheathing

Shingles: CertainTeed Landmark Limited Lifetime Warranty architectural shingles, Ice and 2 courses of ice & water barrier at all eaves and 1 course at all valleys

Venting: Ridge ventilation & soffit ventilation

Metal Roofing: Not included, available for upgrade.

### **Exterior Finishes**

Siding: James Hardie cement board clapboard siding, choice of standard colors. Azek corner boards.

Fascia & Rakes: Maintenance free white aluminum trim and vinyl soffits

Front Stairs: Main entrance to have granite stairs to ground

Front & Rear Deck: **Rear deck:** 16'x12' maintenance free decking with pressure treated frame. Stairs located by builder against house. **Front deck:** Per plan, PVC maintenance free decking with pressure treated frame, straight square 6" columns, no stone on columns.

Patio Allowance: Not included, available for upgrade.

Exterior Stone: Not included, available for upgrade.

### **Windows and Doors**

Windows: Paradigm 8300 energy efficient vinyl windows with tilt-in wash, Low E with argon gas (White exterior, white exterior trim and white interior). Grids between panels per plan, full screens and all windows to have wide molding with sills. Located per plan. Upgrade to Pella or Marvin windows available for additional fee.

Deck Door: From Builder selection

Front Door: Fiberglass door per plan, choice of paint color. (\$2,000 allowance).

Garage Doors: CHI Carriage style stamped wood look or colored steel doors w/ increased R-value, ½ hp drive door openers. One wireless outdoor keypad located per builder.

Side Garage Door: Not included, available for upgrade.

Buyer's Initials \_\_\_\_\_

**Insulation**

Attic Floor: R-60 blown insulation with proper vents at eaves

Exterior Walls (Living Spaces): R-21 batt insulation

Basement Ceiling: R-30 batt insulation

Exterior Basement Concrete Walls & Slab: Not included

**Interior Finishes**

Ceiling Height: 9' first floor and 8' on all others

Drywall: ½" drywall 1 coat primer & 2 coats matte paint. 5/8" drywall in garage where required per code

Paint Colors: One wall colors included. \$400 for each additional color selection

Ceilings: Smooth ceiling finish painted flat white

Corners: Metal drywall corner bead

Interior Trim: Doors to have 3.5" wood stafford casing. Windows to have 3.5" stafford casing to be picture framed on all four sides. Window sills & large headers available for upgrade. Trim painted two coats white semi-gloss finish.

Baseboard: 5 ¼" solid PFJ wood speed baseboard

Stairways: Wood treads and handrail stained to coordinate with flooring. White square balusters from Builder Selection.

Closets: Builder supplied white metal ventilated shelf with rod in all bedrooms. 4 ventilated shelves in pantries and linen closets. Upgrade options available from Builder Selection.

Interior Doors: 2 panel square, upgrade style choices from builder selection. All doors to be solid core. Painted two coats of white semi-gloss. Pocket door \$1,000 additional & barn door (from builder selection) \$1,250 additional. (0) pocket doors included & (0) barn doors included.

Hardware: Schlage Georgian or Plymouth style door knobs to be black, aged bronze or brushed nickel finish.

Built ins/mudroom bench: \$0 Builder allowance

Coffered Ceilings: Not included, available for upgrade..

Owners Overage Allowance: \$0 Builder Allowance towards upgrades

**Kitchen & Laundry**

Cabinetry & Countertops: \$40,000 Builders allowance, custom Fabuwood Cabinetry, solid countertops, island and stainless steel under mount single bowl sink. Kitchen to be plumbed for gas stove, wired for stainless steel vent over range, drawer microwave, refrigerator and dishwasher. Additional appliance hook ups or dual fuel stoves for additional fee.

Appliances: Builders allowance of \$10,000 towards appliance package from Builders vendor. Stove venting to exterior for additional fee. Stove vents that exceed 400 CFM air exchanger is required \$3,500 upgrade. Gas range conversion to propane available for additional fee. If professional installation required not included.

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

Kitchen Tiled Backsplash: \$2,500 Builder allowance

**Bathrooms**

Vanities & Countertops: From builder cabinetry & countertop allowance.

Tub/Showers: Master bathroom to have custom tiled shower, guest bathroom to have fiberglass tub unit with fiberglass walls. Shower tile allowance is \$9,500 and tub tile wall allowance is \$0.

Floors: Builders tile flooring allowance

Kitchen & Bathroom Sinks: From builder cabinetry allowance or plumbing allowance depending on selection

Mirrors: Not included, Builder to install for additional fee.

Toilets: From Builder plumbing allowance.

Bathroom Fixtures: Classic Plus Builder Collection.

Soaking Tub: Not included, available for upgrade.

Glass Shower Doors: \$2,000 Builder allowance

**Flooring**

Hardwoods: Classic Collection Builders selection throughout 1<sup>st</sup> floor & 2<sup>nd</sup> floor hallway. (If bedroom on 1<sup>st</sup> floor not included, available for upgrade.)

Tiling: Classic Collection Builders selection for floor tile in all full bathrooms.

Carpeting: Classic Collection Builders selection for all bedrooms and bedroom closets.

LTV: N / A

Buyer's Initials \_\_\_\_\_

**Plumbing and Heating**

Plumbing: Rinnai tankless hot water heater.

Water Piping: PEX tubing and copper per code

Drains: PVC piping

Sill cocks: 2 exterior frost proof faucet determined by Builder.

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

HVAC Humidifier: Included from Builder Selection.

Thermostat: Honeywell WIFI thermostats

**Electrical**

Lighting Fixtures: \$2,500 Builders allowance

Service: 200 amp electrical service, underground to house

Exterior: 2 weather resistant GFI outlets

Cable: Family room, office and all bedrooms, RG6 cabling. 1 high TV box included

Outlets & Switches: Located per code and builder. 3 dimmers included, dimmer priced based on selection. Additional dimmers, plugs and decora switches and plugs available for upgrade.

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: Per lighting plan, a flood light at garage doors and deck.

Recessed Lights: 25 LED recessed lights included.

Bathroom Ventilation: Fan/light combo in all full bathrooms

Walk-in Closets: LED fixture included. Lights in additional closets available for upgrade.

Ceiling Fans: Installation of one ceiling fan included.

Under Cabinet Lighting: Not included, available for upgrade.

Floor Heat: Not included, available for upgrade.

**Fireplaces**

**Living room:** Propane Heat & Glo fireplace \$2,500 Builder allowance. With ~6' x ~9' of white shiplap floor to ceiling with wood mantel, slate surround & wired for TV above. Hearth not included. Mantel allowance of \$400. Fireplace slate surround stone from Builder selection. Fireplace accessories available for an additional fee. If power vent is required for an additional fee.

**Utilities**

Sewer: Installed by builder

Water: Installed by builder.

Radon: 3" passive radon system installed by builder. Blower fan installation is the responsibility of the buyer.

**Landscape**

Walkway: 3.5'-4' wide paver walkway from driveway to front door. Paver color selection is meadow or granite. Location, layout and design by Builder. Walkways to garage side doors not included and available for upgrade.

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.

Landscape / Shrubs: Builders attractive shrub package and choice of brown or black mulch. Custom designed landscape packages available for additional fee. All maintenance, watering and care are the responsibility of the homeowner and no warranty express or implied is provided for Landscape.

Irrigation: \$0 Builder Allowance.

**Driveway**

Builder to asphalt driveway paving for 2"-2.5" basecoat over crushed gravel product base material. Dimensions, shape, location and size per plan.

Buyer's Initials \_\_\_\_\_

**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 walkthrough inspection 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 in a timely manner. The builder must be advised of all selections to provide ample time for the procurement, installation and avoidance of delivery delays. If buyer fails to select items within a timely manner determined by builder, builder reserves the right to make said selections. All allowance are towards material & labor.

Change Requests: Any change in the standard specifications or plan made subsequent to the Purchase & Sales Agreement will result in additional charges to be determined by the Builder.

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. These costs will be time and materials plus cost of carry for the builder.

Extras: All extras shall be billed to the buyer and will be immediately payable to the builder or vendor at the time of order and prior to install. A 20% overhead and profit fee will be invoiced to Buyer on all overages.

**Exclusions**

Gutters, towel & toilet paper rods, door stops, shower rods, water treatment systems of any type, granite mailbox posts, bathroom mirror install, radon fans, lawn irrigation, faux beams not include, ~~building permit fees, survey fees and engineering fees.~~

Plan Design: The builder will supply stock plans from builder selection. All charges for design time and construction drawing changes is to be paid by buyer.

Final Cleaning: House and grounds to be left "broom" clean. Fine cleaning to be done by Owners.

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 listing broker and/or a builder.

***Site Visits: Safety is the number one concern at our site. Unless accompanied by the listing broker or a builder representative, buyers are asked not to visit the site.***

***Buyer’s Initials*** \_\_\_\_\_

*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 \_\_\_\_\_

Buyer’s Initials \_\_\_\_\_