KNOWLES RESERVE Hampton, NH

New Home Specifications – Knowles Circle, Hampton, NH

Brighton Ranch 2,159 sqft
Copley Properties, LLC
V. 10-20-26

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: Available for upgrade.
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: R-6 Foam 7/16" Zip Wall sheathing

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

Exterior Finishes
Siding: CertainTeed vinyl clapboard siding, choice of standard colors. Azek corner boards. Upgrade to James Hardie cement boarding siding available for additional fee.
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: Available for upgrade.
Exterior Stone: 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). Grills between glass, full screens and all windows to have wide molding with sills. Located per plan. Window upgrades available from Builder Selection.
Sliders: Vinyl slider per plan. (White exterior and white interior.)
Front Door: $2,000 Builder Allowance
Garage Doors: CHI Carriage style stamped white panel steel doors w/ increased R-value, ½ hp drive door openers. One wireless outdoor keypad located per builder.

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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: Available for upgrade.

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 color 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: N/A
Closets: White metal ventilated shelf with rod in all bedrooms. 4 ventilated shelves in pantries and linen closets
Interior Doors: 2 panel square molded hollow core, choice of style from builder selection. Painted two coats of white semi-gloss. Pocket door $1,000 additional & barn door (from builder selection) $1,250 additional. (2) 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: Available for upgrade.
Coffered Ceilings: Available for upgrade.
Owners Overage Allowance: $0 Builder Allowance towards upgrades

Kitchen & Laundry
Cabinetry & Countertops: $50,000 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 $12,000 towards appliance package from Builders vendor. Stove venting to exterior for additional charge based on vent requirements. Stove vents that exceed 400 CFM air exchanger is required $3,500 upgrade. Gas range conversion to propane available for additional fee if required. 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 tiled walls. Shower tile allowance is $10,000 and tub tile wall allowance is $5,000.
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.
Glass Shower Doors: $3,000 Builder allowance

Flooring
Hardwoods: Classic Collection Builders selection entry, mudroom, kitchen, living room, laundry, study & half bath.
Tiling: Classic Collection Builders selection for floor tile in all full bathrooms.
Carpeting: Classic Collection Builders selection for all bedrooms and bedroom closets.
LTV: Not included

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. Natural gas fuel.
Thermostat: Honeywell WIFI thermostats

Electrical
Lighting Fixtures: $3,000 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. Four (4) dimmers included, dimmer priced based on selection. Additional dimmers, plugs and decora plugs available for upgrade. Standard white plugs and decora switches included.
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: One locations included
Under Cabinet Lighting: Available for upgrade.
Floor Heat: Available for upgrade.

Fireplaces
Living room: Natural gas Heat & Glo fireplace $4,500 Builder allowance. With ~6' x ~9' of white shiplap to ceiling with wood mantel & wired for TV above. Hearth not included. Mantel allowance of $800. 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. All maintenance, watering and care are the responsibility of the homeowner and no warranty express or implied is provided for Landscape. Upgrade packages available for additional fee.
Irrigation: Available for upgrade.

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

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.
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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 _____ _____