



Standard Specifications

Structures:

Foundation	16" x 8" concrete footings 8" concrete walls 3" to 4" floor slab
Exterior:	2" x 6" construction @ 16" on center in all exterior walls 1/2" Zip wall and tape
Roof:	Rafter and floor joists are 2" x 10" or 12", 16" on center. 1/2" roof Zip roof sheathing. Roofing is zip roof with 30 year architectural grade shingles
Floors:	3/4" tongue and groove Advantech glued and nailed
Siding:	Vinyl siding
Garage:	Two-car drive under. Standard door size is 9' x 7' determined by plan. Outlets installed in ceiling over each garage door for future openers. Garage insulated and sheet rocked per local code.
Shutters:	As per plan (front only)
Interior:	2" x 4" construction @ 16" on center with 1/2" drywall, painted with 2 coats in a flat finish 5/8 where fire coded.
Ceilings:	1/2" drywall with flat finish
Trim:	Aluminum wrapped framing; vinyl soffits

Windows & Doors:

Windows:	Anderson 200 Series, no grills , white vinyl, full screen, vinyl exterior, insulated glass.
Exterior doors:	Insulated fiberglass
Headers:	Front entry & window headers supplied by builder according to plan

Insulation:

Attic:	R-38 blown in cellulose or equivalent
Basement Ceiling:	R-30 fiberglass batts
Exterior walls:	R-21 fiberglass batts

Electrical:

Lighting:	\$900 allowance; Overhead lighting in kitchen, dining room, breakfast area, all hallways and walk-in closets only.
Service:	200 amp entry standard on all plans
Exterior:	2 G.F.I. outlets, lighting at each entry
Telephone and Cable:	Total of 6 locations combined
Outlets:	Per electrical code
Fire Protection:	Smoke detectors on each level, hard wired with battery backup

Plumbing:

Heat:	Forced Hot Water heat by propane; High output baseboard
Hot water:	High efficient Electric 70 gallon
Exterior:	2 exterior frost proof faucets
Fixtures:	\$3500 allowance
Faucets:	Chrome finish, Grohe faucets and valves throughout home

Spacious Kitchens:

Cabinets:	Quality maple cabinets, raised panels
Countertops:	Laminate
Appliances:	\$1,500.00 allowance towards appliances of your choice.
Sink:	Stainless steel, bowl and ½
Flooring:	Vinyl

Master Bath:	Vanities:	Single 42" vanity, laminate countertop, drop in lav.
	Countertops:	Laminate with drop in lav.
	Shower Stall:	Master shower 4' fiberglass
	Toilet:	Oval, elongated bowl
	Flooring:	Vinyl

½ Bath:	Pedestal sink, toilet
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Guest Bath:	Vanities:	single 32" vanity, laminate countertop, drop in lav.
	Tub/Shower:	5', 1 piece fiberglass tub and shower unit

Elegant Interiors:

Ceilings:	8' high smooth ceilings on first floor and 8' on second floor
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Interior trim: Standard Colonial Casing
Doors: Raised panel solid core doors, w/ brushed nickel hardware
Baseboard Trim: 6" base molding, painted two coats semi-gloss
Stairway: Carpeted treads
Flooring: Vinyl master bath
Tile in front entry, vinyl in kitchen, carpet in dining room & living room.
Carpet installed in all bedrooms, office, and upstairs hallway.
Closets: Wire racks and pole

Landscaping:

Driveway: First 20' paved (per city code) and Gravel
Front steps: PT
Front Walk: Natural stone
Lawn: Loam and Seed all disturbed areas around the home within 30'
Side steps: PT

Utilities:

Water: Private
Sewer: Private septic system
Electricity: Underground, NH Electric Co-op
Telephone: choice
Cable: choice

***This information, though believed accurate, is subject to errors and omissions and is subject to change without notice. In the event of a conflict or contradiction between these standard specifications and the specifications noted on your "Final Signed Building Plans", the building plans shall override and supersede this information.**

The preceding New Home Specifications are MATTE HOME BUILDERS "Standard Features" for this HOME BUILDER only and though more than adequate, most can be upgraded for an additional charge. MATTE HOMES BUILDERS reserves the right to, and at its sole discretion, substitute, any of the preceding "standard specifications" with a similar item of equal greater quality when deemed necessary.

All selections are to be made within 10 days of the fully executed purchase and sale. If not completed it could cause a delay in the closing date.

Any additions made after the Purchase and Sales Agreement and Selection Sheets have been fully executed by all parties, must be paid for in advance by the Buyer, are subject to a \$200.00 change order fee, and are non-refundable, on Acceptance of the Change by the Builder.

According to NH Law, RSA 359-G, contains important requirements you must follow before you may file a lawsuit or other action for defective construction against the contractor who constructed, remodeled, or repaired your home. Sixty days before you file your lawsuit or other action, you must serve on the contractor a written notice of any construction conditions you allege are defective. Under that law, a contractor has the opportunity to make an offer to repair and/or pay for the defects. There are strict guidelines and procedures under state law, and failure to follow them may affect your ability to file a lawsuit or other action. Seller reserves the right to change his sub-contractors, at any time, at his discretion, and without notice to Buyers.

BUILDERS NOTE

Non-refundable Deposit: Builder requires a minimum of 5% deposit on the Price of the home. At bank commitment, buyers deposit shall become non-refundable and the property of the Seller.

Automatic 45 Day Extension: Builder reserves the right to a 45 day automatic extension to closing if required.

Upgrades added after purchase and sale: Any additional upgrades after a fully signed purchase and sale by all parties, must be paid for prior to upgrades being ordered and are subject to a \$100.00 change order fee, and are non-refundable.

Closing, Attorney or Title Company: Prescott Orchards Closings will take place at the sales office located at 217 Prescott Road, Epping NH. All closings to be performed by either a New Hampshire Title Company or a New Hampshire Attorney

SELLER_____ **date** **BUYER**_____ **date**

SELLER_____ **date** **BUYER**_____ **date**

WITNESS_____ **date** **WITNESS**_____ **date**

OPTIONS

Extra electric/cable/phone outlet (each)	\$100.00
Additional exterior electric outlet	\$150.00
Exterior light post up to 35ft (post only)	\$500.00
Pre-wire for future paddle fan/not including fan	included 3 locations
Installation for paddle fan/ not including fan	\$100.00
Paddle fan/light with installation	\$550.00
Additional Recessed light fixture	\$100.00
Recessed shower light fixture	\$110.00
Dimmer switch (each)	\$110.00
Rough wiring for surround sound in Family room	\$900.00
Central Air	Priced upon request
Oversized deck (Latitudes Decking/per sq. ft.	\$38.00
Deadbolt prior to construction	\$95.00
Auto Garage door opener (each)	\$350.00
Extra remote for garage door opener	\$75.00
Additional Windows (28x28) (each)	\$550.00
Gas fireplace/with marble or granite hearth & surround w/ wood mantel (Allowance)	\$4,800.00
Custom Closet Shelving	priced upon request

Prices are subject to change without notice

PAYMENT ON OPTIONS ADDED AFTER THE PURCHASE AND SALE MUST BE PAID AT TIME OF SELECTIONS

UPGRADE OPTIONS MAY RESULT IN INCREASED BUILDING COSTS AND/OR ADDITIONAL CONSTRUCTION TIME...PLEASE DISCUSS THIS POSSIBILITY WHEN SELECTING OPTIONS