

*THE VILLAGES AT SUNNINGDALE,
TWELVE MONTH, LLC
P.O. Box 629
Stratham, NH 03885*

BUILDING SPECIFICATIONS – 6/9/21

Building Location: Villages at Sunningdale – Somersworth, NH

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 the Builder, JP Structures, LLC. Work that is not described below or shown in additional drawings will not be considered unless required by applicable codes, when the minimum acceptable will be assumed. Please note that Marketing Plans and/or the Model Home are reasonable facsimiles and may not be exactly what is incorporated into your house plan.

SITWORK (Builders choice of home location on Site)

- Driveway: 2" asphalt coat of driveway the base is crushed gravel and 10'+/- wide. Length will vary with plan.
- Trees: Cut and removed as minimally required for construction, no exceptions
- Stumps: Buried on site/or hauled away.
- Excavation: Excavation and removal of soils as required.
- Grading: Smooth final grade, using loam from site.
- Drainage: 4" perforated PVC perimeter drains inside and outside footings to 4" solid PVC gravity outfall "to daylight" (or sump basin and pump if topography requires).
- Sewer: Municipal Sewer - *Cattail Circle home sites will require an on-site sewer flow assist pump & holding tank maintained by the homeowner*

FOUNDATION AND BASEMENT

- Footings: 16"x 8" concrete. (2) Row of #4 rebar when required
- Foundation: Per plan
- Garage: 8"x3'10" poured concrete; all foundation walls include steel anchor bolts.
- Columns: 3 1/2" concrete/steel lolly columns, as required.
- Piers: 24"x24"x8" concrete, under slab.
- Reinforcing: (3) Continuous rows #4 steel rebar in wall
Walls pinned to footing with rebar or keyway
- Windows: Standard vinyl per plan.
- Water Proofing: (1) coat asphalt sealer applied on foundation wall below grade.
- Floor Slab: House: 4" thick (3000) psi concrete, over 8" depth stone bed. Garage: 4" thick (3000) psi concrete with reinforcing mesh, over compacted gravel.

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FRAMING

- Sills: (1) 2x6 pressure-treated, with sill seal and steel anchor bolts, plus (1) 2X6 KD plate.
Joists: Per plan, per code, 16" on center (O.C.)
Bridging: Solid wood blocking.
Subflooring: 3/4" Advantech or Builders Choice tongue and groove glued and nailed to joists.
Underlayment: 3/8" ULG underlayment equivalent under tile floors.
Wall Height: Per plan
Exterior walls: 2x6 studs, 16" O.C.
Interior walls: 2x4 studs, 16" O.C.
Headers: Solid built-up 2x's and 1" styro-foam insulation as required.
Ceiling Joists: 2x's per plan, per code, 16" O.C.
Strapping: 1x3, 16" O.C.
Wall Sheathing: 7/16" Zip-Panel Green
Siding: Horizontal Vinyl, double 4" clapboard .042 Thickness- siding in choice of standard colors: upgrades available, including but not limited to shutters, shakes and horizontal band board.
Trim: Vinyl corners/casing/soffit/frieze. Fascia/rake/shadow wrapped in white aluminum per plan Rake overhang: Per plan.
Roof Rafters: Per plan, per code, 16" O.C. Roof Sheathing: 1/2" plywood with rafters; 5/8" with trusses
Roofing: 30 year architect asphalt black shingles
Snow Belt: 36" row of bituminous ice and water shield at bottom edge of roof and all Valleys/Shed Dormers
Flashing: Aluminum as necessary.
Ventilation: Continuous ridge vents and continuous soffit vent.

Porch and Deck

- FRONT PORCH: Per plan with composite decking and rails, if rails are needed per code
REAR DECK: Deck 10'x12' Composite Decking (Or **Builders Choice** of Other Measurements Resulting in Approximately Same Square Footage)

FIREPLACE Optional Upgrade - Gas Fireplace w/**Builder Choice** Of Wood Mantle

WINDOWS

- White all vinyl windows with insulated glass, screens, and **Builders choice** of white contour grills between panes.
Shutters: Optional Upgrade.

EXTERIOR DOORS

Front Door: 3-0 x 6-8 insulated Custom Colonial door w/fixed glass windows at top. Sidelights

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per Plan or otherwise available upon request at extra cost...

Garage to house: Insulated steel panel, fire rated per code.

Slider Door: To rear deck if in plan

Side Doors: Insulated per plan.

Hardware: Locksets in satin nickel finish, keyed alike, **Builders Choice**, no exceptions.

Garage Doors: Per "Plan" View or otherwise Builders choice of (2) 9'x7' raised panel steel insulated garage doors w/Fixed Windows. Auto- Openers are included.

NOTE: Specifications from this point forward apply to heated living space only. Unheated, unfinished space to be completed at the minimum acceptable to meet code.

ELECTRICAL

Service Size: 200 amp underground service. Meter located on house as determined by utility guidelines and Builder discretion.

Fixtures: Per code; per plan. 5 Cans are included... Beyond these, an **allowance (Credit) of \$600.00 for Buyers purchase and supply of Interior/Exterior light fixtures, which "Credit" is provided at Closing and reflected on Closing Statement as a "Buyer Credit"**. Owner to supply builder with fixtures & light bulbs at required time. Builder will credit allowance at closing. A light fixture list will be completed with Buyer at time of the electrical walk through.

Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan.
All lighting locations per plan, per builder.

Smoke/CO Detectors: per code.

Phone: Jacks are available and quoted as an Option upon request

Cable TV: Pre-wired for four (4) jack locations. Buyer to pay cable company for hook-up

NOTE: If HDMI cable is needed for TV, Buyer to supply HDMI prior to start of electrical rough.

PLUMBING *All Systems and Fixtures are Builders Choice Or As Otherwise Stated Below, No Exceptions*

System: For baths per plan; kitchen and laundry

Fixtures: **Builders choice** of Fixtures provided and installed by Builder are in
Chrome or Brushed Nickel Finish.

One-piece Tub-Shower per plan in Main Bath; ½ bath vanity
per plan, only; 5' Fiberglass shower in Master Bath or
otherwise per Home Plan (**Builders Choice**)

- Mirrors, Towel Racks, etc. by buyers post-Closing

Water: Municipal Water

Hot Water: On Demand Hot Water System

Laundry: Hook Ups per Plan, Dryer Right

Vented Ducts: 4" at baths, 4" at dryer.

Sill-cocks: Two (2) Frost-Proof, field determined location

Gas Piping: To furnace, hot water heater, stove (Gas piping to Dryer available at extra cost)

HEATING *All Systems are Builders Choice Or As Otherwise Stated Below, No Exceptions*

System: Forced Hot Air.

Furnace: Gas fired .94% +- Efficiency

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Fuel Supply: Natural Gas
Radiation: Standard registers located at the discretion of the installer.
Exhaust: Direct vent

INSULATION

Ceiling: R-49 fiberglass in the flats or R-30 in slopes, Upgrades available.
Walls: R-21 fiberglass with poly vapor barrier. (Exterior heated living space walls)
Basement: R-30 fiberglass in ceiling.
Garage Ceiling: R-30 fiberglass if required by code.

DRYWALL

Material: 1/2" drywall all walls and ceilings first and second floors, smooth finish; fire code drywall in garage per code. Moisture resistant drywall as required. Ceiling finish is smooth.
Interior Paint: Two (2) coats flat latex finish "Manchester Tan" or "Reposed Grey" - Builders choice of color on all walls over (1) coat latex drywall primer. Ceilings to be White. (1) Coat latex primer and (2) coats semi-gloss latex "White" finishes paint to be applied to window and door casings, doors, and baseboard. Any color other than the standard "Manchester Tan" will be considered an upgrade. Exterior Paint on front door only. Doors are factory finished.

INTERIOR TRIM

Doors: Classic Style Colonial 2 panel doors with split jamb.
Hardware: Locks/knobs/hinges in satin nickel or chrome
Door Trim: 3-1/4" Colonial
Baseboard: 4-1/4" speed base.
Window Trim: 3-1/4" Colonial Style
Closet: White coated wire closet organizers. Standard 12" single shelf/rod per closet, except 4 shelves in pantry and linen closets.

KITCHEN AND BATHROOM CABINETS, ETC.

\$7,000 allowance for cabinets & countertops by Builder's vendor, installed for kitchen/baths. Kitchen layout according to Builders designated "Base" plan produced by Builders vendor. Sinks & faucets are ordered through countertop vendor only. Builder will not install any sinks or faucets from other vendors, no exceptions.

Mirrors/Medicine Cabinets & Bath accessories by Buyer, post-Closing.

Other stairs: Basement: plywood treads and risers, #75 rails.

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FINISH FLOORING

Oak: 3-1/4" Red Oak Pre-finished. Living Room/Dining/Kitchen/Entry or to home plan.
Carpet: All bedrooms & Interior 1st to 2nd Floor Stairs, if Applicable...
Tile: Tile in all Baths/Mud Room/Laundry area.

APPLIANCES

Supplied by owner **Allowance (Credit) \$ 1,500.00, which "Credit" is provided at Closing and reflected on Closing Statement as a "Buyer Credit"**. Appliances are to be delivered to the builder at required time. Owner must be on site to receive and check for any damages that may occur from shipping. Builder will install a single standard Stove/Oven, Dishwasher & Microwave above Stove/Oven with standard "Re-circulating" exhaust - Optional venting to exterior and assembly/installation of custom exhaust hoods at extra cost. Installation of Washers & Dryers as well as Refrigerator water hook-up are the Buyers responsibility.

LANDSCAPING

Spread on-site loam, rake, and seed disturbed areas. Buyer is responsible for lawn care from date of closing forward.

WALKWAY:

Asphalt or Builder's choice— Location & Material at Builder discretion. Paver Walkway is an upgrade at additional cost.

MISCELLANEOUS

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

Permits: All provided by Builder

Utilities Transfer: Buyer responsible to have all utilities transferred in their name(s) as of date of closing.

Final Price Quotes: Once "Final" price quote(s) along with any agreed upgrade(s) is provided to potential Buyer, Buyer will have 10 days to enter into a Contract to Purchase failing which, at the Builder/Sellers discretion, previously agreed Pricing or lot reservation(s) may no longer be valid.

Structural Changes: For changes to the floor plan, buyers will be charged \$475 per structural plan changes to cover architect fees. Materials and labor are additional and quoted by the builder.

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Post Contract

Upgrades:

Structural changes are not allowed following initial Contract execution... Other non-structural changes may be allowed at the discretion of the Builder. If allowed they will be documented via Buyer executed Change Order(s) w/Payment Due Upon presentation thereof.

BUYER

BUYER

Date

Date

SELLER/CONTRACTOR

Date

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