



## Building Specifications

### **Foundation and Site Work** Walls are 8" thick - Concrete

Driveway - Paved

Loam & Seed - Loam existing on site

### **Wood Frame**

Wall Height to be 7'8" +/-

Exterior Walls - 2 x 6" at 16" o/c 1/2" OSB

Interior Walls - 2 x 4" at 16" o/c

Sills - 2 x 6" Pressure Treated with bolts

Decks - 2 x 12" at 16" o/c 3/4" T & G OSB

Roof - 1/2 CDX

*All structure is to meet the International Residential Building Code*

### **Garage**

1 (one) Car under with auto openers and insulated doors

### **Exterior Finish**

Typar or equal - house wrap

Trim - Aluminum wrapped

Vinyl Siding

Front Door - Stanley Steel Insulated or Equal steel

Windows - Alside with screens or Equal

Deck - 8' x 10' pressure treated wood

Roof Shingles - 30-year architectural shingles

### **Insulation**

Walls - 6" fiberglass R-21 with vapor barrier

Roof - R49 ceiling

Basement - As required by the State of New Hampshire

### **Heating System**

Forced Hot Air by Gas with 2 zones

Water - 40 gallons -Electric

### **Plumbing Fixtures**

Mansfield porcelain and fiberglass fixtures or equal

Fixture color - White

Kitchen sink - Stainless steel single bowl - standard size - undermount

## **Electrical**

Panel – 100 Amp

Circuit Breakers per code

Switches and plates – White

2 Exterior electrical outlets

2 Cable outlets

*All electrical work per State of New Hampshire code*

## **Interior – Walls & Trim**

½" Drywall with tape and two coats of paint

Trim: - Windows and Doors - 2 ½" flat casing

Rear Door- sliding door from breakfast area

Baseboard – 5" speed base

Interior Doors – Masonite 2 panel or equal

## **Party Wall**

2 " x 4" walls with 5/8" Gypsum

## **Cabinetry for Kitchen & Bathrooms**

Cabinets – White from Builder's Selection

Kitchen Countertops - Granite in kitchen from builder's selection

Bathrooms – Cultured marble counters

## **Appliances**

Electric Range – free standing

Dishwasher

Microwave installed over the range

## **Closets**

Wire-rack shelving in all closets to be vinyl/metal "Closet Maid" or equal

## **Flooring**

Luxury Vinyl Tile (LVT) - Builder Selection in Kitchen, Dining Area, Living Room Bathrooms, Laundry

Carpet - Builders Selection - Bedrooms, Interior Stairs, 2<sup>nd</sup> floor Hallway

## **Painting**

Walls – One coat prime and one coat flat.

Color: Light Gray

Trim – Standard White – Semi- Gloss finish

## **Water and Septic**

Community Water System

Drilled Wells & Septic/Leach Fields

**Options:**

Air Conditioning                      \$6500

**RADON:** ANY RADON MITIGATION WILL BE AT THE BUYER'S EXPENSE

**Water Testing:** Community Water System

**Propane Tanks:** The underground propane tank is owned by the provider of the fuel. Each unit is metered, and fuel consumption will be paid by the unit owner. Actual site conditions supersede any artistic renderings of plans

**Sellers reserved the right to substitute materials with equal materials without the Buyer's approval**



Barrington, New Hampshire