

TIMBER RIDGE CONDOMINIUM SPECIFICATIONS

TIMBER RIDGE Nottingham, NH Units 1-4

Foundation and Site Work

Walls are 8" thick concrete
Driveway: Paved
Loam & Seed: Loam existing on site

Wood Frame

Wall Height: First floor 7'6" +/-
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 w/bolts
Decks: 2 x 12 16" o.c. 3/4" T&G OSB
Roof: 5/8" OSB or 1/2 CDX
(All structure to meet International Residential Building Code)

Garage:

1 car under with auto openers and insulated doors (2 bedroom units)
2 car under with auto openers and insulated doors (3 bedroom units)

Exterior Finish:

Typar or equal house wrap
Trim: Aluminum wrapped
Vinyl Siding
Front Door: Steel Stanley or Equal steel insulated
Windows: Alside or equal with screens
Deck: 8 x 10 pressure treated wood
Roof Shingles: 30 year architectural shingles

Insulation

Walls: 6" fiberglass R-21 w/vapor barrier
Roof: 12" R45 ceiling
Basement: As required by State of N.H.

Heating System

Heating system is forced hot air by gas, 1 zone
Water - Electric 40 gallon

Plumbing Features

All porcelain and fiberglass fixtures are "Mansfield" or equal

Fixture color: White

Kitchen sink is stainless steel single bowl standard size under mount sink

2 Exterior Faucets are included

Electrical

Panel: 100 A

Circuit Breakers Per Code

All switches and plates will be white

House includes 2 exterior electrical outlets

House includes 3 telephone and 3 cable outlets

All electrical work per NH State codes

Interior - Walls & Trim

½ " drywall with tape and two coats

Trim: Windows and Doors 2 1/2 " Colonial Casing

Rear door – from breakfast area

Baseboard – 3 ½ " Colonial Casing

Interior Doors: Masonite 6 panel or 2 Panel

Party Wall

2 x 4 walls with 5/8 Gyp

Cabinetry: Kitchen & Bath

Cabinets: Oak or White from Builder's Selection

Countertops: Granite in kitchen per builder's selection. Cultured Marble in bathrooms

Appliances

Stove (freestanding Propane), Dish washer and Microwave installed over the stove is included.

Closets

Wire-rack shelving included in all closets. Vinyl/Metal "closet Maid" or equal

Stairways

All stairways to be oak threads natural finish with painted pine risers

Handrail to be oak

