

## TIMBER RIDGE CONDOMINIUM SPECIFICATIONS

### TIMBER RIDGE Nottingham, NH

#### 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. ½" 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. ¾" T&G OSB  
Roof: 5/8" OSB Trusses  
(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

Lighting allowance: \$500 for material, installation will be provided  
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  
Slider – from breakfast area  
Baseboard – 3 ½ " Colonial Casing  
Interior Doors: Masonite 6 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

Appliance allowance is \$1,500

### Closets

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

### Stairways

All stairways to be carpeted  
Handrail to be oak

Flooring

Hardwood in kitchen and living room

Baths: Tiles per Builder's selection

Allowance: \$20.00 per square yard installed (carpet – no pattern repeat, one color)

Carpet in Foyer, two staircases, bedrooms and 2<sup>nd</sup> floor hallway

Painting

Walls: one coat prime, plus one coat flat. Color: off white

Trim: standard white, semi-gloss

Water and Septic

Community Shared:

Drilled Wells & Septic/Leachfields

**OPTIONS:**

Air Conditioning	\$5,500
Hardwood Stairs	\$4,000 Each
Additional Ceramic Tile	\$15.00 per sq. ft. installed per Builder's selection
Additional Wood Flooring	\$15.00 per sq. ft. installed per Builder's selection

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

**\*All prices, plans and specifications are subject to change without notice. Ask for an updated copy of specifications prior to writing contracts. SPECS SUPERCEDE HOUSE PLANS**

**Water Testing: Builder will provide Buyer a water test prior to closing showing water is "Potable" and free of bacteria. All other water testing and treatment is to be done at the Buyers expense after closing unless otherwise specified by certain loan programs.**

**Propane Tanks: The underground propane tank is owned by the provider of the fuel. Actual site conditions supersede any artistic renderings of plans.**