

## **SINGLE HOUSES GENERAL SPECIFICATIONS**

### **TIMBER RIDGE NOTTINGHAM, N.H.**

#### **Foundation & Site Work**

##### **Footings**

Walls: 8" thick concrete  
Drainage: Stone interior or exterior drain as plan requires  
Waterproofing: Asphalt coating  
Septic System: State approved  
Driveway: Asphalt  
Loam & Seed: Loam existing on site disturbed areas  
Front Steps: Wood  
Well: Drilled

#### **House Location & Tree Cutting Per Builder**

##### **Frame**

Wall Height: First floor: 7'8" +/-  
Exterior Walls: 2x6 16" o.c. 7/16" OSB  
Interior Walls: 2x4 16" o.c.  
Sills: 2x6 pressure treated with bolts  
Decks: 2x10 16" o.c. 3/4" T&G OSB  
Roof: 5/8" OSB

All structures to meet international residential building code

##### **Exterior Finish**

House wrap: Typar or equal  
Siding: Vinyl  
Trim: Aluminum wrapped  
Front Door: Steel Stanley or Equal Steel Insulated  
Garage Door: Solid Panel Door. Windows on Doors are an upgrade  
Automatic openers included  
Windows: Alside or equal with screens  
Deck: 12 x 12 Pressure treated wood  
Roof shingles: 30 year architectural

## **Interior**

Insulation: Walls: 6" fiberglass R-21 with vapor barrier

Roof: 12" fiberglass R-45 ceiling

Basement: As required by State of N.H.

Staircase: first to second floor –Oak treads with pine risers

Walls: ½" sheetrock

Trim: Windows and doors: 2 ½ " Colonial Casing or 3" Flat Casing

Slider: From breakfast area

Baseboard: 5" Speed Base

Interior Doors: Masonite 6 panel hollow core, other designs to choose from

Kitchen & Bath: Cabinets – white, oak, maple, from Builder's selection

Countertops – granite in kitchen (from Builders selection) & laminate/cultured marble in baths from Builder's Selection

Kitchen stove hookup is propane

Gas Fireplace in living room (included)

Appliance Allowance: \$1,500.00

## **FLOORING:**

Hardwood on the 1<sup>st</sup> floor per Builder's selection, Carpet in bedrooms & upstairs hallway

Tile: in all baths per Builders selection

Painting: Walls – Off White, Trim White

Closet Shelving: Vinyl/Metal "Closet Maid" or equivalent

## **Electrical**

Lighting Allowance: \$750.00

Panel: 200 AMP

Cable: 3

Phone: 3

GFI: Per code

Exterior: 2 Outlets

Switches & Plates: White

## **Plumbing & Electrical**

Heat: Forced hot air by propane, 2 zones

Water: 40 gallon electric hot water tank

Fixtures: Mansfield or equal

Kitchen Sink: Stainless

Exterior Faucets: 2

**OPTIONS:**

Hardwood Floors: \$15.00 sf installed from Builder's Selection

Increase Deck Size: \$50.00/sf

Ceramic Tile: \$15.00/sf installed from Builder's Selection

Central A/C: \$5,500.00

Composite Decking: \$40/sf

Shutters: \$150.00 per pair

**RADON: ANY RADON MITIGATION WILL BE AT THE BUYERS 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.