

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

***BUILDING SPECIFICATIONS – 6/26/20***

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, Minglewood Builders, 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 and/or turnaround will vary with plan.
- Trees: Cut and removed as minimally required for construction.
- 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 lally 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" Advantec 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: Vinyl - siding in choice of standard colors. Upgrades available

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" zip with rafters;

5/8" with trusses

Roofing: Asphalt - black shingle color.

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.

## **FRONT STEPS**

Per plan with Mahogany decking and rails if rails needed per code will put Mahogany, using pressure treated joists, on 12" concrete piers set 4' below grade.

REAR DECK: Provided Only If Included In Home Plan - Deck 10'x12' Pressure Treated (Or Builders Choice of Other Measurements Resulting in Approximately Same Square Footage)

**FIREPLACE** Optional Upgrade - Gas Fireplace w/Builder Choice Of Wood Mantle is an upgrade.

## **WINDOWS**

White all vinyl windows with insulated glass, screens, and Builders choice of white contour grills between panes.

Shutters: Optional Upgrade.

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## **EXTERIOR DOORS**

Front Door: 3-0x6-8 insulated Custom Colonial door w/fixed glass windows at top. Sidelights 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. (Patio doors normally require hardware supplied by manufacturer)

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 Builders Choice Or As Otherwise Stated Below)**

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 pedestal sink, 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

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)

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## **HEATING**

System: Forced Hot Air.  
Furnace: Gas fired .94% +- Efficiency  
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 "Light 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.  
Mirrors/Medicine Cabinets & Bath accessories by Buyer, post-Closing.  
Other stairs: Basement: plywood treads and risers, #75 rails.

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**FINISH FLOORING (Suitable Allowance Provided Specific To Home Style Selected)**

Oak: 3-1/4" Red Oak Pre-finished. Living Room/Dining/Kitchen/Entry or to plan.  
Carpet: All bedrooms & Interior 1<sup>st</sup> to 2<sup>nd</sup> Floor Stairs, if Applicable...  
Tile: Tile in both 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:**

Single row of flagstone or other material(s) tablets to front door – Location & Material at Builder discretion. Paver Walkway is an upgrade at additional cost.

**MISCELLANEOUS**

Radon: Radon Pipe capped in basement. All further testing, mitigation, etc. by Buyer, post-Closing.

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.

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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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