

# ***WRIGHT BUILDERS, LLC***

## **BUILDING SPECIFICATIONS**

Lot 7-3 Sandown rd. Fremont NH  
Plan is the Scotch Fox

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, Wright 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.

## **SITEWORK**

Driveway: Asphalt Base coat driveway over crushed gravel over 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.  
Material: Importing of fill per septic 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: Per plan enviro septic pipe private septic

## **FOUNDATION AND BASEMENT**

Footings: 16"x 8" concrete. (2) Row of #4 rebar when required  
Foundation: House: 8"x7'10" poured concrete.  
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.  
Window Wells: None.  
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, over compacted gravel.

## **FRAMING**

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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 vinyl and tile floors.  
Wall Height: 9' Ceiling on first floor, 8' Ceiling on 2<sup>nd</sup> Floor  
Exterior walls: 2x6 studs, 16" O.C.  
Interior walls: 2x4 studs, 16" O.C.  
Beams: Built-up 2x's or LVL's, as required.  
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  
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-Panel Brown  
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 Composite decking  
pressure treated joists, on concrete piers set 4' below grade.

**FIREPLACE** Gas Fireplace

### **WINDOWS**

White all vinyl windows with insulated glass, screens, and white contour grills between panes, per plan.

### **EXTERIOR DOORS**

Front Door: 3-0x6-8 insulated Custom Colonial door per plan.  
Garage to house: Insulated steel, fire rated per code.  
Slider Door: included  
Side Doors: Insulated per plan.  
Hardware: Schlage locksets in satin nickel finish, keyed alike. (Patio doors normally require hardware supplied by manufacturer)

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Garage Doors: (2) raised panel steel insulated garage doors. Glass panels are not included in price, 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: Allowance of \$800.00 for Interior/Exterior light fixtures. 8 recessed lights included (extra charge for additional recessed lights) Owner to supply builder with fixtures & Light Bulbs at required time. Builder will Credit allowance at closing.

Master Closet and Pantry closet. Bedrooms

All other lights according to code

Labor: To install pre-assembled standard light fixtures (interior and exterior) per plan, switching per plan. All lighting locations per plan, per builder.

Cable TV: Pre-wired for (4) jack locations. Owner to pay cable Company for outlets/hook-up.

NOTE: If HDMI cable is needed for TV, Owner to supply HDMI prior to start of Electrical Rough.

### **PLUMBING**

System: 4 bedroom Septic system. Baths per plan; kitchen and laundry

Fixtures: Fixtures provided and installed by Wright Builders, LLC are in Brush nickel Finish.  
Upgrades available  
One-piece Shower per plan in Main Bath  
½ Bath vanity or pedestal, as per plan  
Tile Shower in Master Bath

Water: Drilled well

Hot Water: Gas fired hot water heater

Laundry: Hook Ups per Plan

Vented Ducts: 4" at baths, 4" at dryer.

Sill-cocks: (2) Frost-Proof, field determined location

Gas Piping: To furnace, hot water heater

### **HEATING**

System: Forced Hot Air.

Furnace: Gas fired, American Standard or similar .98% +- Efficiency

Zones: 2 zones.

Fuel Tank: Propane gas

Radiation: Standard registers located at the discretion of the installer.

Exhaust: Direct vent.

### **INSULATION**

Ceiling: R-48 fiberglass in the flats or R-30 in slopes, Upgrades available.

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Walls: R-21 fiberglass with poly vapor barrier.  
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: Sherwin Williams or equivalent. (1) Coat flat latex finish " (1) coat latex drywall primer. Ceilings to be White. (1) Coat latex primer and (2) coat latex "White" finishes paint to be applied to window and door casings, doors, and baseboard. Additional colors are \$275.00 per color change. Dark colors are \$450.00 per change  
Maximum of 2 additional colors.  
Doors are factory finished.  
Paint to be applied to all living spaces only

### **INTERIOR TRIM**

Doors: Classic Style Colonial 2 Panel -panel doors with split jamb. Some plans permit Craftsman Style

Hardware: Schlage locks/hinges finish in Satin Nickel

Door Trim: 3-1/4" Colonial,

Other Doors: Per plan.

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.**

Cabinets by Jackson Lumber, installed for kitchen/baths. Choice of finishes.  
Cabinets are designed per plan, alteration of cabinets are an additional cost  
Granite countertops in the Kitchen as per plan. center Island is an upgrade.

Mirrors: supplied and installed by Buyer after closing

Other stairs: Basement: plywood treads and risers, #75 rails.

### **FINISH FLOORING**

**All flooring selections can only be from Builders samples  
and can not be supplied from the buyer unless approved by the Builder**

Oak: 3-1/4" Red Oak Pre-finished.

Carpet: All Bed rooms                      Tile: Tile in all Baths/Laundry area.

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**APPLIANCES**

Supplied by owner. 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. Owner supplied appliances are to have that supplier install appliances. Builder must approve of appliance supplier.

A \$2,000 allowance credit will be credited to the buyer at the time of closing.

**LANDSCAPING**

Spread on-site loam, rake, and seed disturbed areas.

**Air conditioning is included is price****MISCELLANEOUS**

Radon: Radon Pipe vented, gravity vent. Fan/Outlet is an upgrade. Further mitigation, testing, etc. by Buyer.

Cleaning: House and grounds to be left "broom" clean. Fine window cleaning to be done by Owners.

Permits: Provided by Builder

Other: See Builder/Sales for what additional items are included in base price of home.

BUYER

BUYER

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Date

\_\_\_\_\_  
Date

SELLER/CONTRACTOR

\_\_\_\_\_  
Date

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