



## **FOUNDATION**

Footings are 20" x 10", 3,000 p.s.i. poured concrete. Footings keyed to receive walls.

Walls are 8" x 10", 3,000 p.s.i. poured concrete reinforced with 2 pieces of #4 rebar, 1 at top & one at mid point of wall.

Basement slabs are 4", 3,000 p.s.i. poured concrete. Garage slabs are 4", 4,000 p.s.i. poured concrete. Polyethylene vapor barrier under basement slabs. Garage and Basement slab to be saw-cut for crack relief.

Concrete walls are waterproofed with Tremco Watchdog asphalt based foundation coating or equivalent with a 5 year Manufacturer's warranty.

## **Bulkheads**

Kneewall lots to receive one single double hung window refer to window specs

Perimeter drains to run to daylight (gravity). If daylight is not possible they should be run into storm drains

## **FRAMING**

Sills – 2"x 6" pressure treated wood sill with additional 2"x 6" applied to increase basement ceiling height.

Floor Joists - Engineered floor trusses or dimensional lumber, size and spacing per manufacturer's specifications.

Subfloor - 3/4" tongue & groove Advantech floor panel glued and nailed to joists.

Exterior Walls – 2" x 6" #2 or better SPF kiln dried lumber spaced per plan. Garage walls not adjacent to living areas shall be 2" x 4" #2 or better.

Wall Sheathing - 7/16" oriented strand board (OSB).

Ceiling Joists - 2" x 6", 2" x 8", or 2" x 10" #2 or better SPF lumber spaced per plan or engineered roof/ceiling system per manufacturer's specifications.

Rafters - Engineered roof/ceiling system per manufacturer's specifications or 2" x 10" #2 or better SPF lumber or as noted, spaced per plan. When Roof Trusses are used, spacing to be 24' on center.

Roof Sheathing - 5/8" OSB, with clips to be used when spacing is 24" on center for roof trusses Partitions – 2" x 4" #2 or better SPF or per plan, spacing to be per plan."

## **ROOF**

8" white aluminum drip edge installed on fascia and rakes.

Self adhesive, Grace Ice & Water shield or equivalent installed up from eaves (1 or more rows) and in valleys and along any side wall roof intersection.

15 lbs felt paper installed over the balance of the roof sheathing.

30-year warranty CertainTeed Woodscape or equivalent architectural shingles in Pewterwood color installed.

## **GUTTERS**

Gutters installed along the roof eave of the garage with down spout day-lighted.

## **VENTILATION**

Continuous ventilated soffit.

Ridge and hip or gable vents per code.

## **EXTERIOR TRIM**

Verify details with plans and elevations.

Fascia – 1"x 8" spruce w/a 1"x 3" shadow board wrapped in aluminum.

Soffit - Perforated vinyl

Rakes – 1"x 8" spruce w/a 1"x 3" shadow board wrapped in aluminum.

Corner Boards - 6" vinyl with 5" vinyl @ Chimneys

Water Table - 8" vinyl @ building front and sides only

Frieze Board- 6" vinyl where shown on plans

Windows - Built in white vinyl J-channel

## **FRONT PORCHES**

Joists - 2" x 6" or 2" x 8" pressure treated lumber with joist hangers or as noted per plans.

Decking - 5/4" x 6" Composite

Balusters & Rails - White Vinyl

Porch Ceilings - Vinyl

Trim - PVC trim.

Columns - 10" Round column at the front porch

### **FRONT STEPS**

Stairs - Pre-cast concrete stairs

Rails - Metal rails per code

### **REAR DECKS**

Joists – 2" x 8" or 2" x 10" pressure treated lumber with joist hangers or as noted per plans.

Decking - 5/4" x 6" Pressure treated

Balusters & Rails - Pressure treated

Stairs - Pressure treated

Stairs to grade. Base of stairs to be set on a concrete pad.

REAR PATIO - Optional Patios available. Only available on certain units. Size and locations may be restricted per specific plan or site conditions.

Subgrade 6" of compacted crushed gravel.

Base 2" of stone dust.

Masonry Pavers to be selected from samples provided by landscape contractor

Stairs to Patio (If required)  
Same as Porch specification above for decking

### **SIDING**

Tyvek or similar exterior vapor barrier.

Vinyl siding installed, Certainteed Mainstreet clapboards

Certainteed Shakes per plan

### **ELECTRICAL**

See plans for lighting and approximate outlet locations.

Raised ceilings to be wired and capped for ceiling fan/light with switch.

All outlets and switches to be white. Switches to be Decora Style.

Kitchen - Outlets and switches installed per code, GFI outlets by code near sink area.

Lighting - Wiring for two pendent lights over peninsula or island capped.

Four recessed can lights (Nora-NHIC-17NBAT w/ NTT13W trim) or equivalent, with 3-way switches, (one switch to be dimmer style).

All dimmer switches to be slide type.

Eating Area - Outlets and switches installed per code

Lighting:  
Wiring for light - refer to the lighting allowance.

Foyer/Entry Lighting:  
One recessed light with a dimmer switch, verify quantity per plan.

Three gang switch at front entry to control foyer light, exterior light and one switched outlet or light for adjacent room

Hallways - Outlets and switches installed per code.

Door chime to be located in corner of hallway.

Lighting - Hall lights to be recessed.

Hall lights to have standard 3 way switches without dimmer.

Family Room - Outlets and switches installed per code. ½ of one outlet to be switched

Lighting - Raised ceilings to be wired only for fan/light and capped.

Living Room - Outlets and switches installed per code. One half of one outlet to be switched.

Dining Room - Outlets and switches installed per code

Lighting:  
Wiring for an owner supplied fixture with one dimmer and one 3-way switch

Subcontractor will install customer selected optional light or customer provided light providing it does not require extensive assembly

Master Bedroom - Outlets and switches installed per code (One half outlet switched).

Lighting - Raised ceilings to be wired only for F/L and capped

Bedrooms/Sitting - Outlets and switches installed per code (One half outlet switched)

Bathrooms - One GFI outlet installed per sink

Master: One Nutone LS100L, (or equal) exhaust fan w/light installed

Main: One Nutone LS100L (or equal) exhaust fan w/light.

Lighting:  
Wiring for light - refer to the lighting allowance.

\*Homes to have a Moisture Resistent recessed light over shower

Attic - One porcelain light per attic with a single pole switch.

Walk-in Closet - Light with switch

Laundry Room - Dryer to be wired for a 4-wire outlet connection

Electric outlet for a washer

General wiring per code

Lighting - A surface mounted light with a switch

Basements - Porcelain light at top of stairs installed per code with a switch also at the top of the stairs. (One light near furnace area.)

One general GFI outlet provided. Verify per plan

Garage - One porcelain light located at each door with a switch

Exterior light to be Seagull #8067-71

Wire for one GFI outlet and two garage door openers

Heat detector

Exterior Lighting:  
Recessed light fixture installed at covered front entries.  
Seagull # 8038-71 to be used for secondary entries

Two GFI outlets installed, front outlet located near garage, back outlet located near deck.

Mudroom Hallway - Lighting ñ One recessed can or per plans.

Electrical Service - 200 amp underground service provided w/ circuit breakers

Hard-wired smoke and CO detectors with battery backup installed, locations as required by code.

Colors - Switches & outlets will be white. Rocker switch by Decora

Phone Wiring - Category 5 dedicated (homerun) telephone line installed in three locations.

Cable TV - Coaxial cable installed in 3 locations. Each outlet shall be homerun.

Appliance Wiring - Range and dryer to be wired for a 4-wire connection

Dedicated outlet over the range for a microwave

Wiring for a dishwasher  
Wiring for a refrigerator

Wiring for a washing machine

HVAC Wiring - Wiring for a forced hot air, direct vent, natural gas burning furnace

Power for two zone heat  
Power for air conditioning (assume a 30 amp breaker will be required)

Thermostat wires and control wiring.

Wiring for a condensate pump supplied by HVAC contractor.

## **PLUMBING**

Bathroom Features (See plans for additional items or details)

Sinks Master Bath sinks to be porcelain undermount sinks

Main or Guest Bath Porcelain undermount sinks

5' fiberglass one-piece tub/shower ñ Aker CM 60" one piece unit

Master shower 4' or 5' Oasis shower with 2 seats

Water closet- Kohler Wellworth K-3978 Elongated with a Church 585 seat cover  
Faucets

Master Bath - Moen Brantford T6620+9000 Chrome 8" center

Remaining Baths - Moen Brantford 6610 Chrome 4" center

Tub/shower - Moen L-2353

Shower - Moen L-2352

Shower Doors are optional

## **KITCHEN FEATURES**

Sink 1-1/2 bowl undermount stainless steel

Faucet - Moen Camerist #7840 Chrome with side spray, no deck plate

Silcocks - Two frost free sillcocks (front & back of house). Location per builder.

Washer Hook-up - One WaterTight 2800 single handle box installed.

Hot Water Heater - Rinnai R75I or equivalent tankless water heater.

Water Piping - Underground service to be Copper or PVC per Water Utility requirements code.

Interior piping to be Pexcel tubing. Pexcel is resistant to corrosion will enable a quiet and more efficient water system. Copper tubing may be used at water meter and at hot water tank connection.

DWV and PVC piping per code

Gas Piping - Gas piping to furnace, hot water tank, and direct vent gas fireplace

Optional gas piping for dryer

Venting - Hot water heater

Garbage Disposal  
Badger 5 1/2hp

Ice maker line is standard

\*All plumbing fixtures will be supplied white as the standard

## **WINDOWS/EXTERIOR DOORS**

See plans for actual size, location and type

Windows - Vinyl window, 6 over 1 GBG with insulated Low E glass

Energy Star or better Extension jambs for 6' 9/16" walls. Include screens, Exterior color to be white

Skylights - Velux (or equal) VS304 (30 1/2" x 38 1/2") operating skylight w/manual opening pole if required due to height. Available as an option \*\*proposed locations must be approved by Builder.

Front Entrance - Therma-Tru Smooth-star fiberglass insulated door. Threshold shall be aluminum with adjustable oak saddle or equivalent.

Insulated steel door between house and garage per code

Sliding Patio Doors - Vinyl sliding patio glass doors w/screens. Energy Star or better and dual pane insulating glass. Refer to plans

Basement - Two steel or wood frame/buck with vinyl-insulated sliding windows. For basements with 4' kneewall or walk out; one single double hung window will be installed in place of one standard window. Locations per site conditions

Garage - Two 9' x 7' steel insulated carriage-style doors Model M5250-1 with automatic

garage door openers. One remote per garage door opener

Outside keypad entry remote available as an option

Hardware - Exterior doors furnished with Schlage F Series Brushed Nickel locksets. Dead bolts are an option.

## **INSULATION**

Exterior walls - R-21 fiberglass insulation w/vapor barrier

Attic Ceiling - R-49 fiberglass batt or blown-in insulation.

Basement Ceiling - R-30 fiberglass insulation.

Bathroom Walls - 3" sound blankets, except in closet areas

## **DRYWALL**

Walls - 1/2" Drywall, (3) coats of joint compound applied and sanded smooth

Ceilings - 1/2" drywall, (3) coats of joint compound applied and sanded

Ceilings to have random roll finish.(not Painted)

Finished ceiling height per plan

Closets - 1/2" drywall. Closets to have textured finish except Walk-In and Laundry, to receive smooth finish

Garage - Drywalled with (2) coats joint compound

Ceiling to have random roll finish.(not Painted)

Bathrooms - 1/2" moisture resistant drywall to be installed

adjacent to wet areas

## **FINISH WORK**

Interior Doors - Two panel  
Archer solid core molded doors  
with 3 ½" finger-jointed  
Windsor Casing

Closet doors to be two panel  
hollow core molded doors.  
Interior door knobs to be  
Brushed Nickel Flair style  
handle. Door finish to be  
smooth

Sliding Doors - Two panel  
hollow core molded doors

Bi-fold Doors - Two panel  
hollow core molded doors

Baseboard Moldings - 5 ¼ "  
finger jointed speed baseboard

Windows - Picture framed  
using 3 ½ " Windsor casing

Fireplace - Prefab plaster  
mantle surrounding fireplace  
painted to match trim.

Stairs/Rails - In finished areas  
baluster railings on open  
section of stairs, refer to  
plans for stair and railing  
configurations. Railing to  
consist of balusters FB 5035  
painted white, oak newel posts  
C-4040BT and oak rails treated  
with two coats of clear  
polyurethane. Skirt boards of  
painted pine. Stairs to be  
carpeted

Basement/Garage plywood  
Verify per plan

## **SHELVING**

Clothes closets one 12" shelf,  
vinyl coated ventilated shelving

Pantry 4 rows of 16" shelving,  
vinyl coated wire

Linen closets - 4 rows of 16"  
shelving, vinyl coated wire

## **FIREPLACES**

Heatilator (or equal) 36"  
natural gas direct vent fireplace  
& painted prefab mantle  
\*\*Adjustable speed blower fan  
is available as an option

## **INTERIOR PAINT**

Walls - One prime coat of  
Benjamin Moore tinted latex  
primer paint, with  
Benjamin Moore Super Spec  
latex finish paint

Bathroom & Kitchen areas  
receive an eggshell finish while  
all other living areas have a flat  
finish.

\*Atrium White - Benjamin  
Moore #79

\*Manchester Tan - Benjamin  
Moore #HC-87

Trim & Interior Doors - Trim is  
pre-primed, and receives two  
coats of Benjamin Moore  
Regal AquaGlo semi-gloss latex  
paint. Handrails will receive  
three coats of satin finished  
polyurethane

Atrium White - Benjamin  
Moore #79

Garage - (1) coat of latex paint  
on walls

One coat of latex paint on pre-  
primed trim

## **EXTERIOR PAINT**

Trim - PVC

Siding - Vinyl

Doors (2) coats of Benjamin  
Moore Low Lustre satin finish  
latex paint

Garage doors over a factory  
primed surface. Note that  
lighter colors are  
recommended for doors  
exposed to direct sunlight

Front Porches - Columns, White  
Porch ceilings - White Vinyl

Bulkheads - Ben Moore Iron  
Clad low lustre latex  
Color to be Gray

## **FLOORING:**

Carpet - Carpet to be installed  
Bedrooms, Guest Room, Office,  
Loft, Staircase

Carpet to be Shaw Industries-  
Farrington II or equivalent,  
approximate 30 oz  
polyester with Scotchguard  
Stain Release.  
Pad to be 6 lb.

Hardwood – Pre-finished Oak 2  
¼" x ¾" red oak with natural  
finish or equivalent. Hardwood  
to be installed in Kitchen,  
Gathering or Breakfast Room  
and Foyer

Tile - Floor tile to be Sandalo,  
Heathland 12x12 installed in  
Master bath, Main bath,  
and Laundry

## **APPLIANCES:**

Electric Range #FPEF3077QF  
Gas Range #FPGF3077QF  
Microwave #FPBM3077RF  
Dishwasher #FPID2497RF

## **MIRRORS/ACCESSORIES**

Rectangular 40" high and width  
varies to 2" less than total  
countertop width, J channel  
installed if width is over 60  
glued to wall



## **CABINETS/COUNTER TOPS**

Cabinets Manufacturer: Shaker  
Style Recess Panel Maple, 8  
stain colors

Augusta Raised Panel White  
Thermofoil or VanWyke Recess  
Panel White Thermofoil

**\*\*See Samples provided by  
Builder**

Hinge - Concealed Hinge

Hardware - From approved  
Selection from Sales.

Drawers ¾" thick, all wood  
with full extension guides  
with smart stop

Counter Tops  
Kitchen Style - Granite,  
standard colors from Builder  
Standards

Bathroom Manufacturer  
Granite, standard colors

Master Bath to include  
undermount sinks

## **LANDSCAPING**

Loam & Seed - Approximately  
four inches of screened topsoil  
to be spread, raked and hydro-  
seeded in disturbed areas

Shrubs & Trees - Per landscape  
plans. Substitution of similar  
plantings per Nursery  
availability to be approved by  
The Stabile Companies in  
writing.

Front Walk - Concrete

Irrigation - Individual systems  
for front yards of units

## **HVAC**

Forced Warm Air Natural Gas  
fired furnace. Furnace to be  
high efficiency (92% plus),  
direct vent. The furnace is to  
be elevated above basement  
floor on masonry blocks or  
other approved blocking  
material. Note - furnace may  
not be sized for a finish  
basement

Programmable digital  
thermostats

26 gauge galvanized sheet  
metal ductwork with 2  
externally applied vinyl  
insulation

Return air grills in all  
bedrooms, living rooms, family  
rooms and dining rooms as  
needed

Supply air registers with  
manual balancing dampers in  
all bedrooms, living rooms,  
family room, bathrooms and  
kitchen

One zone system

A/C is standard. Condenser to  
be 13 SEER

WATER SUPPLY: Public Water  
SEWER: Public Sewer  
FUEL: Natural Gas

UTILITIES: Electrical,  
Telephone and Cable TV to be  
underground

## **Electric Company**

Eversource - 800-662-7764

## **Cable**

COMCAST Glenn 603-552-7232

## **Natural Gas**

Unitil 866-933-3820

Please Note: Particular Model  
numbers noted are subject to  
change due to availability.

Seller reserves the right to  
make replacements so long as  
they are comparable or better  
in quality and size. Not all  
house plans receive all items.  
Buyers must refer to their  
specific house plans.

---

Buyer Signature

---

Buyer Signature

---

Seller Signature