



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 - ¾" 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 manufactures 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. 1/2 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 R751 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 1/2" 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 1/4 "
finger jointed speed baseboard

Windows - Picture framed
using 3 1/2 " 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
1/4" x 3/4" 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

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Seller Signature