

McLane Meadows at McLane Way

Construction Specifications for Lot #4

Foundations:

- Poured #3000 PSI Concrete - 10" x 18" footing with 8" and 10" walls as required.
- Concrete walls to be reinforced with ½ rebar
- Water-proof foundation coating - MarKoat® 5000 w/10 year warranty
- Perimeter Drain set in crushed stone
- Four-inch concrete slab in basement
- Five-inch reinforced concrete floor slab at garage

Site work:

- Premier landscape package includes foundation plantings at front of house.
- Grade, Loam & seed all disturbed areas
- Paved bituminous asphalt driveway
- Lawn Irrigation - Individual Sprinkler system by Toro®, Control panel by Hunter with rain-delay (or equal), Lawn & Landscaped Areas. System extends to the front of the driveway to irrigate the lawn and plantings around the electrical panels
- Stone, Brick or Stamped Concrete Walkway to front entry

Exterior Walls:

- Wood Frame - 8' Wall Framing - 16" O/C, 2 x 6 SPF stud grade
- Sheathing ½" OSB with/ Tyvek (or equal) wind barrier
- Siding - Vinyl siding - Mill Creek® by ALCOA® (or equal) with white vinyl corner boards and white fascia, soffit and rake. See Builder's samples for color selection.
- Note: Buyer has option to choose vinyl colors*

Framing Interior:

- Wood Frame - 2 x 4 SPF stud grade @ 16" O/C (precuts 92 5/8")

Floor Framing:

- Floor Joists - TGI Floor joists @ 1st & 2nd Floor
- Main Girder - As required
- Bridging - As required by Manufacturer
- Sub-Flooring, 1st Floor - ¾" T&G AdvanTech® Plywood, all flooring glued & nailed
- Sub-Flooring, 2nd Floor - ¾" T&G AdvanTech® Plywood, all flooring glued & nailed

Kitchen:

- Countertops, Kitchen Cabinets & Bath Vanities - (See Builder's allowance)

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Floors:

Tile to be installed in kitchen & baths unless otherwise specified (From flooring allowance)

Hardwood Floors (Oak) at Front Entry Foyer, and Dining Area.

Carpet to be installed in bedrooms, living room, upstairs hall and upstairs loft (From flooring allowance)

Millwork:

Front Door - 9-lite, Insulated Fiberglass. Pre-hung & primed

Interior passage doors - Smooth solid core with 3 ½ inch Windsor casing

Interior closet doors- Smooth hollow core with 3 ½ inch Windsor casing

Hardware to be brushed nickel finish

Baseboard to be 5 ½ colonial speed base

Interior trim to be 3 ½ inch Windsor.

Closet Shelving - Closet Maid (or equal) Ventilated, vinyl-coated steel - white

Garage Door - by BuildMark 1-3/8" Polyurethane insulated base steel with flush panels and baked-on-finish.

Rear Sliding Door - white 2-panel, thermo pane insulated with grills (where applicable).

Roof:

Sheathing ½" CDX Fir Plywood

Asphalt, 30 Year architectural shingles

Plumbing & Heating:

Heating System -

- Ruud Achiever 90+ Gas Furnace, or equal. Forced Warm Air, Propane Gas with natural exhaust, Two Zones, System includes Central Air Conditioning and air filter.
- Water Heater - Ruud, 60-Gallon, Propane fired with Power Vent

*Propane by *Energy North*

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Plumbing System -

KITCHEN

- Kitchen Sink- Marcato K-3199-4 series (Or equal) extra deep double bowl stainless. 33x22x8 deep.
- Faucet: Kohler® Model-K15072-P (Or equal), chrome, single handle.
- Icemaker Line

2ND FLOOR FAMILY BATH

- 5' Tub/Shower Enclosure by Kohler Veracruz 60x32x18 ½ deep (K1585) in white with Kohler faucet model # KT15601-4 (Size may vary depending on house style).
- Toilets - Kohler Wellworth, Model -K3422, White elongated.
- Bathroom Lavatory - Kohler Pennington -2196-4 (Or equal) Drop-in Single Bowl, White china.
- Lavatory Faucets - Kohler® Coralais (K15182F) (Or equal), chrome, single handle

MASTER BATH *Same as above plus -*

- 72" x 36" x 20 deep Soaking Tub, by Kohler® (or equal) in white with Kohler® Coralais deck mount chrome Model-KT15290-4 (or equal) Roman tub filler. Surround backsplash finished in tile (See allowances). Soaking tub not included in the ranch plan.
- Fiberglass Walk In Shower-Kohler Proflex 60x36x76 white (K1597) Shower valve-Kohler Coralais chrome KT 15611-4
- Bathroom Lavatory - Kohler Pennington -2196-4 (Or equal) Drop-in Single Bowl, White china. Double bowl vanity
- Lavatory Faucets - Kohler® Coralais chrome (K15182F) (Or equal) single handle
- Toilets - Kohler Wellworth, Model -K3422, White elongated

POWDER ROOM -1ST FLOOR

- Toilets - Kohler Wellworth, Model -K3422, White elongated.
- Bathroom Pedestal Lavatory - Kohler Cimarron white (K2362-4)
- Lavatory Faucets - Kohler® Coralais Model K15182F (Or equal), chrome, single handle

Miscellaneous -

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MATERIALS & STANDARD CONSTRUCTION SPECIFICATIONS
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- Piping for domestic water, Copper & *Watts*® PEX Polyethylene tubing. PVC @ sewer & drain.
- Washing Machine hook-up & Exterior Dryer Vent.
(Note: does not include interior dryer duct, Dryer hook-up provided by buyer)
- Exterior Two (2) frost proof sill cocks (One each at front & rear)

NOTE: Plumbing and heating components may be substituted with similar products of equal or better quality at builder's discretion.

Electrical:

All underground Utilities, 200 Amp Service

240 Volt main panel W/ circuit breakers & GFI Circuits per code

Copper wiring throughout

Five (5) pre-wired telephone outlets

Four (4) pre-wired (cat-5) internet/cable outlets

One (1) switched ceiling light in upstairs bedrooms

Includes recessed lights throughout

Smoke detectors at each level plus each bedroom (hard wired) per code.

Two (2) exterior GFI Electrical outlets

Exhaust Fan/Light Combo at all full baths

- See lighting schedule for locations of overhead and wall mount lighting fixtures. Buyer's responsibility to provide light fixtures - builder to install at no charge.

Finishes:

Ceilings - Random Roll finish

Oak handrails with satin polyurethane coating for stairs going to the first and second floor.

Stairs to be carpeted

Second floor landing to be carpeted

Plate glass mirrors (flush mount) at bathroom vanities.

Gas Fireplace, 40" HO736 Lennox Elite gas fireplace, deluxe split oak log set hi/lo valve, Sealed Glass Front, Paint Grade Wood Mantle (choice of 3 styles) and Stone (black cleft slate) surround & hearth. (Granite & Marble upgrades available)

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Windows:

Double Hung, Double Pane insulated low E glass, internal colonial or prairie style grills, ½ screens by *Harvey Industries®*, (Or equal). Color: White - Dim.: As per plans
(See window schedule)

Insulation:

Exterior Walls Insulation R19 fiberglass batts with polyethylene vapor barrier

2nd Floor Ceilings - R30 Fiberglass batts

Basement Ceilings R11 Fiberglass batts

Spray foam insulation around all windows. Seals windows to the fram.

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Allowances:

Cabinetry (Counters, Vanities)	\$ 10,000.00	<u>Mid Continent</u> brand cabinets	<u>Milford Lumber*</u> 300 Elm Street, Milford, NH Ph:721-0303, See: Sarah Aldrich * Please call for appointment
Front Door	500.00	*Choose a Therma-Tru door of your choice from the Harvey Industries Catalog	
Appliances	1,000.00	* See note below regarding delivery	<u>Baron's Major Brands (or buyers choice of vendor)</u> 350 Loudon Rd., Rt. 9 Concord, NH Ph: 224-8526
Floor Covering	18.00/per Sq. Yard	Carpet (including 6 lb. Pad & installation)	Four Star Flooring 52 Dow Street Manchester, NH Ph: 624-7827
	6.50/per sq. ft.	Tile at kitchen, baths & laundry room (where applicable)	See: John Kallelis * Please call for appointment
	400.00	Master Bathtub surround tile.	

Warranty:

One year from closing date on all workmanship and systems (See detailed written warranty).

Note:

Only quality materials shall be utilized in the construction of these homes and shall be purchased locally when available. These specifications are subject to change without notice. Deviations from this specification can result in additional charges. These changes are non-refundable and must accompany purchase and sales agreement. All flooring & cabinet selections or alterations to above specification must be submitted within 14 days from P&S deposit date or seller has the right to select from standard selections. The seller reserves the right to substitute equivalent products, materials, different manufacturers or suppliers from those listed above. All prices are subject to change without notice.

- **Change requests must be submitted within 14 days of P&S agreement date. Requests submitted after this date will be subject to a \$100.00 processing fee and must be submitted in writing.**
- **Buyer(s) must be on-site to accept delivery of appliances or major electronics. The buyer, not the builder, is responsible for inspecting and verifying satisfactory condition upon delivery. The builder assumes no responsibility for delivery of damaged appliances.**

Purchaser: _____ Date: _____

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The above specifications are for a 2,576 sq. ft. two level Craftsman Style Cape and has the following amenities:

- See attached building plans dated 1/26/07
- Similar home built on site and can be viewed by appointment only
- Complete first floor living with Master Bedroom and Master Bath, Kitchen, Living room, Dining Room, Den, and W/D all on the same level
- The second floor has a loft overlooking the living area, two bedrooms and a ¾ bath
- Portico in the front with mahogany decking and posts
- Granite and stone walkway leading from the driveway to the front door
- Owner's choice of window style and siding color
- Plumbing installed under the basement slab for future bathroom
- Additional 500 sq. ft of living space on the basement level. Affordable upgrade to finish complete.
- Large open family room with vaulted ceilings
- Open concept with lots of windows
- Irrigation System
- Extensive landscape package
- Energy efficient home
- Many affordable upgrades available
- Great curb appeal
- Efficient interior layout

Cost \$399,500

Lot #4 McLane Meadows at McLane Lane, Manchester, NH

Options / Construction Upgrades / Extras

Options / Construction Upgrades / Extras

DATE: _____

CLOSING DATE: _____

BUYER: _____

Area	Initial	Description	Qty.	Price	Tally
Electric		Phone jacks, additional (Five [5] included) <i>Please indicate location(s)</i>		85.00/ea	
Electric		Cable / Internet jacks, additional (Five [5] included) <i>Please indicate location(s)</i>		85.00/ea	
Electric		110V Receptacles additional <u>interior</u> <i>Please indicate location(s)</i>		65.00/ea	
Electric		110V Receptacles additional <u>exterior</u> <i>Please indicate location(s)</i>		80.00/ea	
Electric		Security Systems – by ESP, Alarms Inc. – priced accordingly -			
Misc.		Central Vacuum System (includes four [4] outlets)		1,743.00	
Fireplace		Optional Fan / Blower Kit for gas fireplace -		225.00	
Fireplace		Remote control kit for gas fireplace -		115.00	
Fireplace		Brass or Brushed Stainless 4-piece trim kit for gas fireplace -		84.00	
Lighting		Recessed Canister Lights /each <i>Please indicate location(s)</i>		139.00/ea	
Lighting		Ceiling Fan/Light - Wire & block for owner supplied fixture (See lighting allowance) - <i>Please indicate location(s)</i>		145.00/ea	
Lighting		Ceiling Fan/Light, install		135.00/ea	
Lighting		Exterior Flood Light, 2-Bulb (switched) @ Rear Deck &/or Driveway <i>Please indicate location(s)</i>		95.00/ea	
Kitchen		Over-the-range microwave – dedicated electrical circuit and installation of buyer supplied microwave -		175.00	
Kitchen		Kitchen Faucet Upgrade to Single handle, pull-out spray faucet with chrome finish (including credit for standard faucet) **add -		+150.00	
Kitchen		Kitchen Sink upgrade to cast iron w/porcelain enamel, white, in place of standard stainless (including credit) add -		+ 260.00	
Kitchen		Run Gas line to Kitchen Gas Range &/or 1 st floor gas dryer -		295.00	
Kitchen		Garbage Disposal, <i>IN-SINK-ERATOR</i> Brand (or equal), ¾ Horsepower		295.00	

Initials _____

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McLane Meadows at McLane Lane, Manchester, NH

Options / Construction Upgrades / Extras

Area	Initial	Description	Qty.	Price	Tally
Bath		Glass Door at shower enclosure - Family &/or Master Bath (Applies to 4' enclosures only) <i>Indicate location and style (obscure or frosted glass)</i>		625.00/ea	
Heat / Cool		Electronic Air Cleaner at HVAC system add -		+975.00	
Heat / Cool		In-line humidifier at HVAC system add -		+750.00	
Garage		Garage Door opener with one remote, ½ hp Chain drive, keyless entry (at 9' width single door)		+475.00	
Garage		<i>For above with ½ hp "Whisper" motor add (\$80.00)</i>		+80.00	
Garage		Garage Door opener with two remotes, ¾ hp Chain drive, keyless entry (at 18' width double door)		+550.00	
Flooring		Hardwood Flooring in any other areas will be an additional -		7.75/sq. ft.	
Exterior		Storm Door @ front entry by <i>Harvey Industries</i> , Full View, Aluminum Frame and two (2) Pneumatic Closers. Color: White		+525.00	
Interior		Hardwood Staircase – Oak treads, Poplar risers & skirts (per/ 13 step flight)		+ 2,545.00	
Interior		Oak Cap at Loft and Stairway		+750.00	
Interior		Rail & Spindles along loft half wall (Oak rail w/painted poplar spindles)		+ 1,636.00	
Interior		Plaster walls		3,456.00	
Interior		Finish 500 sq. ft. Basement area complete with flooring, drywall, insulation, heat, electrical, 4 recessed lights, outlets, finish work and paint.		6,748	
Interior		Finish bathroom in basement area to include, \$250 flooring allowance, finish walls, \$200 cabinet allowance, finish walls and ceiling: toilet, sink and faucet as per specifications. 3'x3' shower enclosure, plate mirror		4,848	
Interior		Upgrade interior doors to solid core <i>Masonite®</i> , 6-panel, paint grade (Does not include Bi-folds. All bi-folds come hollow core.)		+ 835.00	
Exterior		Patio area – Stamped Concrete Patio (dimension _____)		16.35/Sq Ft	
Exterior		Vinyl Siding - Color (<i>Note: Builder has final approval of all color selections</i>)		Color Choice	
Exterior		Front Entry Door - Color (<i>Note: Builder has final approval of all color selections</i>)		Color Choice	
				ABOVE TOTAL:	
				FIREPLACE TOTAL (From Page 3):	
				GRAND TOTAL:	

McLane Meadows at McLane Lane, Manchester, NH

Options / Construction Upgrades / Extras

Initials _____

Fireplace – Choose a stone surround & hearth -

Area	Color / Description	Initials	Material	Price	Tally
Fireplace	Black Cleft Slate		Slate	No Charge	
Fireplace	Bianco Carrara		White marble	+\$360	
Fireplace	Crema Marfil		Beige marble	+\$400	
Fireplace	Berdi Oriental		Green marble	+\$510	
Fireplace	Emperdor Marron		Brown marble	+\$700	
Fireplace	Walnut Travertine		Limestone	+\$800	
Fireplace	Absolute Black		Black granite	+\$700	
Fireplace	Wheat field		Beige granite	+\$409	

* Range hood or microwave exhaust vent is ducted to the exterior when feasible. Commercial kitchen vent installation (where required), will be priced to individual requirements

** Face & surrounding edge of Whirlpool will be framed and skirted with paint grade tongue & groove wainscoting. Tile is also recommended and is available through the flooring contractor. See Allowances

- **Light fixtures (supplied by buyer) to be delivered onsite no later than three weeks before closing**
- **Buyer(s) must be on-site to accept delivery of appliances or major electronics. The buyer, not the builder, is responsible for inspecting and verifying satisfactory condition upon delivery. The builder assumes no responsibility for delivery of damaged appliances.**
- **This form must be completed and signed by buyer within 14 days of signing P&S agreement.**
- **Requests submitted after 14 days of P&S date will be subject to a \$100.00 processing fee and must be submitted in writing.**

These changes are non-refundable and must accompany purchase and sales agreement. All flooring selections or alterations to above specification must be submitted within 14 days from P&S deposit date or seller has the right to select from standard selections. The seller reserves the right to substitute equivalent products, materials, different manufacturers or suppliers from those listed above. All prices are subject to change without notice.

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