

70 Carolina Way Lot #3

MATERIALS & STANDARD CONSTRUCTION SPECIFICATIONS

Foundations:

Poured #3000 PSI Concrete - 10" x 18" footing with 8" and 10" walls as required.

Water-proof foundation coating

Perimeter Drain set in crushed stone

Four-inch concrete slab in basement

Five-inch concrete floor slab at garage

27 foot deep garage

Exterior passage door to garage area

Site work:

Premier landscape package includes foundation plantings at front of house.

Grade, Loam & seed all disturbed areas

Paved bituminous asphalt driveway.

Brick Pavers to front entry

Granite front landing

Granite mail box

Exterior Walls:

Wood Frame – 8' Wall Framing - 16" O/C, 2 x 6 SPF stud grade

Sheathing ½" Zip System Roof and Wall Sheathing

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

Floor Framing:

Floor Joists – 2X10s 16" OC

Ceiling Joists - Manufactured trusses 24" OC

Main Girder – Steel I Beam

Bridging – As required by Manufacturer

Sub-Flooring, 1st Floor – ¾" T&G AdvanTech® Plywood, all flooring glued & nailed

Kitchen:

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

Countertops – Buyer selected (See Builder's allowance)

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Appliances – Dishwasher and Range Vent Hood included (See Builder's allowance)

Note: All range vents will be self venting unless otherwise specified.

Floors:

Hardwood Floors (Oak) in Kitchen and Dining room and front door landing

Carpet at Bedrooms, Stairs, Living room, and hallway (where applicable)

Vinyl flooring in bathrooms

Note: Carpet and Vinyl choices from builders samples - See Allowance

Millwork:

Front Door - 6-Panel, with full sidelight, Insulated Fiberglass w/ Aluminum threshold. Pre-hung & primed. Painted in the finish

Garage Entry Door- Insulated Steel w/ Alum threshold, Pre-hung & primed

Interior passage doors – Solid core, six panel with 2 ½ inch Colonial casing

Interior closet doors- Hollow core, six panel with 2 ½ inch Colonial casing

Hardware to be brushed nickel finish

Baseboard to be 3 ½ colonial casing

Interior trim to be 2 ½ inch colonial casing.

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

Garage Door – 1-3/8" Insulated Steel with flush panels and baked-on-finish Color – White, or as shown on plans

Rear Sliding Door (to deck) – white 2-panel, thermo pane insulated with grills (Where applicable).

Fireplace:

Heat and Glo SL 750 40"W X 37"H

Black Marble Hearth and Surround and Custom Warwick mantel and fluted columns

Roof:

Sheathing ½" CDX Fir Plywood

Asphalt, 25 Year architectural

Plumbing & Heating: All finishes are chrome with white finishes.

Heating System -

York Latitude Series 95.5% Efficient Gas Furnace. Forced Warm Air, Propane Gas with natural exhaust, Two Zones. Air Bear 2000 High Efficiency Air Cleaner with programable thermostat.

Water Heater – Ruud or equal, -On demand Hot Water Heater, Propane fired with Power Vent

**Propane by Energy North. 500 Gallon tank buried.*

Plumbing System -

KITCHEN

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*Kitchen Sink– Dayton 44x21 stainless steel double bowl (Or equal)
Faucet: Moen chateau with side spray #7430 (Or equal)*

Ice Maker water line

MASTER BATH

Lavatory Faucets – Moen chateau 4" center(Or equal), #L4621

Lavatory- Sterling Sanibel 20x17 self rimming #442004-4 china, oval basin.

Toilets – Sterling Windhamn Elongated 2 piece #402215, White.

Shower-Lasco 48", one piece walk in shower, two seats

Shower Diverter- Moen Chateau #L2352

FAMILY BATH- SAME AS MASTER BATH EXCEPT:

Tub/Shower Combo is a Lasco 5ft. One piece unit #2603SG

Diverter- Moen Chateau #L2353

Miscellaneous -Piping for domestic water, Copper & Watts® PEX Polyethylene tubing. PVC @ sewer & drain. Dishwasher hook up.

½ BATH IN BASEMENT

Toilet sink and faucet same as above

Washer Dryer in same room

Washing Machine hook-up & Exterior Dryer Vent and duct in basement area

(Note: does not include dryer hook up and flexible dryer duct line. Hook up provided by owner.)

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:

Above Ground 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

Three (3) switched ceiling lights in upstairs bedrooms

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.

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Flooring:

Hardwoods: at Entry Landing, Kitchen and Dining room.

Carpeting: on Stairs, Hallways, Living room, Basement level family room, and Bedrooms.

Vinyl: in Kitchen, Dining, and Washer/Dryer room.

(See options list for changes to flooring and upgrading stairs to hardwood)

Finishes:

Ceilings – Random Roll finish

Handrails natural finish with satin polyurethane coating

Plate glass mirrors (flush mount) at Bathroom vanities.

Benjamin Moore: Semi Gloss on all trim. Satin Enamel on all walls

Plate mirrors hung in all bathrooms

Windows:

Harvey Industries:

Double Hung, Double Pane insulated low E glass, internal colonial grills or optional prairie style, full screens (Or equal). Color: White – Dim.: As per plans (*See window schedule*)

Insulation:

Exterior Walls Insulation R20 fiberglass batts with vapor barrier

1st Floor Ceilings - R49 Fiberglass batts

Basement Ceilings R30 Fiberglass batts

Exterior Deck:

10' X 14' Exterior deck off the kitchen slider with pressure treated rails and spindles and decking.

Lower Level Game Room

Finished complete: To include: carpet, closet, separate heating zone, cable and TV outlets and 4 Double Hung windows

Lower Level Bathroom

½ Bath finished complete

Carolina Way

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Allowances:

| | | | |
|--------------------------------------|------------------------|---|--|
| Cabinetry (Counters, Vanities) | \$ 5,150 | Mid Continent Brand Cabinets | <u>Milford Lumber*</u> 300 Elm Street, Milford, NH Ph: 721-0303 Sarah Aldrich Please call for appointment |
| Appliances | 1,000.00 | Min.: Range Hood, Dishwasher * See note below regarding delivery | <u>Baron's Major Brands</u> 350 Loudon Rd., Rt. 9 Concord, NH Ph: 224-8526 |
| Floor Covering | 20.00/ per Sq. Yard | Vinyl or Carpet including 6 lb. pad & installation. Vinyl in bathrooms and W/D area | <u>Four Star Flooring</u> 52 Dow Street Manchester NH Ph. 624-7827 Deb or John * Please call for appointment |

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.**
- **No changes to structural layout will be allowed**
- **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.**
- **Its up to the buyers Agent to make sure all the utilities are changed over correctly to the proper accounts.**
- **Buyers understand the road is private and therefore becomes the responsibility of the Homeowers Association to maintain and repair as necessary.**

Revised 1/1/10 by RCC

70 Carolina Way

This home features the following amenities

- 6 newly constructed homes on a dead end private street.
- Pictorial setting with fantastic views of the Merrimack River
- Oversized city lot, plenty of room for soccer games and gardens.
- Open concept with lots of windows
- Complete first floor living; with Master Bedroom and Master Bath, Kitchen, Living room, Dining Room, Den/Office all on the same level.
- Open finished room on garage level capable of in-law apt., game room etc..
- Two full bathrooms and one ½ bath on lower level
- Forced hot air heating with AC upgrade
- City sewer and water
- Low E Harvey Double Hung Windows
- 27 foot extra deep garage allows plenty of room for tools equipment and big toys
- Large open family room with vaulted ceilings
- Open kitchen concept with breakfast bar
- Solid Core interior passage doors
- Nickel hardware throughout
- Gas Fireplace
- Red Oak Hardwood flooring throughout Dining Room and Kitchen
- 12X14 Pressure treated deck off the slider

Call for a personalized walkthrough

Road Maintenance Budget

The following items and costs are based on a single calendar year.

| | |
|------------------------|---------------|
| Plowing | \$600 |
| Garbage pick up | 1,250 |
| Insurance | \$500 |
| | |
| Total | \$2350 |

Total estimated cost for a single year \$2,350 divided by 6 homes equals \$393 per home in a single year. \$393 divided by 12 months is \$33 per month, round up to \$35 a month fee to each home owner. This monthly fee is due as soon as the homeowner takes possession of their home. Payments will be made to the Association that will be created to take ownership of the road. A \$200 initiation fee will be paid to the association at the time of closing by all buyers to help begin funding the association. Upon selling your home this fee is NOT refundable, but it is intended to be charged to any buyer upon purchasing an existing home.