

**BUILDERS SPECIFICATIONS      10/20/2009**  
**THE HIGHLANDS OF WINDHAM**  
**WINDHAM, NH**

**THE COLE**

**WORKMANSHIP:**

Home to be constructed using the highest quality workmanship. All work to be completed by the Transfer of Title.

**UTILITIES:**

All utilities to be underground per code.

**WELL:**

The Builder will provide water quality and quantity required by the town of Windham occupancy code.

**ENGINEERING:**

Builder will provide all permitting through occupancy.

**EXCAVATION:**

Builder is responsible for all site work including excavation for foundation, installation of complete four bedroom design Septic System, 1,500 gallon holding tank approved by the Local Health Department, installation of utilities with hookups for electric and water, backfilling foundation, rough grading lot, finish landscaping lot, grading and preparing driveway with base of crushed gravel or equivalent. Builder will furnish stone or gravel for foundation. Location of the home is at the Builder's discretion.

**FOUNDATION AND FOOTING:**

Poured concrete foundation with footings and full perimeter footing drains.

**WATERPROOFING:**

Apply one coat of Damp proofing up to finish grade.

**BASEMENT FLOOR:**

Grade and compacted 10" of suitable drainage material. Pour concrete with smooth finish, frost walls to be poured concrete.

**FRAMING:**

2x6 Exterior Construction. 16" on center. Pressure treated 2x6 sills with sill seal on top of foundation. All interior partitions are 2x4. 16" on center. Roof Rafters and floor joists are 2x10. Exterior sheathing is 7/16 OSB unless otherwise noted. Roof 7/16 OSB. Subfloor is ¾" T&G OSB.

**EXTERIOR TRIM AND EXTERIOR PAINTING:**

All exterior trim to be covered with white Aluminum. Garage door trim and entry doors to be painted two coats of white exterior paint.

**SIDING:**

Vinyl siding per builders selection with building wrap on all exterior walls, colors available per Builder's selection.

**ROOFING: Per Plan**

Architectural Fiberglass shingles, per builders selection. 4" Aluminum drip edge around perimeter of roof. Ice and water shield around perimeter and in all valleys. Continuous ridge and soffit vents per plan.

**OUTSIDE LANDING AND REAR ENTRANCE: Per Plan**

10x12 PT deck with single set of stairs, footings to be concrete, not below grade. Post to be 4"x4" PT. Floor frame to be 2"x8" PT. Deck flooring to be PT.

**FRONT STEPS WALKWAY:**

Precast Brick

Brick Paver Walkway and Block retaining wall per Builder's selection.

**BASEMENT:**

One slider and two windows in basement.

**EXTERIOR DOORS AND WINDOWS:**

Exterior doors and window location as per plan. Allside Low E, double insulated with Argon gas, vinyl tilt with screen and grids (or equivalent).

**GARAGE: Per Plan**

Paneled garage doors. Entry door to Garage not included.

**SHUTTERS:**

Louvered shutters to be of fiberglass construction. Standard builders colors per Builder's selection. Shutters will be installed in front of home only.

**DRIVEWAY: Per Plan**

Asphalt.

**LANDSCAPING:**

3ft border of ¾ stone around entire foundation per plan. All disturbed areas will be loamed and hydro seeded, York raked.

**FINISH INTERIOR:**

3 ½" window casings, 5 1/4" baseboards. Dining room to have crown molding and chair rail.

**CELLAR STAIRS:**

Risers to be ½ inch plywood, treads to be ¾ plywood. Handrail mounted to wall with brackets.

#### FLOORING:

\$20 per yard allowance for Carpet, Ceramic tile in all baths 6.50 s/ft allowance, hardwood on 1<sup>st</sup> floor, hardwood stairs, carpet in all other areas, family room, sunroom and all bedrooms.

#### KITCHEN CABINETS AND BATH VANITIES:

Allowance is \$10,000. Allowance includes kitchen cabinets, bath vanities, all counter tops, installation and materials.

#### INTERIOR PAINT:

Sherwin Williams top quality interior flat paint (or equivalent). Includes one coat of primer and one coat of flat finish on walls. One coat of primer and one coat of semi gloss on trim. Trim to be white, walls to be one color throughout selected by Buyer from the Builder's selection of 5 different whites.

#### FIREPLACE:

Gas fireplace with mantle and 2x5 hearth

#### PLUMBING:

Fixtures per Builders choice. Upgrades available at Vendors Showroom for additional charge.

Whirlpool Tub included per Builder's selection

All half baths to have pedestal sink.

50 gallon gas fired hot water heater.

#### HEATING:

Forced hot air by gas with central air conditioning comprised of 2 furnaces and 2 central air conditioning units with digital programmable thermostats and a 1000 gallon buried propane tank.

#### ELECTRICAL:

200 AMP service per code.

Locations determined by Builder.

Home includes 6 cables and 6 telephones, location to be determined by the Buyer.

#### INSULATION:

Building will be insulated to State of NH and Town of Windham energy codes.

Attic ceilings will be blown cellulose.

#### VENTS:

Dryer vent to exterior. Range hood will be ductless. Additional venting will be billed extra.

#### APPLIANCES:

\$4000 allowance. Range and Dryer to be electric. Installation and exterior venting of gas dryers, microwaves, wall mounted ovens and cook tops will be billed accordingly.

#### CLOSET DOORS:

Per plan, bifold when double door is required, closet shelving per Builder's selection.

LIGHTING:

Decorative Fixture Allowances:

Allowance is \$1500

**10% of Purchase Price due at time of signing of Purchase and Sale, Builder's Specifications subject to change without notice.**