

BUILDERS SPECIFICATIONS 6/8/2008
THE HIGHLANDS OF WINDHAM
WINDHAM, NH

HIGHLANDER II & HIGHLANDER III

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. There will be an additional charge of \$15.00 per foot for wells that are deeper than 600 feet.

ENGINEERING:

Builder will provide all permitting through occupancy.

EXCAVATION:

Builder is responsible for all site work including excavation for foundation, installation of complete five 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 House Guard water proofing with guarantee, 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, 42" below finished grade.

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 ½" plywood. Subfloor is ¾" T&G OSB. First floor ceilings are 9ft, 8ft on second floor unless otherwise noted.

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:

Premium vinyl siding (or equivalent) with deluxe building wrap on all exterior walls, premium colors available per Builder's selection.

ROOFING: Per Plan

30 year Architectural Fiberglass shingles,(or equivalent). 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

10x20 PT deck with single set of stairs, footings to be concrete below grade. Post to be 4"x4" PT. Floor frame to be 2"x8" PT. Deck flooring to be Composite per builder's selection. Railings to be 2"x4" PT with 1 ¼" PT Balusters.

FRONT STEPS:

6ft Granite Front Steps.

EXTERIOR DOORS AND WINDOWS:

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

GARAGE: Per Plan

Paneled garage doors.

Garage door openers included with programmable exterior keypad.

SHUTTERS:

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 paving

LANDSCAPING:

Deluxe landscaping package to include: Brick Paver walkway (36" wide), irrigation system up to 35 heads, retaining wall if needed from walkway to corner of foundation, shrub package and 3ft border of ¾ stone around entire foundation per plan. All disturbed areas will be loamed and hydro seeded, York raked.

FINISH INTERIOR:

Executive trim package to include: 7ft Camden solid panel doors with 3 ½ Windsor trim (or equivalent), and 5 ¼ speed base, Living Room and Dining Room to have crown molding, chair rail, and shadow boxes.

CELLAR STAIRS:

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

FLOORING:

Oak Hardwood flooring throughout home, ceramic tile in all baths per Builder's selection, carpeting available per Builder's selection.

KITCHEN CABINETS AND BATH VANITIES:

Highlander 11 allowance is \$20,000

Highlander 111 allowance is \$25,000

Allowance includes kitchen cabinets, bath vanities, all counter tops, installation and materials.

Bathroom mirrors included per Builder's selection.

INTERIOR PAINT:

Benjamin Moore 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 selected by Buyer.

FIREPLACE:

Zero clearance gas fireplace included with custom built mantel and marble surround per Builder's selection and 2x5 hearth.

PLUMBING:

Buyers to select all plumbing fixtures from Builder's selection at vendor's showroom.

Shower and tub door enclosures included from 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 1,000 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.

APPLIANCES:

Highlander 11 \$5,000 allowance. Highlander 111 \$7000 allowance Range and Dryer may be electric or gas. 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:

Highlander 11 allowance \$3,000. Highlander 111 \$5,000

10 Recessed lights included, location to be determined by the Buyer.

OTHER:

Central Vacuum System Included: Builder's Selection

Alarm System - Roughed In

10% of Purchase Price due at time of signing of Purchase and Sale

Builder's Specifications subject to change without notice.