

TOMASIAN Drive, LLC / Ducal Development, LLC
2 Sky Meadow Drive
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Standard Sample Building Specification
Windy Hollow, Merrimack, NH *
with (2) Car Attached Garage

Revised April 1st, 2015

1. Clearing & Grading
 1. Clear land for new home, driveways, construction, and adjacent areas indicated or required to be graded. Restrict clearing and grading to a minimum. Builder Reserves the right to determine the proper placement of house, to alter existing topography and determine final grades.
2. Foundation (Poured concrete 3000 P.S.I.)
 - House
 - A. Walls 8" x 8'0" (aluminum formed)
 - Garage
 - A. Walls 8" x 4' -0" minimum
 - Footings
 - A. House and garage 2' x 10" or per plan
3. Concrete Floors (Poured concrete 3000 P.S.I.)
 - A. House and garage 4" thick with fiber mesh
4. Exterior Waterproofing Foundation
 - A. Waterproof foundation per code.

CARPENTRY

1. Rough Framing Materials
 - A. Lumber as per plan.
2. Roof Shingles
 - A. Certainteed or comparable with "Manufactures Lifetime Warranty" Architectural Shingles. Color TBD
3. Exterior Siding
 - A. Certainteed Mainstreet vinyl clapboard siding.
 - B. 6" white Vinyl corner boards, 8" white Vinyl water table (Front Only when appropriate)

4. Shutters
 - A. N/A
5. Windows
 - A. Paradigm Versatec II Brand vinyl clad windows thermal pane with Low E glass with Argon or equivalent. 1" x 4" Flat PVC / Vinyl casing pre-applied (per plan on front elevation only)
6. Garage Doors
 - A. Raised panel 2" thick insulated steel doors 8' x 9' with driven door openers with one exterior keypad.
7. Insulation - all fiberglass insulation and vapor barrier to include proper vents where necessary.
 - A. Basement ceiling R-30
 - B. All exterior walls R-21
 - C. Attic R-49 Blown in
 - D. 1 pound spray foam insulation at rims joists and at ceiling joist to roof rafter connections
8. Sheetrock
 - A. House all walls and ceilings to be drywall. Ceilings to receive a textured or a sand finish swirl finish. Garage walls will be drywalled sanded taped and primed.
9. Interior Doors
 - A. Interior doors to be four panel hollow core doors or comparable.
 - B. Door knobs to be 'plymouth' style brushed nickel finish.
10. Interior Trim
 - A. All casings to be 3 1/2" Stafford Style primed pine.
 - B. Baseboard 5 1/4" speed base
 - C. Staircase from 1st to 2nd Floor oak hardwood treads
 - D. Fireplace - Lennox Zero Clearance Gas Fireplace with traditional Mantel and standard granite surround
11. Painting
 - A. Interior, Walls 1 coat primer, 2 coats finish latex eggshell paint (Sherwin-Williams Single Color thru-out) Interior, Trim 1 coat primer, 2 coats finish semi-gloss (Sherwin-Williams)
12. Cabinets and Vanities/Countertops
 - A. Kitchen and Bath –
 - * Total cabinet and counter allowance will be \$12,000.

13. Closets

A. All closet shelving will be vented vinyl closet maid shelving or equal. Lay out to be determined.

14. Finished Flooring

A. All bath and entry floors and laundry room will be ceramic tile.
(\$ 7.00 /sq.ft. Material & Labor allowance)
Tile and grout colors TBD.

B. Dining room, living room, kitchen will be pre-finished oak
(\$7.00 /sq.ft. Material & Labor Allowance)

C. All other areas will receive carpet.
(\$24.00 /sq.yd. Material & Labor allowance)

D. Stairway from basement to 1st floor will be plywood treads with plywood risers.

15. Deck

A. Front Porch / Portico with Trex Style Decking with vinyl beaded soffit on ceilings. Rear deck shall be pressure treated lumber and Decking.

B. No Railings included, if necessary railings and balusters will be priced based on homeowner selections

PLUMBING 2 ½ BATHS

1. Sewer – Private Septic

2. Water – Town Water subject to line extension

3. Hot water heater – Rianni On-Demand or (50) Gallon Gas

4. Silcocks - 2 frost free one front and one rear of house.

5. Plumbing fixtures (All fixtures to be white)

A. Water closets

1. White elongated toilets or equivalent.

B. Sinks

1. White china oval bowls

2. Kitchen sink under mount stainless steel

C. Master Bath Shower – 3' x 4' Fiberglass Shower Unit

D. 2nd Bath Shower / Tub - Fiberglass Combination Unit

E. Faucets – All faucets Moen Brantford series 4"centers, Finish to be brushed nickel finish.

APPLIANCES

1. Appliances – Allowance \$ 2,500.00 dollars.

ELECTRICAL

2. Decora style Electrical outlets and switches (White) per state code. (2) Dimmer switches and (2) fan speed controls.
2. Lighting and ceiling fan – Allowance \$ 1,500.00 dollars.
3. All bathrooms will receive exhaust fans.
4. Smoke detectors will be hard wired and per state code
5. CAT 5 Telephone & Cable T.V. In three (3) locations of choice.
6. (12) 5" recessed cans with white stepped baffle are included.
7. Ceiling fan locations in family room and master bedroom.
8. (4) wall outlets including (1) switched outlet in Master Bedroom
- 9). All bedrooms to have surface mount overhead light location.

HVAC

The house will receive Single Unit forced hot air heating and air conditioning with secondary zone for 2nd floor controlled by zone dampers when necessary.
Sizing for HVAC equipment will be determined by HVAC Contractor.

LANDSCAPING

Five Thousand Dollar (\$5,000.00) allowance for shrubs and walkways included.
Loam and hydro-seed a perimeter of 35' around house.

Driveway will be graded and paved up to 100'. Buyer shall be responsible for additional cost of extending driveway based on final determination and agreement of siting home.

ADDITIONAL OPTIONS:

Quoted upon request

Seller retains the right to substitute equivalent or better products, materials, and different manufacturers or supplies from those indicated above.

Exclusions.

1. Unsuitable Materials
2. Ledge and ledge removal
3. Water filtration system, Seller responsible for potable water per State regulations.
4. Construction financing and fees.
5. Architectural and engineering fees above \$1,000.00 total.
6. Winter Conditions
7. All utilities during construction

Total Cost is:

Change Orders are paid prior to the start of work at a rate of cost plus fifteen percent (15%) and a \$275.00 change order fee.

Payments as follows.

- | | |
|-----------------------------------|----|
| 3. Purchase of Land. | \$ |
| 4. Start of Construction | \$ |
| 5. Completion of Foundation | \$ |
| 6. Completion of Frame | \$ |
| 7. Completion of Finish Trim | \$ |
| 8. Final Certificate of Occupancy | \$ |

Builder reserves the right to substitute products or materials with comparable without prior notice.

I/we accept and agree to the Building Specification dated

_____.

Builder or Builder's Representative.

Buyer

Buyer