



## ***ADDENDUM A*** ***Builder's Specs / Standard Features***

*The Cottage Retreat, Devonshire, Copperfield  
Ranch, Bayberry & Jacob Marley*

### **CABINETRY**

- Choice of Oak, Birch, & White \*
- 3 ½ " Crown Molding
- All Plywood Cabinet
- Sponge Draw
- Lazy Susan
- Raised Cabinet Height: 34" Kitchen Lower Cabinets & 36" Bathroom Vanities
- Choice of Five Knob Finishes

\* Upgrades Available in Maple & Cherry

### **COUNTERTOPS**

- Kitchen: Granite. Choose from 7 Standard Colors & 4 Edges. 16 Upgrade Colors Available.
- Bathrooms: Post-form Laminate \*

\* Granite Upgrade Available for Bathrooms

### **APPLIANCES**

Whirlpool standard appliances in White, Black, or Bisque:

- Electric Range #RF263LXT ([Gas Upgrades](#))
- Dishwasher #DU1055XTP
- Microwave #MH1160XS

\* Upgrades available including: Whirlpool, Amana, GE, KitchenAid, & Maytag in all Finishes

## FLOOR COVERINGS

- Living/Dining/Kitchen: Prefinished Oak Hardwood Available in Five Colors  
2 ¼ Boards
- Foyer/Halls: Prefinished Oak Hardwood Available in Five Colors  
2 ¼ Boards
- Bathrooms: Ceramic Tile Available in Multiple Colors
- Washer Dryer Area: Ceramic Tile Available in Multiple Colors
- Bedrooms/Study: Carpet With 8 Pound Upgraded Padding - 30+ Colors

\*Upgrade Available Including:

\*Tile Upgrade Choices: Ceramic & Porcelain

\*Up to 5" Hardwood Boards

## PLUMBING

- Kitchen Sink: Single Bowl, Stainless  
\* Upgrades include: Double Bowl, Large & Small Bowl Combo
- Kitchen Faucet: Moen Chrome  
\* Upgrades include: Moen & Kohler All Finishes
- Master Bath Shower: Fiberglass Unit With Glass Door
  
- Master & Guest Bath Fixtures: Chrome  
\* Upgrades include: Moen & Kohler All Finishes
- Master & Guest Bath: Ceiling Light with Vented Fan  
Moisture Resistant Recessed Light Over Shower
- Bath Accessories: Customer Provided & Installed

## UTILITIES & COMPONENTS

- Septic
- Public Water (Pennichuck)
- Natural Gas (Keyspan) with Forced Hot Air
- Central Air Conditioning
- *American Standard* High Efficiency Gas Furnace - Freedom 90 Single Stage With Air Cleaner)
- Programmable Thermostat
- 40-Gallon Gas Water Heater
- 200 amp Electrical Service With Circuit Breaker Panel Located in Garage. Basement Sub Panel Additional
- Smoke Detectors
- 8 Recessed Lights
- Living Room 52" Ceiling Fan
- Hanging Chandelier Style Dining Room Fixture

- Light Installed in all Rooms & Closets (only areas allowed by code).

## GAS FIREPLACE

- *Upgrade*

## ROOF

- *Tamko* Heritage Architectural Asphalt Shingles with 30 year rating - Choice of 17 Colors -
- Shingles Installed on 15# Building Paper atop 5/8" Plywood Sheathing
- Ice & Weather Shield at Rafter Tails & Valleys
- Eave/Rake: Metal Drip Edge
- 1 X 4 Pine Blocking (Sub-Fascia)
- 1 X 8 Pine Board Fascia
- Vented Soffit and Ridge

## EXTERIOR

- Vinyl Siding: Various Colors
- Vinyl Shutters: Various Colors Louvered or Paneled
- Vinyl Shakes: Choose from 3 Three Styles
- Front Door: *Therma-Tru* (Foam Core Fiberglass), Per House Plan
- Roof Color: Various to Match Siding

## WINDOWS

- Tilt Wash, Lo-E Insulated Glass With Warm Edge Glazing System and Argon Gas
- All Vinyl
- Full Screens

## EXTERIOR WALL CONSTRUCTION

- 2 X 6 Wood Studs, 16" on Center, w/TYPAR (or equal) Wind Barrier & 1/2" OSB
- 2 X 6 Double Top Plates
- 2 X 6 Single Bottom Plate
- 2 X 4 Wood Studs in Garage Wall Framing

## FLOOR CONSTRUCTION

- 2 x 10 Wood Joists 16" on Center. 3/4" Tongue & Groove Advantec treated Plywood,  
Glued and Nailed (Typ.)
- Built-Up Beams Sized by Contractor

## FOUNDATION CONSTRUCTION

- Poured Concrete Footings & Walls With a Minimum Bearing Capacity of 3,000 PSI
- 8" Concrete Crawlspace Foundation Wall or 10" Concrete Basement Foundation With Double Sill With Sill Seal
- 8" Concrete Frost Walls (Where Shown) to 48" Below Ground
- 4" Concrete Slab Over Compacted Gravel With a Minimum of 3,500 PSI
- Top & Bottom Row of Rebar in Walls
- Foundation Drains in Crushed Stone Running to Underground Drainage System
- Rubber Waterproofing of Foundation Below Grade With 5 Year Warranty From Quality Insulation Company. Certificate Provided at Closing.
- 3 1/2" Diameter Steel Lally Column Over 24" X 12" Continuous Concrete Footing as Required for Beams Shown on Plan

## **INTERIOR CONSTRUCTION**

- 2 X 4 Wood Studs, 16" On Center
- 2 X 4 Single Top (Non-Load Bearing), Double for Load Bearing
- 2 X 4 Single Bottom Plate
- Walls: 1/2" Gypsum Wall Board on Each Side, Stud Moisture-Resistant / Fire Rated Where Required
- Painted Ceiling: 1/2" Gypsum Wall Board on 1 X 3" Wood Strapping, 16" on Center, Moisture-Resistant / Fire Rated Where Required

## **INSULATION**

- Walls: R-19 Fiberglass Batting in House  
R-11 Fiberglass Batting in Garage
- Floor: R-19 Fiberglass Batting (Over Unheated Space Only)
- Ceiling: R-38 Between Ceiling Joists - R-38 Between Rafters in Cathedral Ceiling, Provide 2" Thermal Air Space
- Each home is required to have an energy audit. The above insulation may be altered to satisfy the NH energy code requirements.

## **INTERIOR PAINT**

- *Benjamin Moore* Flat Wall Paint - One Color Included, [Additional Colors Available - Upgrade](#)
- *Benjamin Moore* Semi-Gloss White Trim

## **IRRIGATION**

- Sprinkler System Supplied For Each Home

## **GARAGE**

- Two Car Garage With Automatic Door Opener, Keypad, & Two Remote Openers
- ½ Horsepower Belt Drive Garage Door Opener
- Single Insulated Steel Raised Panel Door

### **BACK Patio**

- Brick 10 x 10

\* Upgrades Available: [Composite Decking, Post & Rails Deck, Upgrades on Patio](#)

### **FRONT PORCH**

- Composite Decking
- Vinyl Post & Rails

### **BASEMENT EGRESS:**

- Bulkhead

### **GUTTERS:**

- Not Supplied By Builder

### **TOILET PAPER HOLDERS & TOWEL RACKS:**

- Not Supplied or Installed By Builder