



Exhibit B

Builder's Specs / Standard Features

*The Cottage Retreat, Devonshire, Cortland,
Bayberry, Spruce, Hickory & Jacob Marley*

CABINETRY

- Maple or Birch
- 4" Crown Molding
- All Plywood Cabinet
- Undermount glides
- Soft close kitchen draws
- 1 Lazy Susan (if design allows)
- Raised Cabinets: 34" Kitchen & 32.5" Bathroom Vanity Height
- Satin Nickel Knobs

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)
- Propane (Eastern) with Forced Hot Air
- Central Air Conditioning
- 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

- 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