

New Home Specifications – Chevy Ave Portsmouth Ave

~2,728 sqft

Copley Properties, LLC

V. 2-23-23

Foundation

Foundation: 3000 PSI poured concrete, waterproof coating applied below grade

Drains: Foundation drains installed around perimeter

Basement and Garage Floors: Approximately 4" 3000 PSI poured concrete over compacted gravel

Bulkhead: Per Builder location

Windows: Per plan and/or Builder discretion

Wall Height: ~8' interior basement walls.

Utilities: Furnace, high efficiency hybrid electric hot water heater, electric panel, HVAC duct work, AC unit, gas piping, exterior vents and domestic & sanitary piping locations determined by builder.

Location: House location, grading, elevation and tree clearing at Builder discretion

Frame

Sills: 2 x 6 – 1 PT – 1 KD

Exterior Walls: 2x6 construction 16" on center

Interior Walls: 2x4 construction 16" on center

Garage Exterior Walls: 2x6 construction 16" on center

Floor Joists: 2 x 10 or per code

Ceiling Joists: 2 x 8 or per code

Sub Floor: ¾" Advantek tongue and groove. Glued and nailed

Exterior Sheathing: ½" Zip Wall sheathing

Roof

Roof Sheathing: ½" CDX sheathing

Shingles: CertainTeed Life Time Warranty architectural shingles, Ice and 2 courses of ice & water barrier at all eaves and 1 course at all valleys

Venting: Ridge ventilation & soffit ventilation

Exterior Finishes

Siding: White vinyl clapboard siding, per plan.

Fascia & Rakes: Maintenance free white aluminum coil stock

Front Stairs: Main entrance to be PVC maintenance free decking. Railing only included if required per code.

Front & Rear Deck: **Rear deck:** Per plan, PVC maintenance free decking with pressure treated frame. Railing per code.

Front deck: Per plan, PVC maintenance free decking with pressure treated frame, straight square 6"x6" columns, no stone on columns & no railing system unless required per code.

Patio: \$0

Windows and Doors

Windows: Paradigm black exterior & white interior vinyl windows, Low E with argon gas. Grills between panels and screens. Located per plan and/or Builder discretion .

Sliders: One per plan, Paradigm black exterior & white interior 9' sliders (Kitchen)

Front Door: Fiberglass door per plan from Builder selection. Exterior color to be black.

Garage Doors: CHI Carriage style stamped panel steel wood look doors w/ increased R-value, ½ hp drive door openers. One wireless outdoor keypad located per builder.

Insulation

Attic Floor: R-60 blown insulation with proper vents at eaves

Exterior Walls (Living Spaces): R-21 batts

Basement: R-30 batts in ceiling / floor system

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Interior Finishes

Ceiling Height: 1st floor 9' and all other floors 8'

Drywall: ½" drywall 1 coat primer & 2 coats matte paint. 5/8" drywall in garage where required per code

Paint Colors: One wall color included. \$400 for each additional color selection

Ceilings: Smooth ceiling finish painted flat white

Corners: Metal drywall corner bead

Interior Trim: Doors to have 3.5" primed flat stock wood casing. Windows to have 3.5" primed flat stock casing picture framed. Window sills & large headers not included. Trim painted two coats of semi-gloss white paint. Any custom stain matching for additional fee.

Baseboard: 1 x 5 primed flat stock wood baseboard

Stairways: Hardwood treads & handrail (684) stained coordinated with choice of square metal or white square wood balusters from builder selection. Stair to basement to be unfinished.

Closets: White ventilated shelf with rod in all bedrooms. 4 ventilated shelves in pantries and linen closets

Interior Doors: 2 panel square hollow core door slabs from Builder selection. Painted with two coats of semi-gloss paint.

Pocket door install \$1,000 additional & barn door install (from builder selection) \$1,250 additional. One (1) pocket doors included per plan and zero (0) barn doors included.

Hardware: Schlage Georgian style door knobs to be matte black finish.

Wood Ceilings: Not included

Built ins: Mudroom bench with shiplap & fireplace built ins from Builder selection.

Kitchen & Laundry

Cabinetry & Countertops: \$45,000 Builders allowance, custom cabinetry, granite countertops, island and stainless steel under mount single bowl sink. Kitchen to be plumbed for gas stove, drawer microwave, refrigerator and dishwasher. Additional appliance hook ups or dual fuel stoves for additional fee.

Appliances: Stainless Steel GE builders package includes gas stove, dishwasher, drawer microwave and range vent. GE appliance upgraded packages available. Buyers have an option to select builder's GE appliances or \$7,500 credit at closing. If buyer supplied appliances are to be delivered to the builder at required time. Owner must be on site to receive and check for any damages that may occur from shipping. Appliances must be set in place on day of delivery. Stove venting to exterior for additional charge. Wood hood vent install \$1,000 upgrade not included. Stove vents that exceed 400 CFM air exchanger is required \$3,000 upgrade. Gas range conversion to propane available for additional fee. If professional installation required not included.

Laundry: Wired for electric dryer and dryer exhaust to be vented to exterior. Installation not included.

Kitchen Tiled Backsplash: \$2,000 Builder allowance.

Bathrooms

Vanities & Countertops: From builder cabinetry & countertop allowance.

Tub/Showers: Master bathroom to have custom tiled shower & guest bathroom to have fiberglass tub & shower unit with custom tiled walls. Shower tile allowance is \$8,500, guest tub tiled walls allowance is \$5,000 each.

Floors: Builders tile flooring allowance

Kitchen & Bathroom Sinks: From builder cabinetry allowance or plumbing allowance depending on selection

Mirrors: Not included.

Toilets: From Builder plumbing allowance.

Bathroom Fixtures: \$6,000 Builder allowance towards all plumbing sink faucets, shower faucets, & toilets. To be supplied by Builder.

Glass Shower Doors: \$1,750 allowance towards 1 shower door

Flooring (Allowances are material & labor)

Hardwoods: \$11.00 per sqft Builders allowance for kitchen, living room, dining, office, 2nd floor hallway, laundry & stairs

Tiling: \$20 per sqft Builders allowance for floor tile in all full bathrooms & mudroom.

Carpeting: \$3.25 per sqft Builder allowance for carpeting in four (4) bedrooms & bedroom closets.

Plumbing and Heating

Plumbing: 80 gallon hybrid high efficiency smart (WIFI) electric hot water heater.

Water Piping: PEX tubing and copper per code

Drains: PVC piping

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Sill cocks: 2 exterior frost proof faucet determined by Builder.

Heat & AC: Forced warm air with AC, 95% efficiency furnace with air filter. 2 zones. Natural gas fuel. Humidifier available for upgrade.

Thermostat: Honeywell WIFI thermostat

Electrical

Lighting Fixtures: \$3,000 Builders allowance

Service: 200 amp electrical service, underground to house

Exterior: 2 weather resistant GFI outlets

Cable: Family room, living room, office and all bedrooms, RG6 cabling. 1 high TV box included (\$175 each additional)

Outlets & Switches: Located per code and builder. No dimmers included, dimmers priced based on selection. Additional dimmers, plugs available for upgrade. (White decora switches & standard plugs included)

Smoke Detectors: One on each level and one in every bedroom, hard wired with battery backup, one carbon monoxide detector on each floor. Per code.

Exterior Lights: Per lighting plan. One motion light at garage & one flood light at rear deck.

Recessed Lights: 50 LED recessed lights included. (\$135 per additional recessed light)

Bathroom Ventilation: Fan/light combo in all full bathrooms

Walk-in Closets: LED fixture included. Lights in additional closets available for \$275 per closet.

Ceiling Fans: One location included (\$250 per additional ceiling fan location, fixture not included)

Under Cabinet Lighting: Included

Floor Heat: Not included

Fireplaces

Living room: Gas Heat & Glo 8000 Series fireplace with ~7' x ~9' of shiplap to ceiling with wood mantel & wired for TV above. Hearth not included. Fireplace accessories available for additional fee. Mantel from Builder selection, upgrade options available for additional fee.

Utilities

Sewer: City sewer, installed by builder

Water: City water, installed by builder.

Radon: 3" passive radon system installed by builder. Blower fan installation is responsibility of the buyer.

Landscape

Walkway: 3.5'-4' wide paver walkway from driveway to front door. Paver color selection is meadow or granite. Location, layout and design by Builder. Walkways to garage side doors not included and available for upgrade.

Lawn: Disturbed areas of site to be loamed with onsite loam, hand seeded and fertilized. All maintenance, watering and care is the responsibility of the homeowner after closing and no warranty express or implied is provided for Landscape. Once final grading has been provided by the builder all care is the responsibility of the homeowner, including acts of nature, washouts, weeds, grubs, or any other failure.

Shrubs: Design and layout per Builder selection

Driveway

Builder installed asphalt driveway paving of 2"-2.5" basecoat over crushed gravel product base material. Dimensions, shape, location and size per plan. Top coat not included.

Limited Warranty

One year builders warranty in accordance with "builders warranty". Please consult actual Limited Warranty for a more exact description of limitations and coverage.

Scheduled pre-closing walkthrough inspection to assure satisfaction prior to closing

Selections by the Buyer

Selections: Many items contained in this agreement require selections by the buyer. It is therefore necessary that all material and color selections be completed in a timely manner. The builder must be advised of all selections to provide ample time for the procurement, installation and avoidance of delivery delays. If buyer fails to select items within a timely manner determined by builder, builder reserves the right to make said selections.

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Change Requests: Any change in the standard specifications or plan made subsequent to the Purchase & Sales Agreement will result in additional charges to be determined by the builder.

Special Orders: Any special orders resulting in a delay with relation to lead-time of our standard offerings will result in additional costs to the buyer to be determined by the builder. These costs will be time and materials plus cost of carry for the builder.

Extras: All extras shall be billed to the buyer and will be immediately payable to the builder or vendor at the time of order prior to install.

Exclusions

Gutters, towel & toilet paper rods, door stops, shower rods, water treatment systems of any type, granite mailbox posts, bathroom mirror install and radon fans.

Plan Design: The builder will supply stock plans from builder selection. All charges for design time and construction drawing changes is to be paid by buyer.

Final Cleaning: House and grounds to be left "broom" clean. Fine cleaning to be done by Owners.

Sub-Contractors: Sub-contractors play a significant role in the successful and timely completion of your home. They work on very tight schedules adding lengthy discussions will only delay the process. It is our policy that no sub-contractors discuss monetary topics or change requests with customers. All questions related to your home must be channeled through the listing broker and/or a builder.

Site Visits: Safety is the number one concern at our site. Unless accompanied by the listing broker or a builder representative, buyers are asked not to visit the site.

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The preceding new home specifications are Copley Properties, LLC standard features. Most features can be upgraded for an additional cost. Copley Properties, LLC reserves the right to, at its sole discretion; substitute any of these standard features with a similar item of equal or greater value. This information is subject to change without notice and should be verified before signing any agreement to purchase.

Buyer's Signatures _____ Date _____

Print Names _____

Buyer's Initials _____