TIMBER RIDGE CONDOMINIUM SPECIFIATIONS

TIMBER RIDGE Nottingham, NH Units 1-4

Foundation and Site Work

Walls are 8" thick concrete

Driveway: Paved

Loam & Seed: Loam existing on site

Wood Frame

Wall Height: First floor 7'6" +/-

Exterior Walls: 2 x 6 at 16"o.c. 1/2" OSB

Interior Walls: 2" x 4" at 16" o.c. Sills: 2 x 6 pressure treated w/bolts Decks: 2 x 12 16" o.c. 34" T&G OSB

Roof: 5/8" OSB or ½ CDX

(All structure to meet International Residential Building Code)

Garage:

<u>1</u> car under with auto openers and insulated doors (2 bedroom units) 2 car under with auto openers and insulated doors (3 bedroom units)

Exterior Finish:

Typar or equal house wrap Trim: Aluminum wrapped

Vinyl Siding

Front Door: Steel Stanley or Equal steel insulated

Windows: Alside or equal with screens Deck: 8 x 10 pressure treated wood

Roof Shingles: 30 year architectural shingles

Insulation

Walls: 6" fiberglass R-21 w/vapor barrier

Roof: 12" R45 ceiling

Basement: As required by State of N.H.

Heating System

Heating system is forced hot air by gas, 1 zone

Water - Electric 40 gallon

Plumbing Features

All porcelain and fiberglass fixtures are "Mansfield" or equal

Fixture color: White

Kitchen sink is stainless steel single bowl standard size under mount sink

2 Exterior Faucets are included

Electrical

Panel: 100 A

Circuit Breakers Per Code

All switches and plates will be white

House includes 2 exterior electrical outlets

House includes 3 telephone and 3 cable outlets

All electrical work per NH State codes

Interior - Walls & Trim

½ " drywall with tape and two coats

Trim: Windows and Doors 2 1/2 " Colonial Casing

Rear door - from breakfast area

Baseboard - 3 1/2 " Colonial Casing

Interior Doors: Masonite 6 panel or 2 Panel

Party Wall

2 x 4 walls with 5/8 Gyp

Cabinetry: Kitchen & Bath

Cabinets: Oak or White from Builder's Selection

Countertops: Granite in kitchen per builder's selection. Cultured Marble in bathrooms

Appliances

Stove (freestanding Propane), Dish washer and Microwave installed over the stove is included.

Closets

Wire-rack shelving included in all closets. Vinyl/Metal "closet Maid" or equal

Stairways

All stairways to be oak threads natural finish with painted pine risers Handrail to be oak

Flooring

Kitchen, dining room and living room shall be $2 \frac{1}{4}$ " oak hardwood natural finish. All the bathrooms will have ceramic tiles from builder's selection Carpet in bedrooms and 2^{nd} floor hallway from builder's selection.

Painting

Walls: one coat prime, plus one coat flat. Color: off white

Trim: standard white, semi-gloss

Water and Septic

Community Shared:
Drilled Wells & Septic/Leachfields

OPTIONS:

Air Conditioning

\$6,000

RADON: ANY RADON MITIGATION WILL BE AT BUYER'S EXPENSE.

*All prices, plans and specifications are subject to change without notice. Ask for an updated copy of specifications prior to writing contracts. SPECS SUPERCEDE HOUSE PLANS

Water Testing: Builder will provide Buyer a water test prior to closing showing water is "Potable" and free of bacteria. All other water testing and treatment is to be done at the Buyers expense after closing unless otherwise specified by certain loan programs.

Propane Tanks: The underground propane tank is owned by the provider of the fuel. Actual site conditions supersede any artistic renderings of plans.