

# McLane Meadows at McLane Way

## *Construction Specifications for Lot #3*

### **Foundations:**

- Poured #3000 PSI Concrete - 10" x 18" footing with 8" and 10" walls as required.
- Concrete walls to be reinforced with ½ rebar
- Water-proof foundation coating - MarKoat® 5000 w/10 year warranty
- Perimeter Drain set in crushed stone
- Four-inch concrete slab in basement
- Five-inch reinforced concrete floor slab at garage

### **Site work:**

- Premier landscape package includes foundation plantings at front of house.
- Grade, Loam & seed all disturbed areas
- Paved bituminous asphalt driveway
- Lawn Irrigation - Individual Sprinkler system by Toro®, Control panel by Hunter with rain-delay (or equal), Lawn & Landscaped Areas.
- Stone, Brick or Stamped Concrete Walkway to front entry

### **Exterior Walls:**

- Wood Frame - 8' Wall Framing - 16" O/C, 2 x 6 SPF stud grade
- Sheathing ½" OSB with/ Tyvek (or equal) wind barrier
- Siding - Vinyl siding - Mill Creek® by ALCOA® (or equal) with white vinyl corner boards and white fascia, soffit and rake. See Builder's samples for color selection.
- Note: Buyer has option to choose vinyl colors*

### **Framing Interior:**

- Wood Frame - 2 x 4 SPF stud grade @ 16" O/C (precuts 92 5/8")

### **Floor Framing:**

- Floor Joists - TGI Floor joists @ 1<sup>st</sup> & 2<sup>nd</sup> Floor
- Main Girder - As required
- Bridging - As required by Manufacturer
- Sub-Flooring, 1<sup>st</sup> Floor - ¾" T&G AdvanTech® Plywood, all flooring glued & nailed
- Sub-Flooring, 2<sup>nd</sup> Floor - ¾" T&G AdvanTech® Plywood, all flooring glued & nailed

### **Kitchen:**

- Countertops, Kitchen Cabinets & Bath Vanities - (See Builder's allowance)

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## Floors:

Tile to be installed in kitchen & baths unless otherwise specified (From flooring allowance)

Hardwood Floors (Oak) at Front Entry Foyer, and Dining Area.

Carpet to be installed in bedrooms, living room, upstairs hall and upstairs loft (From flooring allowance)

## Millwork:

Front Door - 6-Panel, 2-lite, Insulated Fiberglass. Pre-hung & primed

Interior passage doors - Smooth solid core with 3 ½ inch Windsor casing

Interior closet doors- Smooth hollow core with 3 ½ inch Windsor casing

Hardware to be brushed nickel finish

Baseboard to be 5 ½ colonial speed base

Interior trim to be 3 ½ inch Windsor.

Closet Shelving - Closet Maid (or equal) Ventilated, vinyl-coated steel - white

Garage Door - by BuildMark 1-3/8" Polyurethane insulated base steel with flush panels and baked-on-finish.

Rear Sliding Door - white 2-panel, thermo pane insulated with grills (where applicable).

## Roof:

Sheathing ½" CDX Fir Plywood

Asphalt, 30 Year architectural shingles

## Plumbing & Heating:

### Heating System -

- Ruud Achiever 90+ Gas Furnace, or equal. Forced Warm Air, Propane Gas with natural exhaust, Two Zones, System includes Central Air Conditioning and air filter.
- Water Heater – Ruud, 60-Gallon, Propane fired with Power Vent

\*Propane by *Energy North*

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## Plumbing System -

### KITCHEN

- Kitchen Sink- Marcato K-3199-4 series (Or equal) extra deep double bowl stainless. 33x22x8 deep.
- Faucet: Kohler® Model-K15072-P (Or equal), chrome, single handle.
- Icemaker Line

### 2<sup>ND</sup> FLOOR FAMILY BATH

- 5' Tub/Shower Enclosure by Kohler Veracruz 60x32x18 ½ deep (K1585) in white with Kohler faucet model # KT15601-4 (Size may vary depending on house style).
- Toilets - Kohler Wellworth, Model -K3422, White elongated.
- Bathroom Lavatory - Kohler Pennington -2196-4 (Or equal) Drop-in Single Bowl, White china.
- Lavatory Faucets - Kohler® Coralais (K15182F) (Or equal), chrome, single handle

### MASTER BATH *Same as above plus -*

- 72" x 36" x 20 deep Soaking Tub, by Kohler® (or equal) in white with Kohler® Coralais deck mount chrome Model-KT15290-4 (or equal) Roman tub filler. Surround backsplash finished in tile (See allowances). Soaking tub not included in the ranch plan.
- Fiberglass Walk In Shower-Kohler Proflex 48x36x76 white (K1597) Shower valve-Kohler Coralais chrome KT 15611-4
- Bathroom Lavatory - Kohler Pennington -2196-4 (Or equal) Drop-in Single Bowl, White china.
- Lavatory Faucets - Kohler® Coralais chrome (K15182F) (Or equal) single handle
- Toilets - Kohler Wellworth, Model -K3422, White elongated

### POWDER ROOM -1<sup>ST</sup> FLOOR

- Toilets - Kohler Wellworth, Model -K3422, White elongated.
- Bathroom Pedestal Lavatory - Kohler Cimarron white (K2362-4)
- Lavatory Faucets - Kohler® Coralais Model K15182F (Or equal), chrome, single handle

## Miscellaneous -

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- Piping for domestic water, Copper & *Watts*® PEX Polyethylene tubing. PVC @ sewer & drain.
- Washing Machine hook-up & Exterior Dryer Vent.  
(Note: does not include interior dryer duct, Dryer hook-up provided by buyer)
- Exterior Two (2) frost proof sill cocks (One each at front & rear)

*NOTE: Plumbing and heating components may be substituted with similar products of equal or better quality at builder's discretion.*

## **Electrical:**

All underground Utilities, 200 Amp Service

240 Volt main panel W/ circuit breakers & GFI Circuits per code

Copper wiring throughout

Five (5) pre-wired telephone outlets

Four (4) pre-wired (cat-5) internet/cable outlets

One (1) switched ceiling light in upstairs bedrooms

Includes recessed lights throughout

Smoke detectors at each level plus each bedroom (hard wired) per code.

Two (2) exterior GFI Electrical outlets

Exhaust Fan/Light Combo at all full baths

*- See lighting schedule for locations of overhead and wall mount lighting fixtures. Buyer's responsibility to provide light fixtures - builder to install at no charge.*

## **Finishes:**

Ceilings - Random Roll finish

Handrails & newel posts natural finish with satin polyurethane coating for stairs going to the second floor.

Stairs to second floor to be carpeted

Plate glass mirrors (flush mount) at bathroom vanities.

Gas Fireplace, 40" HO736 Lennox Elite gas fireplace, deluxe split oak log set hi/lo valve, Sealed Glass Front, Paint Grade Wood Mantle (choice of 3 styles) and Stone (black cleft slate) surround & hearth. (Granite & Marble upgrades available)

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## **Windows:**

Double Hung, Double Pane insulated glass, internal colonial or prarie style grills, 1/2 screens by *Harvey Industries®*, (Or equal). Color: White - Dim.: As per plans (*See window schedule*)

## **Insulation:**

Exterior Walls Insulation R19 fiberglass batts with polyethylene vapor barrier

2<sup>nd</sup> Floor Ceilings - R30 Fiberglass batts

Basement Ceilings R11 Fiberglass batts

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**Allowances:**

Cabinetry (Counters, Vanities)	\$ 10,000.00	<u>Mid Continent</u> brand cabinets	<u>Milford Lumber*</u> 300 Elm Street, Milford, NH Ph:721-0303, See: Sarah Aldrich * Please call for appointment
Front Door	500.00	*Choose a Therma-Tru door of your choice from the Harvey Industries Catalog	
Appliances	1,000.00	* See note below regarding delivery	<u>Baron's Major Brands (or buyers choice of vendor)</u> 350 Loudon Rd., Rt. 9 Concord, NH Ph: 224-8526
Floor Covering	18.00/per Sq. Yard	Carpet (including 6 lb. Pad & installation)	Four Star Flooring 52 Dow Street Manchester, NH Ph: 624-7827
	6.50/per sq. ft.	Tile at kitchen, baths & laundry room (where applicable)	See: John Kallelis * Please call for appointment
	400.00	Master Bathtub surround tile.	

**Warranty:**

One year from closing date on all workmanship and systems (See detailed written warranty).

**Note:**

*Only quality materials shall be utilized in the construction of these homes and shall be purchased locally when available. These specifications are subject to change without notice. Deviations from this specification can result in additional charges. These changes are non-refundable and must accompany purchase and sales agreement. All flooring & cabinet selections or alterations to above specification must be submitted within 14 days from P&S deposit date or seller has the right to select from standard selections. The seller reserves the right to substitute equivalent products, materials, different manufacturers or suppliers from those listed above. All prices are subject to change without notice.*

- **Change requests must be submitted within 14 days of P&S agreement date. Requests submitted after this date will be subject to a \$100.00 processing fee and must be submitted in writing.**
- **Buyer(s) must be on-site to accept delivery of appliances or major electronics. The buyer, not the builder, is responsible for inspecting and verifying satisfactory condition upon delivery. The builder assumes no responsibility for delivery of damaged appliances.**

Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

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MATERIALS & STANDARD CONSTRUCTION SPECIFICATIONS  
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The above specifications are for a 2,590 sq. ft. Hip Roof Colonial with three second floor bedrooms and has the following amenities:

- See attached building plans dated Jan 07
- Portico in the front with mahogany decking and posts
- Granite and stone walkway leading from the driveway to the front door
- Window seat in living room
- Owner's choice of window style and siding color
- Oversized garage doors for SUVs and Vans
- 24'X24' Spacious garage area w/o center supporting posts.
- Private corner lot with views from the second floor of Mount Unconoonuc
- Family room can be modified for an in-law apartment
- Residential Elevator can be added to make the home fully Handy Capped Accessible.
- Large open family room with vaulted ceilings
- Open concept with lots of windows
- Irrigation System
- Extensive landscape package
- Energy efficient home
- Many affordable upgrades available
- Great curb appeal
- Efficient interior layout

**Cost \$397,900**

The above specifications are also for a 1,623 sq. ft. Hip Roof Ranch and has the following additional amenities.

- See attached building plans dated Jan 09
- One floor complete living
- Can be modified to be 100% HC accessible
- In home office/den
- Open concept
- 9' ceilings throughout
- Three Season Post and Beam Porch capable of coming off the slider in the Dinette area

**Cost 349,900**

Revised 8/3/2009 2:02 PM

Initials \_\_\_\_\_

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